

VILLAGE OF MARYVILLE
WEDNESDAY, FEBRUARY 4, 2015

PUBLIC HEARING:

5:30 P.M.: Proposed Maryville Tax Increment Financing Redevelopment Plan & Project

5:32 PM Mayor Gulledge called the public hearing of Wednesday, February 4, 2015 to order. Stated the purpose of the public hearing is to discuss and hear comments regarding Maryville's proposed Tax Increment Financing (TIF) District. Mayor gave instructions for speaking during the hearing.

5:33 PM Mayor introduced Keith Moran from Moran Economic Development who has been the consultant to Maryville during the process of developing and designating a TIF District. Asked Mr. Moran to give an overview explanation of what a TIF District is.

5:34 PM Mr. Moran addressed the public. Gave his company's background. Wanted to clarify that TIF is in no way a tax increase. TIF does not impact zoning or how a property is currently being utilized. Stated the notification requirements to property owners either in the proposed district or within 750' of the district. Gave statistics regarding Maryville demographics in relation to spending powers which is going to our neighboring towns. Stated sales tax revenue comparisons for surrounding communities. Explained map area and why areas were included and why some were excluded. Noted some infrastructure issues. Focused on the Keller property area and the mine subsidence as an issue and how the TIF can assist a developer with alleviating this issue. Noted the factors that causes/allows the area to qualify. Explained for what and how developers and business owners can apply for assistance from the TIF fund. Noted plan is not only to attract new businesses and developments but to also retain existing businesses.

5:54 PM Mayor Gulledge explained the Board's decision to proceed with establishing a TIF District. Board has resisted for many years but now feels that Maryville cannot compete with the surrounding communities for commercial developments since they all have TIF Districts. Feels that Maryville needs the TIF to compete for commercial developments and thereby increase sales tax revenue into the Village.

5:56 PM Opened the hearing to the public.

5:57 PM Carl Runge, Collinsville Township Attorney. Stated he feels taxes are taken from the school districts and other taxing districts for TIF. Feels services from taxing districts get cut since the taxing district does not want to increase taxes to the residents. Noted, the township is currently in the process of trying to closing the TIF in the township district. Doesn't feel this area Maryville is proposing is a blighted area. Mayor Gulledge responded that properties that are new have not been included in the area. Mr. Runge further stated he does not feel the TIF is good for the taxing districts.

6:01 PM Harold Siems, Maryville resident, gave comments in support of TIF plan.

6:04 PM Richard Hamilton, Maryville business owner. Stated his opinion that the 159 corridor should be businesses. Asked for clarification regarding the term of the TIF, was told 23 years. Mr. Moran explained property value is frozen at inception of TIF, any increase in value is taxed and deposited in a TIF fund. Mr. Hamilton also requested sewers on the west side of 159 be considered.

6:06 PM Roger Shoup, Maryville resident. Asked Mr. Moran how many unsuccessful TIF Districts his company has dealt with? Mr. Moran replied none. Mr. Shoup asked if any TIF Districts have lost money, Mr. Moran replied no. Mr. Shoup gave his reason as to why he thinks property taxes will go up. Also asked for clarification that only those properties in the TIF District may benefit from infrastructure improvements, was told yes.

6:11 PM Chris, Maryville resident. Asked what is foreseen in the bike trail area. Mayor clarified this will not impact the trail as it is owned by MCT, not the Village.

6:13 PM Pam Piccholdi, Maryville resident. Asked how Unit 10 feels about losing these funds. Mayor stated he has met with the school board, they have stated they understand the Village's position. Mrs. Piccholdi asked if this has anything to do with the McDonald's withdrawing from Maryville. Mayor told her no and gave McDonald's reasons that were stated to him. Mrs. Piccholdi asked if the TIF will be on a ballot for voting, was told no, Village Board makes decision to proceed or not.

6:17 PM Maryville resident. Doesn't understand why her parcel was included. Mr. Moran explained it was an area inclusion due to being contiguous to other properties. Asked if the Village would force a property owner (for example through eminent domain) to sell for a commercial development. Mayor told her no, there is no intention to ever do that. Stated eminent domain has never been used by Maryville.

6:20 PM Joe Ashmann, Collinsville resident and business owner. Stated his thoughts against a TIF District. Stated he does not think private enterprises should be funded with taxpayer dollars. Stated Maryville is a "bedroom community" and should remain that way. Noted problems and discrepancies with Collinsville's TIF.

6:24 PM Mark Achenbach, Maryville resident. Stated he does not like TIF's. But is in favor of this one for Maryville. Stated current taxpayers are supporting TIF's in neighboring towns, so feels Maryville should have one so Maryville residents' tax dollars stay in Maryville. Stated he trusts the Board of Maryville and feels they will do a good job in making decisions regarding the TIF funds.

6:26 PM Amy, Maryville resident in Amberleigh. Stated concerns regarding the possibility of commercial businesses in front of Amberleigh along Route 162. Mayor stated that area was already zoned commercial when developed, not by the TIF. Resident expressed her wishes against any commercial business (fast food especially) being allowed in that area. Also expressed her desire for a route to be developed to access the bike trail safely from the 162 area.

6:31 PM Nate Penrod, Maryville resident. Stated he is in favor of the TIF and feels will be good for Maryville. Commented the increase in sales tax revenue can help with infrastructure which will lead to many other improvements. Commented the more sales tax revenue, feels the less required from residents in property tax. Asked if any thought had been given regarding giving funds to the schools through TIF monies. Mr. Moran confirmed the plan does allow for assistance to the Unit 10 schools.

6:33 PM Mr. Moran closed by noting for the public that property values in Maryville have been decreasing in the past years. Stated all of the taxing districts have been working with less funds.

6:34 PM Mayor offered business cards with his contact information for anyone to contact him to discuss any questions not answered this evening.

6:34 PM Mayor Gullledge closed the public hearing.

Respectfully submitted,

Jolene R. Henry
Village Clerk