



# TIF COMMITTEE MEETING Minutes

VILLAGE OF TILTON  
2/25/2026 6:45 PM CST  
1001 TILTON RD, TILTON IL 61833

1. CALL TO ORDER  
COMMITTEE CHAIRMAN VIRGIL SHEETS CALLED THE MEETING TO ORDER AT 6:45PM
2. ROLL CALL

## Attendance

### Present:

Members: John Barnes - Board Trustee, Lori Fields - Village Clerk, Bob Finley - Board Trustee, Tiffany Jones-McClellan - Village Administrator, Virgil Sheets - Board Trustee, Cassidy Warrick - Treasurer, Brian Dunavan - IT Director

### Absent:

Members: Billy Wear - Village Mayor

3. RS QUICK PROPERTIES TIF APPLICATION

RYAN QUICK PRESENTED THE COMMITTEE WITH PLANS AND DRAWINGS FOR EXPANSION OF HIS APARTMENT COMPLEX ON TRINITY LANE. CURRENT BUILDINGS ARE ONE IS A QUADRAPLEX AND THREE OTHERS ARE TRIPLEXES. STATES HAS PLANS FOR 11 MORE BUILDINGS, ESTIMATED AT 7 MILLION. STATES HE PUT 7-10 MILLION ON HIS TIF APPLICATION WITH THE EXTRA 3 MILLION BECAUSE HE WOULD LIKE TO DO A COMMUNITY CENTER WOULD LIKE TO COVER AS MUCH INFRASTRUCTURE COST AS POSSIBLE. QUOTE FROM TJ RIBBE FOR INFRASTRUCTURE IS A LITTLE OVER \$700,000.00. STATES HE OWNS AND TAKES CARE OF THE ROADS, INFRASTRUCTURE. STATES HE WOULD LIKE TO GET THE COMMUNITY CENTER DONE IMMEDIATELY. AND ALL FUNDS WOULD BE OBTAINED THROUGH LOANS.

TIFFANY EXPLAINS THAT THIS IS IN A TIF DISTRICT THAT IS EXPIRING IN 2027 AND REFERS TO RYAN THAT THE ATTORNEY IS STILL LOOKING INTO THAT QUESTION ON THE ENTERPRISE ZONE. WAS ASKED WHAT IT WOULD TAKE TO MAKE THIS HAPPEN AND MR. QUICK STATES \$700,000.00. DISCUSSION THAT MR. QUICK IS UNABLE TO RECEIVE TIF AND ECONOMIC ENTERPRISE REBATE. CITY ADMINISTRATOR STATES THAT WITH THE ENTERPRISE ZONE, THE PROPERTY OWNER WOULD HAVE TO GO THROUGH INSPECTIONS AT HIS COST.

MR QUICK STATES ANOTHER OPTION IS ASKING FOR GAMING REVENUE AGAIN, EVEN THOUGH IT IS NOT WHAT IT USED TO BE.

DISCUSSION REGARDING THE NEW TIF VI AND BORDERING TIF V, WITH POSSIBLY ADDING THIS TO ONE OF THOSE. AFTER LOOKING AT TIF MAPS IT WAS DETERMINED IT WOULD NOT ADJOIN.

CITY ADMINISTRATOR STATES WOULD CHECK IF CAN REMOVE TWO PARCELS FROM TIF I AND PUT THEM IN TIF 5.

MR QUICK ASKED IF VILLAGE COULD DO THAT AND CHECK ABOUT THE GAMING REVENUE. CITY ADMINISTRATOR TO CHECK ON QUESTIONS AND BRING TO FULL BOARD AT SPECIAL BOARD MEETING

4. ADJOURN  
MOTION TO ADJOURN AT 7:25

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LORI FIELDS-CLERK

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APPROVED

3-19-2026