

**Public Hearing
City of Mt. Vernon, Illinois
TIF Redevelopment Plan and Project for the
Frontage Road TIF
Monday, August 4, 2025
7:00 p.m.**

Mayor John Lewis opened the meeting at 7:00 p.m.

Present at the Public Hearing were Mayor John Lewis, Council Member Joe Gliosci, Council Member Donte Moore, Council Member Jay Tate, Council Member Mike Young, City Manager Nathan McKenna, City Clerk Becky Barbour, Administrative Assistant Kendra Donoho, Police Chief Robert Brands, Police Officer Landon Mischke, and Cristen Hardin, Senior Project Manager with PGAV Planners.

Also present in the audience were Tinisha Doggan, Tanja Wilborn J. Nelson Wood, Chanda Rogers, and Pastor Tim Brinson.

PUBLIC HEARING

Mayor John Lewis turned the meeting over to City Manager Nathan McKenna. He introduced Senior Project Planner Cristen Hardin with PGAV Planners. Ms. Hardin explained the following details of project.

Ms. Hardin stated this public meeting is a requirement prior to the adoption of the TIF Redevelopment Plan. The purpose is to affirm that the TIF meets the qualifying factors, that the required meetings and tasks have all been met, and to answer any questions or concerns that the council or public may have regarding the TIF project.

Ms. Hardin distributed information regarding the proposed TIF project. She explained that the area involved is the Northeast quadrant of the intersection of Interstate 64 and State Route 15. There are six parcels within this project area totaling just under thirty acres including the right-of-way. Most of the land is vacant. There are a few deteriorated and dilapidated structures that have been vacant for a long period of time. The information that was distributed explained the details of the area. She added that the EAV (equalized assessed value) of these parcels had been in decline over the course of several years. These are qualifying core factors that would qualify this area as a potential TIF designation according to the State statute.

Tonight's meeting is to affirm that the Redevelopment Project Area does meet the TIF Act requirements for a TIF destination and that all of the required steps have been completed.

The Key tasks of the process are to complete a draft of TIF Redevelopment Plan, send out required notices, a Joint Review Board meeting (held on July 7, 2025), which is a meeting held with all of the required taxing districts, and the public hearing which is being held tonight. Then the final step would be for the City Council to adopt the establishing Ordinances for the TIF District which is required to be done within 14 to 90 days from tonight's meeting.

Ms. Hardin then opened the floor for questions.

Council Member Donte Moore wanted to confirm the area. City Manager McKenna explained the exact location regarding dilapidated buildings and land involved in this proposed TIF area. There were no further questions or comments.

Council Member Donte Moore made the motion to adjourn the meeting. Council Member Jay Tate seconded the motion. The Public Meeting was adjourned at 7:09 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Becky Barbour".

Becky Barbour, City Clerk