



Monday, September 7, 2021
City of Troy
City Council Public Hearing

A. Agenda Items

1. Call to Order

A public hearing was held in the Council Chambers in the City Municipal Building, 116 East Market Street, Troy, Illinois, 62294. The hearing was called to order by Mayor David Nonn at 6:30 pm, followed by the Pledge of Allegiance.

2. Roll Call in Alphabetical Order

Present: Dan Dawson, Tim Flint, Elizabeth Hellrung, Nathan Henderson, Sam Italiano, Tony Manley, and Troy Turner. **Absent:** Debbie Knoll.

Other Officials Present: Mayor David Nonn, City Treasurer Kelly Huelsmann, City Administrator Jay Keeven, Chief of Police Brent Shownes, Public Works Director Rob Hancock, Building and Zoning Administrative Coordinator Linda Taake, City Clerk Kim Thomas, and Deputy Clerk Andrea Lambert.

3. Presentation and Discussion of Proposed Business District V Blight Analysis and Development Plan

Keith Moran, founder and president of Moran Economic Development LLC, gave a short presentation to the council and the public on the Blight Analysis and Development Plan for Troy's proposed new business district. This will be the fifth business district for Troy, called the Troy Business Improvement District (TBID). It is larger than the other four Troy business districts and a bit more general in nature. It includes the downtown area, the interstate area, and businesses along Edwardsville Road.

Business Districts allow the city to establish a sales tax, up to 1%, within the defined area. The tax collected is for use only within the defined area. Even with the added business district tax, Troy sales tax will be among the lowest in the area. Items that will not be affected by the business tax: items licensed through the State of Illinois (cars, boats, etc.), medicine, other medical products, and groceries.

In order to be considered under blight analysis, the area does not need to be falling down. It only needs one factor to qualify; the TBID has four factors. The area qualified because it suffers from street layout issues, deterioration of site improvements, undermining in the area, and improper subdivision and obsolete platting.

The current growth of Troy's proposed business district is stagnant and unutilized compared to the rest of the city. It is not growing like it could and should.

The goals of the plan are to: market the existing businesses within the area; promote retention and expansion; recruit new businesses; develop new parcels within the area; promote aesthetic improvements, particularly the beautification of the downtown area; implement streetscape improvements, including sidewalk repair, burying of power lines, installation of flower boxes and other landscaping, banners on light poles, and lighting upgrades; improve the high-traffic areas of the district including landscaping, planters and trees, and updated signage; and facilitate street and infrastructure improvements, including Formosa Road improvements, intersection improvements, sewer lining, etc.

This business district will last 23 years, unless the city decides to end it beforehand. If the business district is adopted before September 30th, the tax would go into effect on January 1, 2022. The city would begin receiving the tax dollars from the state in April 2022.

4. Public Input

Mayor Nonn asked if any members of the public would like to speak. There were none.

5. Adjournment

Motion: To adjourn the public hearing.

Moved by Italiano. **Seconded by** Henderson. **Vote:** Motion passed by voice vote.

Hearing adjourned at 6:44 pm.

Kimberly Thomas
City Clerk