



**SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF SULLIVAN, ILLINOIS,
TUESDAY, JUNE 6, 2024**

1. The City Council of the City of Sullivan, Illinois, met in special session on Thursday, June 6, 2024, at 5:15 p.m. at the Elizabeth Titus Memorial Library, 2 W. Water Street, Sullivan. The meeting was called to order by Mayor Mike Mossman. A roll call was taken.

Commissioner Abbey Sherwood	- present
Commissioner Mike Kirk	- present
Commissioner Chuck Woodworth	- absent
Commissioner Doug Shook	- present
Mayor Mike Mossman	- present

2. Mayor Mossman explained that the purpose of the meeting was to advise the public, taxing districts, taxpayers and residents of the City's intent to prepare an Amendment to the TIF District Redevelopment Plan and to designate an Amended Redevelopment Project Area.

The City's TIF Consultant, Gwen Crawford confirmed that a public meeting was held in April and that the map has been changed since that time. Within the last year, the Council and the taxing bodies have discussed modifications of the TIF IV boundaries. The map being presented is the end result of those discussions. She is hopeful that the Council is now ready to move forward

Margie Gaither asked if the properties that were being removed would also be excluded from the next tax bill. Ms. Crawford confirmed that the next tax bill for these properties would not include TIF.

The yellow areas on the map are currently in TIF IV and will be removed once the amendment has been finalized. There is a process that the City has to follow before the finalization can occur, such as different mailings and meetings, a joint review board with the taxing bodies and a public hearing. It is estimated that the process could take four to five months to complete.

Cathrine Craig needs to replace the roof on her building this year and asked if the City would be offering matching grants for repairs. Mayor Mossman responded that there is not a façade program in place at this time. Ms. Crawford explained that a TIF application could be submitted for the Council to review and consider, as renovation costs are TIF eligible.

Carol Elder asked about the annexation of properties in TIF IV that aren't currently in the city limits. Ms. Crawford stated that the annexation would have to be done prior to the amendment being approved. Ms. Elder then asked if part of the square was excluded from the TIF IV amendment. The map was reviewed and it was discovered that part of the square had been left out. Mayor Mossman agreed that the square should be included in the amendment.

Kevin Gaither inquired about other areas that had been excluded. Ms. Crawford explained that those properties had been accepted out for specific reasons, some of those properties are owned by elected officials.

Ms. Elder stated that the developers were responsible for the installation of the utilities in some of the older TIF agreements. She believes that the current developers are receiving a smaller share due to the City installing the utilities. Commissioner Kirk responded that the terms are negotiated with each developer. Commissioner Shook added that the storm sewer for the Cedar Dale Subdivision was installed by the developer. The remaining utilities will be installed by the City, which will reduce the reimbursement the developer will receive. Commissioner Sherwood stated that the City imposed a utility cap on the installation of the infrastructure for the Tabeling Development.