

MINUTES - TRI-TOWNSHIP PARK DISTRICT

A special meeting of the Tri-Township Park District Board of Commissioners was convened at the park office at 7:00 P.M. on 9/8/96 with president Russell Wiesemeyer presiding. Commissioners answering present to the roll call in addition to the president were Byrne, Eberhart, Jarman, Loyet and Taake. Park Director Greenfield was also present.

The Director stated that he has received notice from the Department of Conservation that the Land Grant Application has been rejected for 1997. No further discussion.

It was noted that the first payment for completion of paving the northwest entrance has been made in the amount of \$46,311.50. Further discussion was deferred until the regular monthly meeting.

Commissioner Wiesemeyer called for reorganization of the Board, due to the fact that the Board has been without a vice president since resignation of Commissioner Greenfield in March 1996. Wiesemeyer noted that Commissioner Loyet, Taake and Italiano have the most seniority of the remaining Board members. Commissioner Loyet stated that he is not interested in the Vice Presidency since his term will end in 1997 and he does not expect to run for office again. Commissioner Wiesemeyer stated that he would continue in the presidency if the Board so desired but that his hearing difficulties and other family problems were placing an increasing burden upon him. Following discussion, the floor was opened for nominations. Commissioner Loyet nominated Commissioner Taake for President and Commissioner Wiesemeyer for Vice President with Commissioner Jarman remaining as the Secretary/Treasurer. No other nominations being offered, the nomination process was closed. All Commissioners present voted yes to the slate of officers presented by Commissioner Loyet.

The primary purpose of the special session was to update the Commissioners on the present status of the proposed TIF (Tax Increment Financing) under consideration by the City of Troy, the boundaries of which include the Tri-Township Park District. Various meetings have been held with the various tax supported bodies in the TIF District, which would be effected by the loss of tax dollars, due to the TIF requirement that the equalized assessed valuation of the area be frozen for a period of 23 years. Commissioner Taake pointed out that although some areas such as Edwardsville, Glen Carbon, etc. have benefitted from TIF arrangements, Troy is uniquely structured with Library, Park, Fire Dept. and Schools each being directly funded from County Tax Dollars. Other Cities have City Library, Parks, Fire Depts., etc which realize revenues from the Cities and therefore


their source of funding growth is not frozen. The revenue which would flow to the City from the TIF would then be distributed to those bodies.

The Library and the School District have had legal representation at the various meetings who have contended that the area defined as the TIF District does not qualify for the TIF, which required the area to be either blighted or conservative (meaning it will soon become blighted if not developed). Copies of previous meetings, etc. were distributed to each Commissioner to review and copies have been given to Attorney Cain, who has been asked to represent the Park District at future meetings. Various other shortfalls of the offering have been pointed out through the process thus far by legal representatives and the Joint Review Board centering around the absence of valid qualification of the TIF District under requirements of the Tax Increment Allocation Redevelopment Act.

A public hearing is scheduled for Monday 9/9/96 at 7:00 P.M. at which time the findings of each tax supported body will be heard. Commissioner Taake stressed that it is within the City's prerogative to invoke the TIF regardless of objections. Point being that if enough inaccuracies, differences, or inconsistencies in the presentation of the requirements needed to invoke a TIF can be supported, some delay or possible dissolution may be possible. However in the event that such findings are not acceptable as a deterrent a decision by the Courts would be required. Some softening of the blow to loss of revenue has been offered in the form of returning 50% of the taxes received over the frozen Equalized assessed valuation during the 23 year period. One Attorney has suggested that if the City cannot be persuaded to dissolve the TIF, this offer may be more attractive than the legal costs involved in court action. Commissioner Taake volunteered to attend the hearing also.

Commissioner Taake thanked the Board for their support in his selection as president of the Board. He stated that his goals are to be directly involved and know as much about what is going on as possible. His meeting agenda will be made up the Monday before each monthly meeting on Wednesday. He asked that any item that a Commissioner wishes to be heard by the Board be brought into the office by that deadline to be included in the agenda. New Committees will be appointed at the next meeting.

Motion was seconded and carried for adjournment at 7:45 P.M.


GARY L. JARMAN
Secretary/Treasurer
Board of Commissioners
Tri-Township Park District