Meeting Agenda
Joint Review Board Meeting
For
Pheasant Run TIF 8
November 10, 2026
3:30 p.m.
City Council Chambers

I. Call to Order

II. Roll Call

III. Selection of Public Member

IV. Selection of Chairperson

V. Approval of the November 13, 2025 Pheasant Run TIF Meeting Minutes

VI. Review of the Operating Results and Status of the Pheasant Run TIF to Date

VII. Questions/Comments

VIII. Adjourn

ADA Compliance

Any individual with a disability requesting a reasonable accommodation to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or by e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

Meeting Agenda
Annual Joint Review Board Meeting
For
First Street TIF 4
November 10, 2026
3:45 p.m.
City Council Chambers

I. Call to Order

II. Roll Call

III. Selection of Public Member

IV. Selection of Chairperson

V. Approval of the November 13, 2025 First Street TIF Meeting Minutes

VI. Review of the Operating Results and Status of the First Street TIF to Date

VII. Questions/Comments

VIII. Adjourn

ADA Compliance

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Meeting Agenda
Annual Joint Review Board Meeting
For
St. Charles Manufacturing TIF 5
November 10, 2026
3:45 p.m.
City Council Chambers

I. Call to Order

II. Roll Call

III. Selection of Public Member

IV. Selection of Chairperson

V. Approval of the November 13, 2025 St. Charles Manufacturing TIF Meeting Minutes

VI. Review of the Operating Results and Status of the St. Charles Manufacturing TIF to Date

VII. Questions/Comments

VIII. Adjourn

ADA Compliance

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Meeting Agenda
Annual Joint Review Board Meeting
For
Central Downtown TIF 7
November 10, 2026
3:45 p.m.
City Council Chambers

I. Call to Order

II. Roll Call

III. Selection of Public Member

IV. Selection of Chairperson

V. Approval of the November 13, 2025 Central Downtown TIF Meeting Minutes

VI. Review of Operating Results and Status of the Central Downtown TIF to Date

VII. Questions/Comments

VIII. Adjourn

ADA Compliance

Any individual with a disability requesting a reasonable accommodation to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or by e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

Meeting Agenda
Joint Review Board Meeting
Proposed Seventh Street Commons TIF District
November 10, 2026
4:00 p.m.
City Council Chambers

I.	Call to Order
II.	Introduction of Representatives
III.	Selection of Public Member
IV.	Selection of Chairperson
V.	Review of Joint Review Board Procedures and duties
VI.	TIF Plan and TIF Eligibility Criteria Review
VII.	Review of Draft TIF Ordinances
VIII.	Questions/Comments from JRB
IX.	Questions/Comments from Public
X.	Consideration of Joint Review Board Recommendations to City Council Regarding the Designation of the Seventh Street Commons TIF District (Chairperson)
X1.	Review of Timetable and Next Steps
XII.	Adjourn

ADA Compliance

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