

Minutes of the Public Hearing and Special Board Meeting of the  
Village of Jerome Board

**CALL TO ORDER:** The President and the Board of Trustees held a Public Hearing and Special Board meeting on Thursday, September 26, 2024, at the Jerome Civic Center, 2901 Leonard Street, Jerome, Illinois. The meeting was called to order at 6:34 pm by President Lopez, followed by Roll call and the Pledge of Allegiance.

**ROLL CALL:** The following were present:  
Mike Lopez, Village President  
Kathy DeHart, Trustee Public Health  
Leigh Irons, Trustee of Public Safety  
Ralph Irons, Trustee of Water Department  
Dale Lael, Trustee of Building & Zoning  
Phil Raftis, Trustee of Public Works

Also Present:  
Lisa Cave, Village Clerk  
Jason Brokaw, Attorney, Giffin, Winning, Cohen & Bodewes, PC

Absent:  
Katrina Christofilakos, Trustee of Public Property  
Emily Snow, Village Treasurer  
Steve Roth, Executive Assistant

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President Lopez asked for a moment of silence for Robert Gray. Robert Gray was a leader in the Springfield Citizens Club and treated all he met with respect. President Lopez has directed that all USA Flags located on the Village property to be lowered at half-staff on Friday September 27, 2024, through Monday September 30, 2024, in remembrance.

**PUBLIC HEARING COMMENTS:** President Lopez introduced Adam Stroud, with PGAV Planners out of St. Louis. Adam stated that PGAV Planners are working with the Village of Jerome on two different topics, a Business District and a TIF District. Adam stated that the Village meets the criteria for the statutory guidelines for a Business District. Adam stated that a Business District will allow a 1% sales tax for 23 years on all businesses that are within the boundary limits of the Business District. The businesses do not have a choice, they will be required to charge this tax to all consumers and that 1% will filter back straight to Jerome. The timeline of the Business District is if the Board approves the Ordinance to create the Business District, the Village can start receiving the 1% sales tax as soon as January 1, 2025. The Village will need to monitor on an annual basis the addresses within the Business District and create an formal application and approval process moving forward for any Business that asks for funding. The 1% can be used for infrastructure, owners of locations that want to modify for new tenants, or upgrades for businesses already located within the Village that would like to update their signs or space of their business. The Village can grant the funds as an Assistance with the Business with an Agreement between them and the Village and would be able to be very flexible. Adam stated it could take a few months to build up the

funds, but the expenditure is at the sole discretion of the Board. The Village would see the 1% sales tax in March of 2025, as the state is typically 2 months behind when paying forward the sales tax. Trustee DeHart asked if this is something we could ask the businesses to improve the street scenes? Adam stated that it can be incorporated with their agreement with the business that applies. Adam gave an example of Shop n Save if a new business wanted to improve that building and the Board could request that pedestrian access for example be part of their plan. President Lopez stated that Barrell Head and Shop n Save are businesses that could use the funds. Trustee DeHart stated years ago when she moved into the Village her first impression with the look of Jerome is that it is outdated and needs improvement, Trustee DeHart stated that it had not changed, and the Village looks the same as it did in 1950. Adam stated that this Business District is coming at the perfect time for Jerome to capitalize the funds to improve the Village, with the City of Springfield creating Legacy Point and that Jerome is so close to the area. Trustee Lael would like the connection with the Village and Route 66 to be more known as the Village was the scenic byway from 1926-1930. Trustee Lael stated he is involved with the American Giants and would want to see more of them as the home of the Lauterbach man is on Wabash Ave.

Mike Murphy, former State Representative and with Greater Springfield Chamber of Commerce addressed the Board that he feels the Business District will give the Village tools that they do not currently have. Mike stated that in 2019 the State of Illinois had no data centers and now the State of Illinois is the top one in the Country, because they had the tools to close the deal with multiple locations. Mike said the Village is ahead of the game and not behind so that when Macarthur gets improved and Scheels gets filled up, it will generate a lot of excitement and be transformational to the Village of Jerome. President Lopez thanked Mike Murphy for his support in the Village of Jerome securing the \$1,000,000 grants for Iles Ave reconstruction. Mike stated he loves this community and will do anything to help. President Lopez stated he was at the Greater Springfield Chamber of Commerce meeting where they had a slide presentation of creating an additional 50,000 hotel rooms for Springfield and they anticipate over 250,000 visitors in one year attending the sporting events from Thursday through Sundays.

Colleen Cavanagh, running for Sangamon County Board attended the meeting.

President Lopez closed the Public Hearing at 7:07 pm.

**NEW BUSINESS:** President Lopez opened discussion and approval of the Martin Engineering Company Agreement for Special Services related to the Proposed Business District and Payment of the Invoice. Attorney Brokaw stated that at the beginning Martin Engineering stated it should not exceed \$9,000.00 to create the legal description for the proposed Business and TIF Districts. The total for the invoice is \$6,029.00. President Lopez stated this would be paid out of general funds and reimbursed from the 1% Business District funds once approved.

Motion to Approve the Martin Engineering Company Agreement for Special Services related to the Proposed Business District and Payment of the Invoice in the amount of \$6,029.00 by Trustee Leigh Irons and 2nd by Trustee Lael

Upon roll call vote, all voted AYE;

**MOTION PASSES.**

President Lopez opened discussion and approval of Ordinance 25-14 An Ordinance Establishing the Jerome Business District and Approving Certain Actions in Connection with the Establishment of the Jerome Business District.

Motion to Approve Ordinance 25-14 An Ordinance Establishing the Jerome Business District and Approving Certain Actions in Connection with the Establishment of the Jerome Business District by Trustee Leigh Irons and 2nd by Trustee Lael

Upon roll call vote, all voted AYE;

**MOTION PASSES.**

President Lopez opened discussion and approval of Ordinance 25-15 An Ordinance Authorizing the Imposition and Collection of Retailers' and Service Occupation Taxes within the Jerome Business District. Attorney Brokaw stated that this will already be in place when and if a business comes to the Board for a grant from the 1% funds of the business tax. The funds would be in a separate account strictly for the 1% Business District Sales Tax.

Motion to Approve Ordinance 25-15 An Ordinance Authorizing the Imposition and Collection of Retailers' and Service Occupation Taxes within the Jerome Business District by Trustee Leigh Irons and 2nd by Trustee Lael

Upon roll call vote, all voted AYE;

**MOTION PASSES.**

**ADJOURNMENT:** With no further business, President Lopez asked for a motion to close the meeting at 7:19 pm. Motion was made by Trustee Leigh Irons and 2nd by Trustee DeHart.

**PREPARED BY:** Lisa Cave, Clerk

**DATE APPROVED:** October 3, 2024

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Village Clerk

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Date