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**Public Hearing
City of Mt. Vernon, Illinois
TIF Redevelopment Plan and Project for the
N. 42nd Street TIF
Monday, February 2, 2026
6:30 p.m.**

Mayor John Lewis opened the meeting at 6:30 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 Officer Aaron Wiedemann, and Senior Project Manager with PGAV Planners Cristen Hardin.

Also present in the audience were Greg Brown, Rena Brown, Larry Sorensen, Austin Gowler, Pharrah Sargent, Angela Lalli and Linda Lalli.

PUBLIC HEARING

Mayor John Lewis turned the meeting over to Senior Project Planner Cristen Hardin with PGAV Planners.

Ms. Hardin gave an overview of the N. 42nd Street TIF Redevelopment Plan. PGAV Planners in conjunction with Heneghan Associates are contracted with the City to complete a qualification analysis and create a redevelopment plan for the N. 42nd Street area. The project area is a residential area just off of N. 42nd Street. The current use in the area are single family and agriculture. This area is about 62 acres comprised of 64 parcels of which 59 of those are currently vacant. This project is intended to attract additional residential development to the City and address existing stormwater issues in the subject area by helping to fund new stormwater infrastructure improvements. PGAV, along with Heneghan Associates, completed field work and qualification analysis according to the State's TIF Act and found that this area qualifies based on the finding that there is chronic flooding within this area, which is why approximately 55% proposed for this area is intended to go toward stormwater infrastructure improvements for the subject area. It is the intent to create this redevelopment project area to induce private residential development, as well as to invest in stormwater infrastructure to mitigate any additional flooding concerns that would be generated by future development. Ms. Hardin stated she is at the meeting tonight to answer any specific questions about the TIF Redevelopment Plan and the remaining process for the City

continuing to consider the approval of this plan. The purpose of the meeting tonight is to hear comments from the public and if this plan moves forward from here, it will come back to the Council for adoption. Copies of the information regarding the proposed TIF project were available for those present to review. Ms. Hardin then turned the meeting over to City Manager Nathan McKenna for comments.

City Manager Nathan McKenna stated this project came to the City from a developer who is looking to build 200 to 300 market rate duplexes and triplexes on the north vacant property, north of Woodglen Acres. Once the TIF is established, the current EAV (Equalized Assessed Value) establishes the base EAV. On vacant property like this, it is an assessment for agricultural property. Once they start the development, the increase in the EAV goes into the TIF fund which is used to incentivize back the development. There was a joint review board meeting with the taxing bodies, and this was approved by all of the taxing bodies.

Council Member Joe Gliosci asked if the developer has done this type of development before. McKenna stated that the developer recently completed a similar project in Marion. McKenna said he has spoken to the Chief of Staff for the City of Marion and was told that this developer is one of the best ones that the City of Marion has worked with.

Council Member Donte Moore asked about the number of homes. McKenna stated these are 3-bedroom duplexes and triplexes, to be rented at market rate. Their intended rental price is between \$1,400 to \$1,600. These are comparable to other local rental homes.

Council Member Joe Gliosci asked about the TIF money used for stormwater. McKenna stated that part of the plan requires the addressing of mitigating the stormwater in the area. That is one of the qualifying factors in the project to qualify as a TIF.

Mr. Larry Sorensen asked about duplexes and triplexes as single family homes. McKenna stated they have proposed multiple duplexes. The comparable is north of the railroad tracks on 42nd Street.

Mr. Austin Gowler asked about the acreage as Ms. Hardin stated 62 acres and Nathan McKenna stated 54 acres. McKenna stated that there are additional properties that are owned by the City that are included in the TIF District. Mr. Gowler asked if that property is intended for a park. McKenna stated that the property was deeded to the City and there was no restrictive covenant naming the property as a park.

Council Member Donte Moore stated he was on the Park and Recreation Board when that was acquired. He stated that it had been discussed, however nothing was ever done to dedicate that as a park. Mr. Gowler stated he wasn't really concerned about the park, but was wanting to know if the duplexes would be built on that 9 acres or are they staying there. McKenna stated that the duplex development is on the north property. If anything is to be developed there, it would be single family houses. Mr. Gowler then asked if the road would be continued or if it will just dead end there. McKenna stated that as of right now, that is the end of the city limits and held under different ownership so it will just dead end there.

Ms. Linda Lalli asked if traffic flow had been considered. She lives on the end of Woodglen and is worried about the traffic. McKenna stated that he had contacted the developer as there were concerns about traffic. The developer stated he is fine with not connecting those roads because they do have two curb cuts and two entries on 42nd Street. This development will only have access on 42nd Street.

Mr. Greg Brown stated that the creek is part of the USGS wetlands map inventory and it classified as a R4SBC creek and it can not be touched without approvals of the Army Corp of Engineers, U.S. EPA, Illinois EPA, and the Illinois Department of Natural Resources. McKenna stated on page 26, there are 3 marked spots that show the detention basin for the development. Ms. Hardin stated that this is not the official design and engineering plan, but it shows where they intend to provide stormwater detention to collect the runoff. When the developer brings their plan to the City, they will cover all of that. Mayor Lewis stated that it would all be taken care of during the engineering process. Mr. Brown remarked that you can't take care of it unless you get a permit from the board. Ms. Hardin stated that the developers will submit their proposal for design and the City will review it. At that time, if there are approvals needed, the City will look at that. There is no official plan at this time. This is to develop the TIF District.

Mr. Brown then stated there is one sewer line, and it backs up now because of the stormwater. The sewer line goes under the interstate and over to the lift station on North Davidson. As this develops, the City will have to do additional infrastructure, and the taxes have been abated on the properties that are causing the problem. Ms. Hardin explained that is why on the project costs, 55% of the costs are dedicated to public works improvements. That will address any need for stormwater and sanitary sewer. McKenna stated that public infrastructure – sanitary sewer, stormwater sewer, roads, curbs and gutter long-term maintenance or any improvements needed is paid for out of the TIF fund.

Ms. Lalli stated that she is concerned about the traffic coming off of 42nd Street and with adding 200 residences. Council Member Moore stated that this project hasn't been started yet and these issues will be addressed. There are two curb cuts already there on 42nd Street and that will give access to these new residences.

City Manager McKenna stated that the developer purchased the property within the last few weeks. Ms. Hardin is not the developer, she is the consultant for the establishment of the TIF. The purpose of this public hearing is to allow the community to share their concerns with the Council. The Council will have to vote to adopt the TIF. The first reading will be at the next council meeting. Second reading will be at the first meeting in March.

Ms. Rena Brown asked if it is writing that this development is not subsidized housing and that they are not going to attach to Woodglen Acres on the designated roads. McKenna stated that he would have to consult with our attorney on what can and cannot be put in writing. As far as the road, those roadways that connect to Woodglen Acres are platted right-of-way and the City can deny that.

Mr. Gowler asked if they are planning to develop the single-family homes west of Sassafras. McKenna stated they are not. As of right now, there is no one planning on development there. They have nothing to do with the property on Sassafras. There are plans by another developer to build two homes on the lots that the City owns on Woodglen. Council Member Jay Tate stated this is separate from this developer's plans and there will be construction traffic for those two homes but that is separate from this.

Mr. Brown asked about the criteria to qualify for a TIF and what the 5 criteria are that must be met. Ms. Hardin stated that the primary factor is the flooding. McKenna added that with the chronic flooding, only one factor needs to be met. Mr. Brown stated that the only chronic flooding is the area west of Sassafras so those lots were added to meet the criteria.

Mr. Sorenson asked about the trees to the north of the area and would they be tearing those out. McKenna stated that he believes that is the plan. Mr. Sorenson asked if all of those lots had been sold and McKenna stated that the transaction has been completed.

Mayor Lewis asked if there were any other questions or comments. Hearing none, the public hearing was concluded at 7:00 p.m.

Respectfully submitted,



Becky Barbour, City Clerk