

VILLAGE OF DOWNS ANNUAL JOINT REVIEW BOARD  
MEETING MINUTES  
6:00 PM  
February 25, 2015

Village Hall  
211 S. Seminary St,  
PO Box 18  
Downs, IL 61736

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1. Mayor Mike James called the meeting to order at 6:05 pm.
2. Roll Call was taken. Mayor Mike James, Scott Romine (public member), Ken Beth (TIF administer), Susan Luke (Village Board Trustee), Alan Zwilling (Village Treasurer), and Julie James (Village Clerk) were all present.
3. No other Introductions were made.
4. The Pledge of Allegiance was taken.
5. A motion to approve the agenda order was made by Mayor James and seconded by Luke.  
Approved 5-0
6. A motion to approve the previous JRB Meeting Minutes was made by Mayor James and seconded by Luke. Approved 5-0.  
Discussion: The spelling of Ken Beth's name needs to be corrected.
7. Treasurer Zwilling reviewed the Annual TIF I Report (Downtown TIF) for Fiscal Year Ending 4/30/2014.  
Discussion: The largest TIF I distribution was made to Tri-Valley CUSD.
8. Treasurer Zwilling reviewed the Annual TIF II Report (Downs Crossing) for Fiscal Year Ending 4/30/2014.  
Largest distribution was made to Snyder Corporation. That will be last payment made to Snyder.
9. Discussion  
Treasurer Zwilling asked Attorney Beth if it was allowed to be pre-paying a loan with TIF money (REDLEG loan). Attorney Beth says that he would have to look at the loan documents. We have a \$24,000 credit with them. They should have fully disbursed most likely. Attorney Beth will look for the loan documents that are at his office.  
Treasurer Zwilling asked Attorney Beth if we can borrow from TIF. Attorney Beth stated that it can only be disbursed for projects, not borrowed from.
  - a. Downs TIF Review- Update Last year we talked about expanding TIF I. Actually, we are going to create a TIF III. Mayor James discussed the shaded areas TIF III would cover.
  - b. TIF III Plan and Status- To move forward with TIF III, the board will be finding out who will accept the annexation proposal.
10. A motion to adjourn at 6:22pm was made by Mayor James and seconded by Luke.  
Approved 5-0



Julie James  
Village Clerk