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**Thursday, August 18, 2011**

Hoopeston's only locally-owned daily news publication

P.O. Box 441, Hoopeston, IL. 60942

Phone/Fax (217) 283-9348

Lourdine Florek, owner

www.justthefacts.net

## City council approves assisted living center TIF agreement

A planned 32-unit assisted living center got a boost Tuesday from the Hoopeston City Council.

The council unanimously approved a Tax Increment Financing redevelopment agreement with JFG Development to build the center on the northwest corner of property between Hoopeston Area Middle School and Casey's General Store on Route 9.

Under the agreement, developers will receive 95 percent of TIF-eligible expenses until 2021, when the TIF expires, said Alderman Bill Goodwine, finance committee chairman. This agreement is unlike others the city has because of the nearing expiration date. Under others, the tax increment is split 70-30 between developer and city, he explained.

Under the TIF program, the difference between taxes paid on undeveloped property and the increase once the property is developed, goes into the city's TIF fund. That money is split between the city and developers for a specified period.

Bill Fricke, of JFG Development, told the council that developers have studied area demographics for people 75 and older, as well as the poverty rate to determine "do people need the service and are the people able to

pay," he said. "There's been some talk that this city can't support it, but we believe it will," he said. "We need a little bit of help to get the project started."

Under the agreement, the assisted living center will be completed by July 31, 2012. Developers will not seek tax exempt status on the original structure until December 31, 2036; additions to the structure are not covered by the original agreement.

Depending on the success of the initial phase, more units may be considered because demographics show the area can support 40 units, Fricke added.

Developers, who, besides Fricke, include Roger Jackson and Bill Geis, purchased seven acres for the project and possible expansion. The center will be a one-story, 30,000 square foot, brick/stone and siding façade structure with kitchen, dining room, lounges and theater room, among other amenities.

Goodwine said the complex is expected to create 15 full time positions, but will benefit Hoopeston in other ways, including increased utilization of medical services. Speaking of Hoopeston Regional Health Center's plans, Goodwine said the assisted living center "dovetails nicely."

In related business, the council approved a \$26,691 TIF payment to Hoopeston RX, LLC, per the redevelopment agreement for CVS. The amount is for 2009 taxes paid in 2010.

Goodwine said the equalized assessed valuation of that property was \$103,000 before CVS was built. That increased the EAV to \$509,000 - with an approximate market value of \$1.5 million - resulting in an additional \$40,138 in property taxes.

In unrelated business, the council:

Heard from Alderman Brandon Hamilton with "a

See COUNCIL on other side

## Annual Tomato Contest

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**Hoopeston**  
**American Legion**  
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## Police News



**Susan M. Schmink**, 26, of Wellington, was arrested after a traffic stop at 7:38 p.m. Tuesday in the 100 block of West Penn. She was charged with DUI/ drugs and possession of a controlled substance and was taken to the Public Safety Building in Danville to await arraignment.

### Court Dispositions



July 7

**Jerry Lindsey**, Hoopeston, status hearing August 4.  
**Lillian Maple**, Hoopeston, status hearing September 1; to perform 22 hours public service in lieu of fine.

### Council continued from other side

friendly reminder” about the downtown burning ordinance, which covers such things as employees grilling food outside businesses. He suggested businesses need a conditional or special use permit to do so.

Hamilton also reported on fire committee meeting last week in which purchasing equipment was discussed. The committee “will step up and be more aggressive” in searching out used equipment to make sure the city gets “the most bang for our buck,” he said.

Heard from Alderwoman Nancy Stipp about the need for residents to clean up their properties for the National Sweetcorn Festival on Labor Day weekend.

Mayor Bill Crusinberry echoed her statement and asked residents to give a “warm greeting to strangers in town.”

Heard from Alderman Carl Ankenbrand that there have been a couple incidents of youngsters skateboarding and riding bikes in the civic center. Police may be called for future infractions.

Ankenbrand also reminded those present that school starts Friday and asked them to be mindful of students going to and from school.

### Weather



Mostly sunny today. High 84. Tonight, clear. Low 59. Tomorrow, mostly sunny. High 86, low 64.  
For current weather conditions, call Hoopeston Weather Service, (217) 283-6221.

**Tara S. Martin**, 26, of Hoopeston, was arrested after an incident at 7:55 p.m. Tuesday in the 400 block of Dixie Highway. She was charged with assault on a complaint from a 15-year-old girl who alleged Martin threatened her.

Martin was released on a notice to appear in city court.

### Obituaries

**KELLEY** - Russell D. Kelley, 61, of Butler, Ind., formerly of Hoopeston, died Monday, Aug. 15, 2011, at home. Graveside service will be at 10:30 a.m. Thursday at Mann’s Chapel Cemetery south of Ross-ville. There will be no visitation. Memorials are suggested to a local humane society. Brown-Alkire Funeral Home, Hoopeston, is in charge of arrangements.

### Classifieds

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HOOPESTON: 911 Sells Dr. Fri. & Sat., 6 a.m.-? Clothing, tools, household items, electronics, children & adult items. Too many items to list. Something for everyone. Come check it out!

HOOPESTON: 713 Trego Dr. Fri. & Sat., 8-2. Moving sale. Little bit of everything—no clothes.

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