

**FY 2023  
ANNUAL TAX INCREMENT FINANCE  
REPORT**



**SUSANA A. MENDOZA**  
ILLINOIS STATE COMPTROLLER

Name of Municipality: City of Springfield Reporting Fiscal Year: 2023  
 County: Sangamon Fiscal Year End: 2/28/2023  
 Unit Code: 083/120/30

**FY 2023 TIF Administrator Contact Information-Required**

First Name: Valera Last Name: Yazell  
 Address: 800 E. Monroe Title: Director-Office of Planning & Economic Devel  
 Telephone: (217)789-2377 City: Springfield Zip: 62701  
 E-mail: Valera.Yazell@springfield.il.us

I attest to the best of my knowledge, that this FY 2023 report of the redevelopment project area(s)  
 in the **City/Village** of: Springfield  
 is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs  
 Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].  
Valera Yazell 12/8/2023  
 Written signature of TIF Administrator Date

**Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)\*)**

**FILL OUT ONE FOR EACH TIF DISTRICT**

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Central Area (Downtown)	11/29/1981	
Far East Side	2/23/1995	
Enos Park	12/16/1997	
SHA (Madison Park)	12/16/1999	
MacArthur	2/21/2012	
Dirksen Commercial	12/18/2012	
Northeast	12/2/2003	
Peoria Road	11/7/2017	
Lumber Lane	10/30/2018	

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2** [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

**FY 2023**

**Name of Redevelopment Project Area:**

**Lumber Lane**

<b>Primary Use of Redevelopment Project Area*:</b>
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
<b>If "Combination/Mixed" List Component Types:</b>
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):
<input type="checkbox"/> Tax Increment Allocation Redevelopment Act <b>df</b> <input type="checkbox"/> Industrial Jobs Recovery Law

**Please utilize the information below to properly label the Attachments.**

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (labeled Attachment A).</b> For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (labeled Attachment D)</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E)</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <u>and actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (labeled Attachment J).</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K)</b>	X	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>	X	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. <b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</b>	X	

**SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]**

FY 2023

Name of Redevelopment Project Area:

Lumber Lane

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 8,336

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 8,380	\$ 16,701	99%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 114	\$ 129	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 8,494

Cumulative Total Revenues/Cash Receipts \$ 16,830 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ -

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ -

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 8,494

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD\* \$ 16,830

\* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

**SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]**

FY 2023

Name of Redevelopment Project Area:

Lumber Lane

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
PAGE 1**

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -



**SECTION 3.2 A**  
**PAGE 3**

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ -</b>



**SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]**

FY 2023

Name of Redevelopment Project Area:

Lumber Lane

**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source**

FUND BALANCE BY SOURCE	\$ 16,830
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
<b>Total Amount Designated for Obligations</b>	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Eligible projects		\$ 16,830
<b>Total Amount Designated for Project Costs</b>		\$ 16,830

TOTAL AMOUNT DESIGNATED	\$ 16,830
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SURPLUS/(DEFICIT)	\$ (0)
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**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

FY 2023

Name of Redevelopment Project Area:

Lumber Lane

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X
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Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

**SECTION 5 [20 ILCS 620/4.7 (7)(F)]**

FY 2023

Name of Redevelopment Project Area:

Lumber Lane

**PAGE 1**

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	1
2b. Did the municipality undertake any <u>NEW</u> projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	0

**LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:**

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ 16,830	\$ 1,482,000
Ratio of Private/Public Investment	0		0

**Project 1 Name: Lumber Lane Redevelopment**

Private Investment Undertaken (See Instructions)	\$ -		
Public Investment Undertaken		\$ 16,830	\$ 1,482,000
Ratio of Private/Public Investment	0		0

**Project 2 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 3 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 4 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 5 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 6 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**SECTION 6** [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois. SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2023

Name of Redevelopment Project Area:

Lumber Lane

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
n/a			
			\$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return

**SECTION 7** [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

**FY 2023**

**Name of Redevelopment Project Area:**

**Lumber Lane**

**Provide a general description of the redevelopment project area using only major boundaries.**

See attached Legal Description and map

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<b>Optional Documents</b>	<b>Enclosed</b>
Legal description of redevelopment project area	Yes
Map of District	Yes

**EXHIBIT A****Legal Description**  
**Revised Lumber Lane Redevelopment Project Area**

Part of the Northeast Quarter of the Northwest Quarter of Section 19, Township 16 North, Range 4 West of the Third Principal Meridian, Sangamon County, Illinois described as follows:

Commencing at the intersection of the East line of Quarter Section and the South Right-of-Way line of Illinois SA Route 3 thence West on aforesaid Right-of-Way line, 212.39 feet; thence deflecting to the right 00 degrees 39 minutes 20 seconds on said Right-of-Way line, 87.61 feet to the point of beginning; thence deflecting to the Left 90 degrees 52 minutes 00 seconds, 794.26 feet; thence deflecting to the right 71 degrees 49 minutes 50 seconds, 109.56 feet to the point of curve of a 60.00 foot radius curve to the right; thence northwesterly on said curve for a chord distance of 58.53 feet; thence deflecting to the right from the chord of said curve 29 degrees 11 minutes 31 seconds, 288.68 feet to the point of curve of a 20.00 foot radius curve to the right; thence northwesterly on said curve a chord distance of 17.32 feet to the point of curve of a 60.00 foot radius curve to the left; thence northwesterly on aforesaid curve a chord distance of 37.70 feet; thence North parallel to the first described line 585.00 feet to the South Right-of-Way line of SA Route 3; thence East on said Right-of-Way line to the point of beginning.

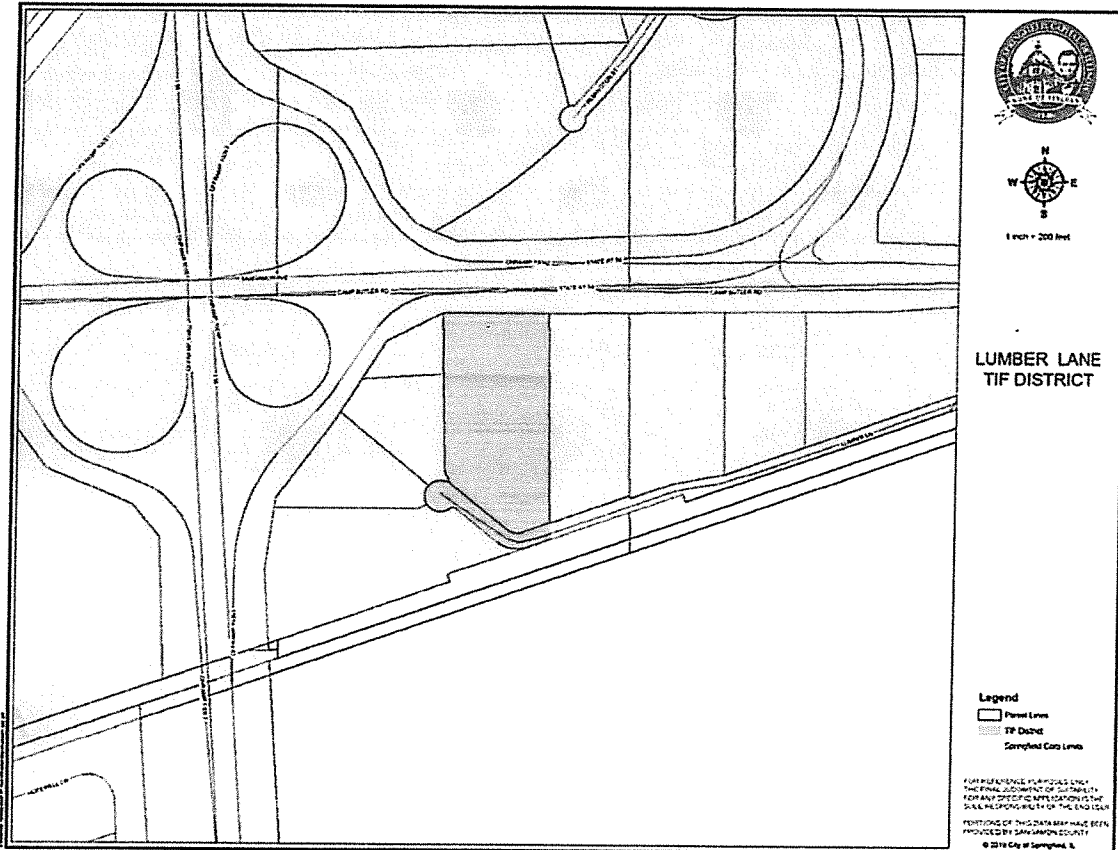
ALSO, all that part of Lumber Lane described as follows:

Beginning at the intersection of the northerly Right-of-Way line of Lumber lane and the East line of the above described parcel; thence 109.56 feet along said northerly Right-of-Way line to the point of curve of a 60.00 foot radius curve to the right; thence northwesterly to the point of curve of a 60.00 foot radius curve to the left, thence northwesterly on said curve for a chord distance of 58.33 feet; thence deflecting to the right from said chord 29 degrees 11 minutes 31 seconds, 278.50 feet to the point of curve of a 60.00 foot radius curve to the left; ; thence northwesterly on said curve for a chord distance of 83.46 feet; thence southerly and southeasterly on said curve for a chord distance of 119.30 feet to a point on a 20.00 foot radius reverse curve to the right; thence southeasterly on said curve for a chord distance of 26.45 feet; thence southeasterly on the southerly Right-of-Way line of Lumber lane, 198.55 feet to the point of curve of a 120.00 foot radius curve to the left; thence southeasterly on said curve for a chord distance of 116.98 feet to the intersection of said curve and the northerly Right-of-Way line of the Norfolk and Southern Railroad; thence northeasterly along said Railroad Right-of-Way line to the intersection with an extension of East line of the above described property; thence North along said extension of the East property line to the point of beginning.

The above described parcel contains a total of 7.777 acres, more or less.

**4 2 6 - 1 0 - 1 8**

Economic and Community Development Commission  
City of Springfield, IL







Office of the Mayor  
City of Springfield, Illinois  
Misty Buscher  
Mayor

October 16, 2023

Ms. Susana A. Mendoza  
Comptroller, State of Illinois  
Office of the Comptroller  
100 W. Randolph, Suite 15-500  
Chicago, IL 60601

Dear Ms. Mendoza,

In my capacity as Mayor of the City of Springfield, an Illinois Municipal Corporation, I, Misty Buscher certify that in the preceding fiscal year, the city of Springfield, Illinois has complied with all requirements of the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.1 et seq., as amended] as it applied to the following Tax Increment Financing Districts of Springfield, Illinois: Central Area (Downtown), Far East, Enos Park, SHA (Madison Park Place), Northeast, Jefferson Crossing MacArthur Boulevard Corridor, Dirksen Parkway Commercial, Peoria Road, and Lumber Lane.

Sincerely,

Misty Buscher  
Mayor





Rm. 313 Municipal Center East  
800 East Monroe Street  
Springfield, IL 62701-1689

**Sr. Assistant Corporation Counsel**

Linda A. O'Brien  
Steven C. Rahn  
Kateah McMasters

**OFFICE OF CORPORATION COUNSEL  
CITY OF SPRINGFIELD, ILLINOIS**

Phone: (217) 789-2393  
Fax: (217) 789-2397

**Assistant Corporation Counsel**  
Nicholas Correll – Police Advisor  
Charles Munson

**GREGORY E. MOREDOCK  
Corporation Counsel**

Email  
gregory.moredock@springfield.il.us

October 16, 2023

Ms. Susana A. Mendoza  
Comptroller, State of Illinois  
Office of the Comptroller  
100 W. Randolph, Suite 15-500  
Chicago, IL 60601

**Re: City of Springfield TIF Certification**

Dear Ms. Mendoza,

In my capacity as legal counsel for the City of Springfield, I have reviewed the procedures of the City in relation to the requirement of the Public Act [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]. In my opinion, the City of Springfield is in compliance with the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.1 *et seq.*], for each redevelopment project area in the City, namely, the Central Area (Downtown), Far East, Enos Park, SHA (Madison Park Place), Northeast, Jefferson Crossing MacArthur Boulevard Corridor, Dirksen Parkway Commercial, Peoria Road, and Lumber Lane Tax Increment Finance Districts.

Yours truly,

Gregory E. Moredock  
Corporation Counsel

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## ATTACHMENT D

### CENTRAL AREA (DOWNTOWN)

Statement setting forth activities: The city provided **\$1,400,000.00** to the Sangamon County Treasurer in property tax rebate, **\$450,000.00** to the YMCA for final payment of eligible project costs, **\$99,900.00** to King Rentals for modernization of 2 elevators, **\$187,380.00** to Acree Company LLC for renovation to create 9 residential units above a commercial storefront, **\$87,531.38** the City, Water, Light & Power, the utility owned by the City of Springfield, for water infrastructure upgrade to support fire suppression, **\$29,666.66** for rooftop repairs & kitchen expansion for a downtown business, **\$161,836.45** for staff salary & fringes, **\$29,433** for shared services expenses and **\$5,761.64** in miscellaneous costs.

### FAR EAST

Statement setting forth activities: The City of Springfield provided **\$72,573.33** for emergency repairs to the Springfield Project center, a training center for low to middle income residents, **\$2,375.97** for a refund of match escrow and **\$75,148.71** for various rehabilitation grants.

### ENOS PARK

Statement setting forth activities: The City of Springfield provided **\$25,837.50** in refunds of match escrow dollars, **\$450,000.00** for final payment to the YMCA of eligible project costs, **\$18,400.00** for Veteran's down payment assistance, **\$62,078.00** in various homeowner exterior rehab and **\$12,376.03** in staff salary & fringes.

### SHA (MADISON PARK PLACE)

Statement setting forth activities: The City of Springfield provided **\$2,351.64** to TIF consultant for work related to boundary change, **\$100,000.00** to Springfield Sangamon Growth Alliance for share of environmental study of the former Pillsbury site and **\$12,376.03** in staff salary & fringes.

### NORTHEAST

Statement setting forth activities: The City of Springfield provided **\$218,039.72** to Sangamon County for TIF surplus payment.

### MACARTHUR BOULEVARD CORRIDOR

Statement setting forth activities: The City of Springfield provided **\$228,353.28** to Hy-Vee, Inc. for redevelopment.

### DIRKSEN PARKWAY COMMERCIAL

Statement setting forth activities: There was no activity in this tax increment district.

### PEORIA ROAD

Statement setting forth activities: There was no activity in this tax increment district.

### LUMBER LANE

Statement setting forth activities: There was no activity in this tax increment district.

# Attachment H

**Joint Review Board  
Redevelopment Plan and Project for the proposed Adirondack TIF  
Redevelopment Project Area  
Meeting Minutes**

February 2, 2023  
Lincoln Library  
12:00 p.m.

**Members Present:** Tom Osborne, Springfield District 186  
Bryan Gleckler, Lincoln Land Community College  
Mark Mason, Public Member

**City Staff:** Jim Langfelder, City of Springfield  
Jim Zerkle, City of Springfield  
Doug Antonacci, City of Springfield  
Lynne Wooden, City of Springfield  
John Brancaglione, PGAV Planners, LLC

**Guests:** Victor Salerno, Adirondack Community Development LLC  
Enzo Mileto, Mayfair Management Group

- I. Call to Order**  
Mayor Langfelder called the meeting to order at 12:20 p.m.
- II. Roll call of taxing district representative**  
Tom Osborne, Springfield District 186  
Brian Gleckler, Lincoln Land Community College  
Mark Mason, Public Member  
Jim Langfelder, City of Springfield
- III. Board appoints person to take minutes of meeting**  
Bryan Gleckler moved, Tom Osborne seconded, and unanimous approval of Lynne Wooden to take minutes of the meeting.
- IV. Board selects Public Member to serve on Joint Review Board**  
Mayor Langfelder moved, Tom Osborne seconded, and unanimous approval of Mark Mason to serve as the public member.
- V. Board selects Chairperson for Joint Review Board**  
Tom Osborne moved, Mayor Langfelder seconded, and unanimous approval of Brian Gleckler to act as Chairperson.
- VI. Review Responsibilities of Joint Review Board**  
John Brancaglione reviewed the JRB responsibilities. Board members are appointed based on the districts that actually have representation within any given area. The first meeting has to be held within the time window that is specified in the statute. We've met the timing required by establishing this date. The Board has the ability to call additional meetings. However, they have a limited amount of time in which they can render their opinion which is the 30 day window from today. The project area that has 75 or more inhabited residential units or that would result of the displacement of 10 or more, requires the establishment of a public member, and would

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otherwise require a housing impact study. The housing impact study is not required in this instance. The board's role is to determine if the project area meets the requirements of the statute for purposes of designation. There is the 30 day window in which the board can vote and it can be today. The board's role is to base their recommendation to approve or disapprove. The Board action is by virtue of the members present, there is not a quorum requirement. So in essence, approval or disapproval, unless the members elect to have a subsequent meeting is up to the parties present today.

**VII. Presentation regarding proposed Redevelopment Plan and Project for the Adirondack TIF Redevelopment Project Area and the proposed ordinances.**

John Brancaglione presented the TIF Plan.

**VIII. Discussion and recommendation of the Joint Review Board to the City Council**

Brian Gleckler asked about the timeline for the development. John Brancaglione replied that the Public Hearing is scheduled for March 6<sup>th</sup>, and the statute has timing requirements stating that the City Council cannot introduce an ordinance sooner than 14 days. Victor Salerno is allowing for 3 months to close on the project with an estimated project completion of 16 months.

Mayor Langfelder presented to the members the documentation for the Recommendation of the Joint Review Board Regarding the TIF Redevelopment Plan and Project for Adirondack TIF Redevelopment Project Area.

Based on the voting members present, the motion carried to present the recommendation of the Joint Review Board regarding the Adirondack TIF Redevelopment Project.

**IX. Public Comment**

None

**X. The Joint Review Board Meeting was adjourned at 1:08 p.m.**

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