



**Resolution 21-03**  
**Support for Fairmont City TIF 1 and 2 Extensions, Revised**

**Section 1: WHEREAS**, on August 4, 1999, the Village of Fairmont City, Illinois, adopted various municipal ordinances which created Fairmont City Tax Increment Financing District (the "District #1") in order to eradicate certain conditions found within the District and to assist in development and redevelopment efforts in and of the District and to create and retain jobs in the community; and

**WHEREAS**, on October 20, 1999, the Village of Fairmont City, Illinois, adopted various municipal ordinances which created Fairmont City Tax Increment Financing District (the "District #2") in order to eradicate certain conditions found within the District and to assist in development and redevelopment efforts in and of the District and to create and retain jobs in the community; and

**WHEREAS**, the BOARD of the MISSISSIPPI VALLEY PUBLIC LIBRARY DISTRICT supports the Village in accomplishing these activities; and

**WHEREAS**, the BOARD of the MISSISSIPPI VALLEY PUBLIC LIBRARY DISTRICT has discussed the Village's need to extend both District #1 and District #2 in order to continue to accomplish such activities in the future; and

**WHEREAS**, the Village of Fairmont City has made a request to the MISSISSIPPI VALLEY PUBLIC LIBRARY DISTRICT as identified in Exhibit A to extend the life of each District an additional 12 years; and

**WHEREAS**, the Village of Fairmont City will pass a resolution and annually declare a minimum of a 50% surplus of District #1 AND District #2 funds and release those funds back to each TAXING DISTRICT per their pro-rata share; and

**WHEREAS**, the BOARD of the MISSISSIPPI VALLEY PUBLIC LIBRARY DISTRICT supports the Village's decision to extend the life of each District #1 and District #2 an additional 12 years.

**NOW, THEREFORE BE IT RESOLVED**, the BOARD of the MISSISSIPPI VALLEY PUBLIC LIBRARY DISTRICT directs its designee to compose and sign a letter to the Illinois Legislature in support of the Village's request to extend both of Fairmont City's Tax Increment Financing District #1 and #2 from 23 to 35 years.

**BE IT FURTHER RESOLVED** that passage of this resolution supersedes Resolution 2020-2, which was approved by the BOARD of the MISSISSIPPI VALLEY LIBRARY DISTRICT on April 20, 2020.

**Section 2:** Should any portion of this Resolution be declared invalid, the remaining, severable portions shall remain in full force and effect.

**Section 3:** This Resolution shall be in full force and effect following its passage and approval.

ADOPTED this 17<sup>th</sup> day of May, 2021.

AYES:

Burr, Gerstenecker, Gottschalk, Kulupka, Robbins,  
Romero-Lizana, Schusky

NAYS:

N/A

ABSENT:

N/A

ABSTAIN:

N/A

  
\_\_\_\_\_  
President of the Board of Trustees

ATTEST:

  
\_\_\_\_\_  
Secretary of the Board of Trustees

EXHIBIT A attached – Village of Fairmont City letter dated March 4, 2020 requesting support of TIF extensions

VILLAGE OF  
**FAIRMONT CITY, ILLINOIS**

2601 NORTH 41ST STREET FAIRMONT CITY, IL, 62201-2205

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MICHAEL SUAREZ  
MAYOR / VILLAGE PRESIDENT

RICHARD D. RAMIREZ  
VILLAGE CLERK

Mississippi Valley Public Library  
President Mark Schusky  
408 West Main  
Collinsville, Il, 62234

March 4, 2020

Dear Mr. Schusky;

The Village of Fairmont City, Illinois, is preparing to ask the State Legislature to extend the life of its two Tax Increment Financing Districts. The Village seeks the support of your organization, through its governing body, in this effort. The current TIF District's (TIF #1) was created in 1999 and is set to expire on August 4, 2022. The second TIF, (TIF #2) was also established in 1999 but it is not set to expire until October 20, 2022. The Village is in full support of extending each TIF an additional 12 years which will allow each to expire in 2034.

We have found that this economic development tool has become a crucial part in the growth and development of our community, and has been a key component of our ongoing efforts to recruit and retain businesses, create new employment opportunities, and provide the necessary resources to improve and maintain our key infrastructure components and community assets. Losing this mechanism will hinder our ability to continue providing a competitive development environment as well as strain our capacity for roadway, water, sewer, and general quality of life improvements for our businesses and residents. We believe, with the TIF in place, these efforts are valuable to the community as a whole and allow Fairmont City to continue to be a great place to raise a family and maintain a business.

Therefore, the Village is seeking your support in our efforts to lobby our State Legislature to grant an extension to the life of this tool. With your support, we are hoping to delay the expiration of the TIF District from 2022 to 2034 (an additional 12 years).

The TIF program has helped to leverage over \$13,731,432.00 in private investment, the creation of over 100 new jobs, and is the source of funding for many public service projects and community improvement programs.

Here is an example of just some of the projects which the Fairmont City TIF program helped succeed:

**Projects Supported with TIF Funds:**

- Sasak Motel Upgrades
- Pennywash Laundromat Facade and Utility work
- American Legion Façade & upgrade
- B & E Auto Repair Façade and Tank System
- Phillips 66, Convenience Store
- Building Expansion
- Thomas Garage Service Station Wall Collapse
- Library District Sewer Collapse
- Mi Tierra Restaurant Façade and Utility work
- Bunge SCF Build Out

- Apex Recycling Build Out
- Public Sewer Pump Station (main pipe replacement)
- Downtown road improvements, 45<sup>th</sup> Street
- Soccer Park Lighting and Upgrades
- Tank Trailer Cleaning Build Out

**Planned Future Improvements:**

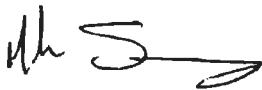
- 45<sup>th</sup> Street Renovation, storm drains, curbs, new asphalt roadway with sidewalk
- Sewer line upgrades (pipe lining) Collinsville Road and secondary lines
- Storm sewer repairs throughout the TIF District Areas
- National Stockyards Infrastructure Improvements
- Commercial/Retail Development at Collinsville Avenue
- Marketing efforts/Business Recruitment
- Business Retention Efforts
- Continued SCF Bunge Expansion
- Improved Broadband/Internet
- Demolition of unsafe structures
- Improved neighborhood Infrastructure and Housing Stock
- Residential Development
- Building Rehabilitation
- Hotel development/Tourism Expansion

New jobs and investments are not only critical to the Village but also to your Taxing Body. I feel the Village's efforts, especially with the extension of the TIF District, will not only succeed in spurring development to the benefit of the Village, but also for you Taxing Body

With your support, we believe that the extension of the TIF District will not only succeed in encouraging and supporting development to the benefit of the Village, but also for you Taxing Body.

We ask that you please present this letter and request for support to the governing body of your Taxing District for its consideration. The citizens of the Village will greatly appreciate your assistance and support.

Sincerely,



Michael Suarez, Mayor

## ATTACHMENT A

### TIF Extensions Draft Project Budget

The Redevelopment Project Objectives for Fairmont City TIF are as follows:

#### TIF Extension Redevelopment Project Objectives

- 45<sup>th</sup> Street Renovation, storm drains, curbs, new road with sidewalk
- Sewer line upgrades (pipe lining) Collinsville Road and secondary lines
- Storm sewer repairs throughout the TIF District Areas
- National Stockyards Infrastructure Improvements
- Commercial/Retail Development at Collinsville Road
- Marketing efforts/Business Recruitment
- Business Retention Efforts
- Continued SCF Bunge Expansion
- Improved Broadband/Internet
- Demolition of unsafe structures
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#### Surplus Declaration Example

##### TIF #1 & #2

(Note not all taxing districts encompass both TIF District Areas)

DISTRICT CODE	TAX DISTRICT	TIF DISTRICT	50% Surplus TIF 1	50% Surplus TIF 2	Total Both TIF Districts
TTCAR	CANTEEN ROAD	TIF #1 & 2	\$6,542	\$764	\$7,306
TTCAN	CANTEEN TWP	TIF #1 & 2	\$9,656	\$1,128	\$10,784
EU010	COLLINSVILLE UNIT #10	FAIRMONT CITY TIF #1	\$66,514	\$0	\$66,514
EU189	E ST LOUIS UNIT #189	TIF #1 & 2	\$33,421	\$203,005	\$236,427
MDES	EAST SIDE HEALTH	TIF #1 & 2	\$2,964	\$3,161	\$6,125
SDME	METRO-EAST SANITARY	TIF #1 & 2	\$7,643	\$7,909	\$15,552
LYMV	MISSISSIPPI VAL. PUB. LIB.	TIF #1 & 2	\$4,037	\$4,178	\$8,214
C001	ST CLAIR CO OTHER	TIF #1 & 2	\$19,614	\$20,916	\$40,530
FDSP	STATE PARK FIRE	FAIRMONT CITY TIF #1	\$0	\$0	\$0
EC522	SWIC DIST #522	TIF #1 & 2	\$4,548	\$0	\$4,548
VCFC	VIL OF FAIRMONT CITY	TIF #1 & 2	\$35,319	\$36,549	\$71,868
C01	MADISON COUNTY	FAIRMONT CITY TIF #1	\$323	\$0	\$323
R17	NAMEOKI ROAD & BRIDGE	FAIRMONT CITY TIF #1	\$192	\$0	\$192
T17	NAMEOKI TOWNSHIP	FAIRMONT CITY TIF #1	\$198	\$0	\$198
EU188	LOVEJOY UNIT #188	FAIRMONT CITY TIF #2	\$0	\$2,818	\$2,818
TTST	STITES TWP	FAIRMONT CITY TIF #2	\$0	\$10,849	\$10,849
PKST	STITES TWP PARK	FAIRMONT CITY TIF #2	\$0	\$2,625	\$2,625
<b>TOTAL</b>			<b>\$190,971</b>	<b>\$293,901</b>	<b>\$484,872</b>