

INCENTIVES

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- Edwardsville school district, \$874,165
- Village of Glen Carbon, \$139,910
- Lewis and Clark Community College, \$127,121
- Madison County, \$111,303

The TIF was a boon to Glen Carbon. It helped bring about the expansion of the Walmart, teardown of the old Cottonwood Mall and development of several new businesses, including the Lowe’s Home Improvement store. A leg of both Illinois Route 159 and Cottonwood Road were included in the corridor, which has exploded with growth in the past three decades.

Even near the end, the village wasn’t quite done with the TIF benefits.

“We ended up amending the developer’s agreement (with THF Realty) and doing a couple more projects. We did a drainage project behind the development and we also allowed the developer to do a piece of a private road,” Bowden said.

Creation of the TIF district didn’t come without controversy. There were some in village government who were against the idea of redirecting money from taxing districts for the benefit of private developers.

Other communities benefit

“TIF, business districts and enterprise zones, I can’t say enough, but they need to be used appropriately and responsibly. And if done so, they are some of these municipalities’ best friends,” said Keith Moran, of Moran Economic Development, who has assisted many towns through the years on forming and implementing various incentives and districts.

In recent times, Moran assisted Collinsville with incentives involved the new Glik’s headquarters and distribution

warehouse project; is assisting the village of Bethalto, which is looking to do more things in the area of St. Louis Regional Airport; and is working on a TIF involving the old Chemetco property in Hartford; among others.

“Places like Fairmont City are starting to work on their incentive programs, doing some things with the Stan bridge (area) and the (former National) Stockyards, looking to promote development. They are wanting to make a name for themselves from a development standpoint and diversify their economy.”

Another example is the village of Dupo, “which continues to promote itself as an industrial distribution hub, especially with the new interchange slated to occur in the next two years or so (at Interstate 255 at Davis Street Ferry).”

Moran’s firm also helped in establishing the Madison County Discovery Enterprise Zone, approved by the state a few years ago and the first such zone for an area that includes Highland, St. Jacob, Troy, Maryville, Glen Carbon and Collinsville.

It’s about 15 square miles, predominantly along the commercial/industrial corridors of each community. It is all contiguous land that in some places is connected by mere feet, Moran said.

Taken in total, the incentive efforts reflect good leadership among communities.

“This is an example of communities working together to take advantage of an economic development tool,” he said. “There are limits to how many zones exist in the state of Illinois, and these folks teamed up to make application to get one of the zones. That’s really started to make a difference.”

He added: “Being in Illinois we have to make ourselves stand out.”

Some TIF districts are going to be more

narrowly focused in the future, Moran believes, citing the case of Hartford and the Chemetco property along Illinois Route 3, near an existing TIF district.

“Hartford is sort of the little community that could, the smaller, industrial river town. We have the former Chemetco site that’s in bankruptcy court. We have brownfield issues and contamination in certain part of that site. But there’s also some viable development ground just to the north of the Chemetco plant that’s not contaminated. It’s in good shape. And actually could be used, especially with its proximity to the river and the interstates. It could be a viable industrial corridor or park.”

The project would be an extension of the Hartford Illinois Route 3 TIF.

In Collinsville, where Glik’s is building

its new headquarters, the estimated cost of construction will be approximately \$5.43 million. The TIF 1 financing for the city of Collinsville for redevelopment will be approximately \$600,000, and the Madison County Discovery Zone incentive will be for \$108,000 in state sales tax incentives for construction supplies.

In addition to Glen Carbon, Moran has worked recently with cities like Mascoutah and Shiloh to help them disband their districts.

In addition to the passage of ordinances and filings with the state, when a TIF district is being closed, money not obligated in the TIF fund has to be divided up among the taxing districts, each according to its pro-rata share. Moran helps the cities through that process.



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