

TIF COMMITTEE MEETING
Tuesday March 8, 2022

The TIF Committee met in the Lewistown Council Chambers at 6:00 p.m.

PRESENT: Alderperson Kim Pascal, Kendall Miller, Jim Long, Mayor Douglas Lafary and City Clerk Cindy Goddard.

BUSINESS: Discuss TIF application for Lewistown Mart – The owner of Lewistown Mart would like to blacktop drive thru and parking lot, tile floor, paint building, add a freezer and cooler, and digital sign. Approximately \$60,000.00 for improvements. Only two quotes provided. Will table till next meeting.

LEWISTOWN CITY COUNCIL MEETING
DATE March 8, 2022

The Lewistown City Council met in regular session in the council chambers. Mayor Douglas Lafary called the meeting to order at 6:30 p.m. with the Pledge of Allegiance.

Invocation by Mayor Lafary

ROLL CALL: PRESENT: Alderperson Sally Clark, Jim Long, Kendall Miller, Kim Pascal, and Mayor Doug Lafary. Also present: City Clerk Cindy Goddard, City Treasurer Debby Brown, Public Works Director Evinn Palmer, and City Attorney Nathan Collins. **ABSENT:** Alderperson John Spotloe and Alderperson Brad Ward.

DECLARATION OF QUORUM by Mayor Doug Lafary

CLERKS REPORT/MINUTES: Cindy Goddard. Statement of Economic Interest forms by need signed to turn in by May 1.
Alderperson Miller made a motion to approve the minutes of February 22, 2022, second by Alderperson Clark the motion carried all ayes.

TREASURER'S REPORT: Debbie Brown. Nothing

ATTORNEY'S REPORT: Attorney Nathan Collins. Nothing

ENGINEER'S REPORT: Keith Plavec. No Engineer present.

PUBLIC COMMENTS AND PETITIONS: None

COMMITTEE REPORTS:

Finance/Insurance/Zoning – Alderperson Clark: Nothing to report.

Sewer – Alderperson Spotloe: Absent

Streets & Allies – Alderperson Miller: Nothing to report.

Police/ESDA – Alderperson Ward: Absent

Water – Alderperson Miller: Nothing

Utilities/Publications – Alderperson Long: Nothing to report.

Public Buildings & Grounds – Alderperson Long: Nothing

Tourism – Alderman Pascal: Nothing

Tax Increment Financing – Alderperson Spotloe: Absent. TIF meeting at 6:00 for Lewistown Mart.

Citizens Committee – Amanda Smith still waiting on Main Street Grant, and sent in grant for Blacksmith Shop Will start yard of month in May again. Checked on rehab program from WIRC, Josh Mercer said that usually they fund 10 communities, but this year only 4 and Lewistown is one of them. More information to come.

Christmas Committee - Kenny Haacke letting Tina Henderson talk, Chalk Couture is the first fund raiser on March 27 at the Visitors Center and have around 13 signed up for that, April 30 is the spaghetti supper at the VFW. The VFW is supplying all food so this is 100% profit, also a silent auction will take place the same day starting at 4:00. Meals are \$7.00 and they are doing delivery. The Spring Drive is May 7 and 8 and vendors will be set up with that fee going into the Downtown Christmas account.

WORKS DIRECTOR'S REPORT – Evinn Palmer Director fixing sink holes, one on South Monroe that they replaced around 22 feet of sewer main. Getting ready to submit order for flowers. When fixing flower baskets, they will replace the lights on Main with fluorescent. Generators will get delivered soon from Chris Helle, 1 large 6 small. Next Tuesday meeting at 6:00 with Darin Clarke for rehab of ground storage and painting water tower. Keith Plavec is also planning on attending that presentation.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Discuss/Approve TIF application for Lewistown Mart – Tabled till next meeting to get quotes from him.
2. Discuss/Approve New Concession Stand for Park – Alderperson Miller explained the new concession stand for the park they would like to get. Going to relocate it closer to Mid America Bank along sidewalk. It will measure 12x12 with a working space of 8x12 twice as much room as before. Color is off white with charcoal metal. The front will have a porch, with a 36-inch door, also a serving window, also another window on the other end to pass cooked food thru. Price for concession stand is \$2,406.00, with porch \$800.00, add extra window is \$250.00, extra \$50.00 for air conditioner hole. Amish David Yoder total cost \$3506.00. He would like 25% up front rest at delivery. The building will sit on white rock, not concrete, plus will need to add electrical cost to that

total. Would like approval on the building, Music in the Park starts in June. Shelving will be moved from the old stand along with the air conditioner. It will be used for Music in the Park, the Downtown Christmas activities and other festivities that take place in the park. Getting paid out of the Tourism account. The old concession stand belonged to original MIP group. They may take bids on it to sell, not sure yet how they are going to sell it. Motion by Alderperson Clark, second by Alderperson Long to approve the purchase of a new concession stand for the park in the amount of \$3,506.00, roll call vote, motion carried all ayes.

3. Discuss/Approve New Ordinance revising Ordinance No. 2013-13 related to the use and operation of Non-Highway Vehicles within the Corporate Boundaries of the City of Lewistown – We have had this ordinance since 2013, Mayor Lafary feels it needs revised. Some of his ideas were registration fee only \$25.00 each year, money goes into tourism, maybe one month sticker be available for \$10.00, a lot of near by towns have an ordinance also, would like to honor their stickers also. Alderperson Clark, had someone ask how are we suppose to know who is on the side by side since they do not have a license plate, someone about backed into her. Maybe the sticker should be in middle of slow-motion triangle with a number on it that goes with the name of owner. **Everyone** needs to get a sticker. Attorney Collins suggested no fee and follow rules of road. Alderperson Miller maybe a one-time permit to get it all checked. Alderperson Long suggested \$20.00 one-time fee with a Lewistown permit sticker. Honor Other municipalities stickers. Possibly a one-time fee of \$25.00. Inspected by Lewistown personnel, doesn't have to be a police officer. Get copy of drivers license and insurance card. Also, out of town people can get a temporary permit for a week for \$5.00. Table at this time till new ordinance is written.


PRESENTATION OF BILLS:

Alderperson Clark made a motion to approve all bills properly endorsed; Seconded by Alderperson Pascal roll call vote, the motion carried with all ayes.

CLOSED SESSION: No closed session

ADJOURNMENT:

Alderperson Clark made a motion to adjourn at 7:26 p.m.; Seconded by Alderperson Miller motion carried all ayes.



Cindy Goddard, City Clerk

WATER COMMITTEE MEETING
March 15, 2022

The Water Committee met in the Lewistown Council Chambers on March 15, 2022 at 6:00 p.m.

Call to Order by Water Chairperson Kendall Miller.

PRESENT: Chairperson Kendall Miller, Alderperson Sally Clark and Jim Long, Mayor Doug Lafary, City Clerk Cindy Goddard, City Engineer Keith Plavec and guest speaker Darin Clarke with Maguire Iron. Also, Alderperson Brad Ward, Kim Pascal and John Spotloe.

BUSINESS: Discuss ground storage tank and water tower cleaning and painting. Darin Clarke with Maguire Iron, Inc. gave presentation with slideshow. The current water tower was built by them in 1999. Mr. Clarke explained different payment plans and how the city could set up the work according to the budget we have. Agreement involves complete tank inspection, repairs, washout, emergency service and visual inspections.

Discussion on cost after the slideshow regarding the budget. Chairperson Miller wanted exact numbers on washing out the ground storage tank and repainting the water tower, but none were given by Mr. Clarke. He kept saying it depended on what we could budget for. The committee does not want this cost to be placed upon the citizens to pay. They all agree the longer you wait the worse it will get and cost more. Mayor Lafary asked if we are required to put out for bids. Keith Plavec, city engineer, was thinking it may not have to be, but not sure. More discussion on cost and how to pay for all when it has to be done. The water tower was paid off in 2019, those payments were around \$44,500.00 a year. Ground storage needs cleaned, that takes 4 to 6 weeks. Motion to get a quote from Maquire Iron, Inc., with the city having a \$50,000.00 payment a year. Motion by Alderperson Clark, to get a quote from Maquire Iron, Inc, with a \$50,000.00 payment a year, second by Alderperson Pascal to present to City Council at the March 22, 2022 meeting.

Adjourned at 7:31 p.m.



ECONOMIC DEVELOPMENT CONSULTING & LAW

TAX INCREMENT FINANCING (TIF) DISTRICT

APPLICATION FOR TIF BENEFITS RELATING TO PRIVATE (TIF) ELIGIBLE REDEVELOPMENT PROJECT COSTS

Pursuant to Section (65 ILCS 5/11-74.4-4(b)) of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 et. seq.), municipalities may make and enter into contracts with private developers to induce redevelopment projects which are necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Municipalities may also, under certain conditions, incur project redevelopment costs and reimburse developers who incur redevelopment project costs which are authorized by a redevelopment agreement (65 ILCS 5/11-74.4-4 (j)).

Private developers seeking reimbursement of TIF eligible redevelopment project costs are required by the municipality to complete this application allowing the municipality to adequately determine the developer's eligibility for assistance from the Tax Increment Financing (TIF) District.

INSTRUCTIONS: Complete each section and return via fax (309) 664-7878 or U.S. Mail to: The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704.

PART I: DEVELOPER INFORMATION

Developer Legal/Business Name: LEWISTOWN MART Date: 03/04/22

Business type: Sole Proprietorship; Partnership; Corporation (State of Charter:); Other (please describe):

Developer's Contact Information:

Name ASHMEET SOKHI/PINUSH DOGRA Title OWNER

Address 820 S. MAIN ST.

City LEWISTOWN State IL Zip 61542

Daytime Phone 414-731-7141 Mobile

Fax email lewistownmart@gmail.com

PART II: PROJECT INFORMATION

TIF District Name City

Project Name

Anticipated Start Date Anticipated Completion Date

Project Description

Project is classified as: Industrial; Commercial; Residential

Project Street Address 820 S. MAIN ST., LEWISTOWN, IL-61542

Parcel(s) Relating to the above described project:

1. Property Identification Number (PIN) _____
Is this property within the TIF District Boundary (or proposed boundary)? Yes No
Date property was acquired: 07/19/2021
2. Property Identification Number (PIN) _____
Is this property within the TIF District Boundary (or proposed boundary)? Yes No
Date property was acquired: _____
3. Property Identification Number (PIN) _____
Is this property within the TIF District Boundary (or proposed boundary)? Yes No
Date property was acquired: _____

(Please list any additional parcels on separate sheet and attach)

IF RESIDENTIAL: what is the expected absorption rate or "build-out" for the project?

PHASE I: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

PHASE II: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

(Please describe additional phases on separate sheet and attach)

FOR ENTIRE PROJECT:

Total Projected Investment \$ 65,000.00
50,000.00 (Land and Real Estate Improvements Only)

Total Number of Jobs Created: 3

Number of Jobs FTE (full-time equivalent): 1

Current annual retail sales (if applicable - commercial projects only) \$ _____

Projected (new) annual retail sales generated by this project \$ _____

PART III. ESTIMATED TIF ELIGIBLE PROJECT COSTS

Property Assembly Costs:	<i>Phase I:</i>	<i>Phase II:</i>
1. Land and buildings (acquisition costs)	\$ _____	\$ _____
2. Site preparation, clearing and grading	\$ _____	\$ _____
3. Demolition	\$ _____	\$ _____
 Professional Fees:		
1. Planning, engineering, architectural	\$ _____	\$ _____
2. Legal	\$ _____	\$ _____
3. Accounting/financial	\$ _____	\$ _____
4. Marketing (land only)	\$ _____	\$ _____
5. Other professional fees	\$ _____	\$ _____
Job training and retraining services	\$ _____	\$ _____
Rehabilitation or renovation (existing buildings)	\$ _____	\$ _____
Public infrastructure improvements (Water, sewer, drainage, sidewalks, curb, etc.)	\$ _____	\$ _____
Utilities extension	\$ _____	\$ _____
 Interest Buy-Down:		
Principal \$ _____ @ _____% per annum for _____ years = Estimated Interest Expense		
X 30%	\$ _____	\$ _____
 Miscellaneous/Other (please specify):		
1. _____	\$ _____	\$ _____
2. _____	\$ _____	\$ _____
3. _____	\$ _____	\$ _____
 TOTAL ESTIMATED ELIGIBLE COSTS	\$ <u>0</u>	\$ <u>0</u>

Additional Notes/Comments:

(Please describe estimated eligible project costs for additional phases on separate sheet and attach)

PART IV. DECLARATIONS

Municipality

Pursuant to the TIF Act, the municipality has the authority to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Furthermore, the municipality may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement; provided, however, that on and after the effective date of the amendatory Act of the 91st General Assembly, no municipality shall incur redevelopment project costs *(except for planning costs and any other eligible costs authorized by municipal ordinance or resolution that are subsequently included in the redevelopment plan for the area and are incurred by the municipality after the ordinance or resolution is adopted)* that are not consistent with the program for accomplishing the objectives of the redevelopment plan as included in that plan and approved by the municipality until the municipality has amended the redevelopment plan as provided elsewhere in the Act.

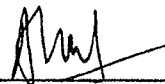
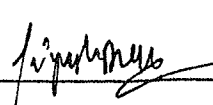
Jacob & Klein, Ltd. and The Economic Development Group, Ltd.

As special TIF attorneys and TIF consultants (respectively for municipalities), Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) will rely on the information and assumptions contained in the foregoing material to prepare financial projections relating to this project and the potential benefits of tax increment financing. J&K and EDG will not undertake an independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information contained herein or the results projected in any presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations used to project potential TIF benefits and have no obligation to investigate or update, recalculate or revise the calculations. The material presented by J&K and EDG based on information provided herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those persons providing information contained in this Application for Reimbursement of TIF Eligible Project Costs have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing financial projections or other presentations based on the information contained in this Application should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations presented by J&K and EDG. By acceptance and use of any presentation created from the information contained herein, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith.

Private Developer

The Private Developer hereby asserts that this redevelopment project would not be completed without the use of tax increment financing.

The undersigned further certifies and warrants that to the best of his/her knowledge the information contained in this Application for Reimbursement of Private (TIF) Eligible Redevelopment Project Costs is true, correct and complete.

  OWNER 03/04/22
Private Developer Title Date

OFFICE USE ONLY:

Date received _____ by _____

ESTIMATE

FOR: LEWISTOWN MART, 820 S MAIN ST., LEWISTOWN, IL-61542

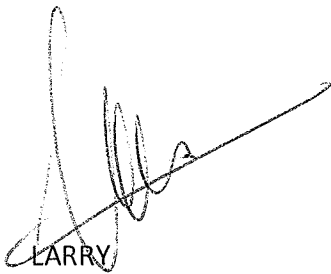
INSIDE AREA: 1000 SQ. FT.

CERAMIC TILES (\$4 PER SQ FT)= \$4000.00

COST OF LABOR (\$5 PER SQ FT)= \$5000.00

OUTSIDE PAINT JOB & REPAIR OF THE OVERHANG (INCLUDING LABOR)= \$6000.00

TOTAL ESTIMATE: \$15,000.00



LARRY

(309-224-7766)

OXVILLE - TABLE GROVE - LONDON MILLS - BUSHNELL - CUBA - LEWISTOWN - MANITO - GALESBURG - CANTON - FIATT

Proposal and Invoice No. 333-22

Spoon River Blacktop, LLC.

www.spoonriverblacktop.com • spoonriverblacktop@yahoo.com

FED. I.D. #26-0062500

12324 North Co. 9 Hwy Lewistown, IL 61542

Phone 309/547-5018 Fax 309/547-5035



Driveways & Parking Lots

Business Established Since 1984

Seal Coat & Striping

Home Phone No.	<i>Harry</i>	Cell Phone No.	<i>414-731-7141</i>	Date	<i>MARCH 3, 2022</i>				
Work Phone No.		Fax Phone No.		Job Name	<i>Parking lot Areas</i>				
Name	<i>Lewistown MART</i>			Street	<i>820 S. MAIN ST.</i>				
City	<i>LEWISTOWN</i>	State	<i>ILL.</i>	Zip	<i>61542</i>	City	<i>Lewistown</i>	State	<i>IL</i>
County	Township or City Limits	Subdivision	Cross St.						

- | | | |
|--|---|---|
| <input type="checkbox"/> RESIDENTIAL | <input checked="" type="checkbox"/> COMMERCIAL | <input checked="" type="checkbox"/> BID INCLUDES EQUIPMENT, LABOR & MATERIALS |
| <input checked="" type="checkbox"/> Hot Blacktop | <input type="checkbox"/> Excavating | <input checked="" type="checkbox"/> Grading |
| <input type="checkbox"/> C-6 Gravel Base | <input type="checkbox"/> Rubberized Crack Sealant | <input type="checkbox"/> Emulsion Sealer |
| | | <input type="checkbox"/> Milling |
| | | <input type="checkbox"/> Striping |

Spoon River Blacktop, LLC. submits this proposal for around As stated inch thickness of blacktop, unless otherwise indicated or conditions prevail otherwise for drainage. This job is not bid as prevailing wage unless stated below.

option I - Front Parking lot - Around 8100 sqft of Area or less - Prepare as needed -

option A - 2 layer job - Around three inches of Hot Asphalt - 1 1/2" Coarse Binder + 1 1/2" Surface Mix - Machine layered roll -

Price A. = \$26,995.00

option B - One layer of Hot Asphalt around two inches - Machine layered roll -

Price B. = \$17,995.00

ROSEVILLE - GERMANTOWN HILLS - DUNLAP - GOOD HOPE - KN

1 - EASTON - FIAT - BUSHNELL - CURA - LEWIS TOWN - MAIN 1 C

Option II - Back Drive up Circle - Around 4489 sq ft of Area or less A. = Around 3" of Hot Asphalt - two layers 1 1/2" loose binder + 1 1/2" Surface mix - A. = \$15,000 Machine lay + roll

B - One layer of Hot Asphalt around two inches - Machine lay + roll - B. = \$10,000

Note: price good for only 15 days - if excepted - Need 10% Deposit + sign contract

Proposal Prepared by:
Authorized Signature: Mike Stahl
My phone number is: (309) 678-7764
NOTE: This proposal may be withdrawn by us if not accepted within 15 days.
Terms On Reverse Side

For the sum of: \$ _____
Deposit: \$ _____
Balance: \$ _____
Balance Due on Day of Completion

By my signature below I acknowledge I have read this contract, and I accept its terms as outlined on the reverse side of this document or, if a copy, have read terms on original bid form.
Acceptance of Proposal:
Date: _____
Signature: _____
Consumer Right Pamphlet has been: Furnished / Rejected

MASON CITY - ASTORIA - GALESBURG - PEORIA - HAVANA - MACOMB - BLOOMINGTON - BEARDSTOWN