



## Kirksville Tax Increment Finance (TIF) Commission

January 29, 2026, 3:00 pm  
City Hall, Council Chambers, 201 S. Franklin St.

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### Call Meeting to Order

### Roll Call

### Order of the Agenda:

Staff Report of additions or changes  
Motion (and Second) to approve the order of the agenda  
Vote – Ayes / Nays / Abstain

### Minutes:

Minutes of the regular meeting on January 30, 2025  
Motion (and Second) to approve minutes  
Chair asks for corrections  
Vote – Ayes / Nays / Abstain

### Financial Reports:

Financial Reports for the 4th Quarter 2024; 1st, 2nd, and 3rd Quarters 2025  
Motion (and Second) to approve the financial reports  
Chair asks for corrections  
Vote – Ayes / Nays / Abstain

### Old Business:

None

### New Business:

- 1. Election of Chair**
  - a. Nominations
  - b. Discussion
  - c. Vote – Roll Call
  - d. Newly-elected Chair Now Leads the Meeting
  
- 2. Election of Vice Chair**
  - a. Nominations
  - b. Discussion
  - c. Vote – Roll Call

**3. Election of Secretary / Treasurer**

- a. Nominations
- b. Discussion
- c. Vote – Roll Call

**4. Annual Report – 2025 TIF Annual Report**

- a. Staff Report
- b. Discussion

Staff Comments:

Invitation to the State of the City

- a. Monday, February 2, 2026, at 5:30 pm – Kirk Memorial Building, Truman State University

Invitation to the Fourth Annual Boards and Commissions Recognition Banquet

- a. Monday, March 30, 2026, at 6:00 pm – Georgian Room, Student Union Building, Truman State University

Citizen Participation

(Time Limit of Five Minutes) Citizen participation is for suggestions and comments on items affecting the Tax Increment Finance (TIF) Commission and the City, but are not on the agenda. Action by the Commission other than acknowledgment is not expected at the same meeting. Citizens may address the Commission on topics which are part of the regular agenda when these items are discussed by the Commission. Citizens must add their signature to the Citizen Participation Sign-In Sheet and announce their name before they begin speaking. The Commission does like to follow up with citizens and request citizens willing to leave a form of contact.

Adjournment

Notice of Nondiscrimination:

All persons within the City of Kirksville are free and equal and shall be entitled to the following equal use and enjoyment within the city at any place of public accommodation without discrimination or segregation on account of age, ancestry, color, disability, gender, gender identity, marital status, national origin, race, religion, sexual orientation or on any other basis that would be in violation of any applicable federal, state, or local law.

Notice of Disability Accommodations:

Any person with a disability desiring reasonable accommodation to attend this meeting may contact the City Clerk at 660.627.1225 to make such arrangements

# KIRKSVILLE TAX INCREMENT FINANCE COMMISSION

Open Meeting - January 30, 2025

Council Chambers, City Hall, 201 S. Franklin St., 4:00 pm

**Voting Members Present:** Bill Castles, Carolyn Chrisman, Don Crosby, Tony Fajkus, Daniel Joyner, Lacy King

**Voting Members Absent:** None

**Others Present:** Zac Burden (City Mayor), Ashley Young (Community & Economic Development Director), Scott Williamson (Kirksville Police Chief), Jon Cook (Kirksville Fire Chief)

## Call Meeting to Order

Tony Fajkus called the meeting to order at 4:00 pm. A quorum was present.

## Approval of Agenda

The order of the agenda was reviewed. Ashley Young indicated there were no changes or additions to the agenda. Carolyn Chrisman moved to approve the order of the agenda as presented; seconded by Don Crosby. The motion carried by the following vote: Bill Castles – aye; Carolyn Chrisman – aye; Don Crosby – aye; Tony Fajkus - aye; Lacy King – aye; Daniel Joyner – aye. Ayes – 6; Nays – 0; Absent – 0.

## Approval of Minutes

The minutes from February 29, 2024 meeting were reviewed. Ashley Young stated that there were no changes or additions. Carolyn Chrisman moved to approve the minutes as presented; seconded by Bill Castles. The motion carried by the following vote: Bill Castles – aye; Carolyn Chrisman – aye; Don Crosby – aye; Tony Fajkus - aye; Lacy King – aye; Daniel Joyner – aye. Ayes – 6; Nays – 0; Absent – 0.

## Financial Report

King guided the Commission through the details of the TIF Financials. King discussed the Fourth Quarter of 2023; and then the First, Second, and Third Quarters of 2024. General discussion ensued. After discussion, Carolyn Chrisman moved to approve the reviewed TIF Financials presented; seconded by Bill Castles. The motion carried by the following vote: Bill Castles – aye; Carolyn Chrisman – aye; Don Crosby – aye; Tony Fajkus - aye; Lacy King – aye; Daniel Joyner – aye. Ayes – 6; Nays – 0; Absent – 0.

## Old Business

None.

## New Business

**Election of Chair, Vice-Chair, & Secretary / Treasurer –** Nominations were discussed for Chair, Vice-Chair, and Secretary / Treasurer among the Commission. Don Crosby motioned to appoint Carolyn Chrisman as the Chair, Daniel Joyner as the Vice-Chair, and Bill Castles as the Secretary / Treasurer; seconded by Lacy King. The motion carried by

the following vote: Bill Castles – aye; Carolyn Chrisman – aye; Don Crosby – aye; Tony Fajkus - aye; Lacy King – aye; Daniel Joyner – aye. Ayes – 6; Nays – 0; Absent – 0.

**2024 TIF Annual Report** - Community & Economic Department Director Ashley Young presented the annual report for both TIF districts. Young went over the history of the TIF. Young talked about the South 63 TIF and the Real Property Assessed Valuation has had growth since inception, but nothing the past year.

Young noted the projects in 2024 included the completion of 108 and 111 S. Elson St. The Façade improvements for 121 W. Washington St went out for bid, but the bid was rejected due to cost. City Staff along with the Architect will review and make any necessary changes to the project. Also, the Façade improvements for 110 and 112 S. Elson St are currently being designed. Lastly, the public parking lot at the corner of East Jefferson and South Marion Streets has begun.

Young discussed the projects for 2025. Included in the budget is the Community Revitalization Grant through the Missouri Department of Economic Development for the Downtown Revitalization Program. Also, Young mentioned other projects that included downtown sidewalk brick band improvements, intersection curb extensions, and the completion of the Jefferson and Marion Street parking lot.

**Proposition Purpose Built Presentation** – Community & Economic Department Director Ashley Young addressed the Commission and discussed the plans for the renovation and expansion of City Hall to include a larger Council Chambers and improved space for the Adair County Emergency Communications Center.

Next, Fire Chief Jon Cook addressed the Commission regarding the future location of a new fire station on the north side of Kirksville to ensure proper response to that section of the city. Discussion ensued. Then, Police Chief Scott Williamson addressed the Commission regarding the future location of a new police station to best serve officers and operations along with the Kirksville citizens. Discussion ensued.

Finally, Finance Director Lacy King addressed the Commission regarding the budget breakdown and project costs. The proposed amount would be a 3/8 cent sales tax on goods and services in Kirksville. King stated that if approved, the sales tax would be in place for 20 years and generate about \$1.5 million each year. Discussion ensued.

Mayor Zac Burden addressed the Commission about our community need for these new facilities to be able to serve the citizens of Kirksville more efficiently and effectively.

### **Adjournment**

Chair Carolyn Chrisman made a motion to adjourn. The meeting adjourned at 5:32 pm.

Sonya Ray  
Administrative Specialist

**CITY OF KIRKSVILLE  
DOWNTOWN TIF DISTRICT  
STATEMENT OF REVENUES AND EXPENDITURES (UNAUDITED)  
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2024**

**Revenues**

Loan Repayments	0.00
Refunds	3,182.25
Investment Earnings	<u>20,545.69</u>
	23,727.94

**Expenditures**

Misc Contractual Services	254.00
Legal Services	0.00
Professional Publications	0.00
Infrastructure	335,779.38
Transfers Out	<u>0.00</u>
	<u>336,033.38</u>

<b>Excess of Revenue Over (Under) Expenditures</b>	<b><u>(\$312,305.44)</u></b>
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**CITY OF KIRKSVILLE  
DOWNTOWN TIF DISTRICT  
BALANCE SHEET (UNAUDITED)  
AS OF DECEMBER 31, 2024**

**Assets**

<b>Cash</b>	1,064,024.88
<b>Current Receivables:</b>	
Notes Receivable	105,187.15
Accounts Receivable	0.00
Interest Receivable	<u>489.33</u>
	<u>105,676.48</u>
<b>Total Assets</b>	<b><u>\$1,169,701.36</u></b>

**Liabilities and Fund Balance**

<b>Current Payable</b>	
Accounts Payable	0.00
Contract Payable	281,663.50
<b>Deferred Revenue</b>	
RE Taxes	0.00
<b>Total Liabilities</b>	<b><u>281,663.50</u></b>
<b>Fund Balance:</b>	
Prior	1,200,343.30
Current	<u>(312,305.44)</u>
	<u>888,037.86</u>
	<b><u>\$1,169,701.36</u></b>

**CITY OF KIRKSVILLE  
SOUTH 63 CORRIDOR TIF  
STATEMENT OF REVENUES AND EXPENDITURES (UNAUDITED)  
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2024**

**Revenues**

Real Estate Taxes	1,270.13
Sales and Economic Activity Taxes	50,615.57
Investment Earnings	<u>295.09</u>
	52,180.79

**Expenditures**

Misc Contractual Services	35,000.00
Legal Services	0.00
Debt Service	0.00
Infrastructure	<u>0.00</u>
	<u>35,000.00</u>

<b>Excess of Revenue Over (Under) Expenditures</b>	<b><u>\$17,180.79</u></b>
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**CITY OF KIRKSVILLE  
SOUTH 63 CORRIDOR TIF  
BALANCE SHEET (UNAUDITED)  
AS OF DECEMBER 31, 2024**

**Assets**

<b>Cash</b>	14,678.71
<b>Current Receivables:</b>	
Real Estate Tax Receivable	1,270.13
Economic Activity Tax Receivable	5,227.59
Interest Receivable	<u>1.35</u>
<b>Total Assets</b>	<b><u>\$21,177.78</u></b>

**Liabilities and Fund Balance**

<b>Current Payable:</b>	
Accounts Payable	0.00
Due To Other Fund	0.00
<b>Long Term Payable:</b>	
Advance from Fund	0.00

**Deferred Revenue:**

<b>Total Liabilities</b>	<b><u>0.00</u></b>
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<b>Fund Balance:</b>	
Prior	3,996.99
Current	<u>17,180.79</u>
	<u>21,177.78</u>

**\$21,177.78**

**CITY OF KIRKSVILLE  
DOWNTOWN TIF DISTRICT  
STATEMENT OF REVENUES AND EXPENDITURES (UNAUDITED)  
FOR THE THREE MONTHS ENDED MARCH 31, 2025**

**Revenues**

Real Estate Taxes	0.00
Sales and Economic Activity Taxes	0.00
Loan Repayments	89,875.07
Refunds & Reimbursements	0.00
Investment Earnings	4,087.55
Miscellaneous	<u>0.00</u>
	93,962.62

**Expenditures**

Misc Contractual Services	0.00
Legal Services	0.00
Infrastructure	(3,000.00)
Transfers Out	<u>0.00</u>
	<u>(3,000.00)</u>

<b>Excess of Revenue Over (Under) Expenditures</b>	<b><u>\$96,962.62</u></b>
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**CITY OF KIRKSVILLE  
DOWNTOWN TIF DISTRICT  
BALANCE SHEET (UNAUDITED)  
AS OF MARCH 31, 2025**

**Assets**

<b>Cash</b>	<b>816,392.13</b>
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**Current Receivables:**

Notes Receivable	168,608.35
Real Estate Taxes	0.00
Economic Development Sales Tax	0.00
Accounts Receivable	<u>0.00</u>
	<u>168,608.35</u>
	<b><u>\$985,000.48</u></b>

**Liabilities and Fund Balance**

**Current Payable:**

Accounts Payable	0.00
Contracts Payable	0.00

<b>Deferred Revenue</b>	<b>0.00</b>
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**Fund Balance:**

Prior	888,037.86
Current	<u>96,962.62</u>
	<u>985,000.48</u>
	<b><u>\$985,000.48</u></b>

**CITY OF KIRKSVILLE  
SOUTH 63 CORRIDOR TIF  
STATEMENT OF REVENUES AND EXPENDITURES (UNAUDITED)  
FOR THE THREE MONTHS ENDED MARCH 31, 2025**

**Revenues**

Real Estate Taxes	0.00
Sales and Economic Activity Taxes	5,085.92
Investment Earnings	<u>61.33</u>
	5,147.25

**Expenditures**

Misc Contractual Services	0.00
Legal Services	0.00
Infrastructure	<u>0.00</u>
	<u>0.00</u>

<b>Excess of Revenue Over (Under) Expenditures</b>	<b><u>\$5,147.25</u></b>
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**CITY OF KIRKSVILLE  
SOUTH 63 CORRIDOR TIF  
BALANCE SHEET (UNAUDITED)  
AS OF MARCH 31, 2025**

**Assets**

<b>Cash</b>	26,325.03
<b>Current Receivables:</b>	
Economic Activity Tax Receivable	0.00
Sales Tax Receivable	<u>0.00</u>
<b>Total Assets</b>	<b><u>\$26,325.03</u></b>

**Liabilities and Fund Balance**

<b>Current Payable:</b>	
Accounts Payable	0.00
<b>Long Term Payable:</b>	
Advance from Fund	0.00
<b>Deferred Revenue:</b>	
<b>Total Liabilities</b>	<b><u>0.00</u></b>
<b>Fund Balance:</b>	
Prior	21,177.78
Current	<u>5,147.25</u>
	<u>26,325.03</u>
	<b><u>\$26,325.03</u></b>

**CITY OF KIRKSVILLE  
DOWNTOWN TIF DISTRICT  
STATEMENT OF REVENUES AND EXPENDITURES (UNAUDITED)  
FOR THE SIX MONTHS ENDED JUNE 30, 2025**

**Revenues**

Real Estate Taxes	88.79
Sales and Economic Activity Taxes	0.00
Loan Repayments	111,236.03
Refunds & Reimbursements	0.00
Investment Earnings	8,386.01
Miscellaneous	<u>0.00</u>
	119,710.83

**Expenditures**

Misc Contractual Services	0.00
Legal Services	0.00
Infrastructure	32,000.00
Transfers Out	<u>0.00</u>
	<u>32,000.00</u>
<b>Excess of Revenue Over (Under) Expenditures</b>	<b><u>\$87,710.83</u></b>

**CITY OF KIRKSVILLE  
DOWNTOWN TIF DISTRICT  
BALANCE SHEET (UNAUDITED)  
AS OF JUNE 30, 2025**

**Assets**

<b>Cash</b>	807,140.34
<b>Current Receivables:</b>	
Notes Receivable	168,608.35
Real Estate Taxes	0.00
Economic Development Sales Tax	<u>0.00</u>
	<u>168,608.35</u>
	<u>\$975,748.69</u>

**Liabilities and Fund Balance**

<b>Current Payable</b>	0.00
<b>Deferred Revenue</b>	
<b>Fund Balance:</b>	
Prior	888,037.86
Current	<u>87,710.83</u>
	<u>975,748.69</u>
	<u>\$975,748.69</u>

**CITY OF KIRKSVILLE  
SOUTH 63 CORRIDOR TIF  
STATEMENT OF REVENUES AND EXPENDITURES (UNAUDITED)  
FOR THE SIX MONTHS ENDED JUNE 30, 2025**

**Revenues**

Real Estate Taxes	0.00
Sales and Economic Activity Taxes	14,421.95
Investment Earnings	<u>224.75</u>
	14,646.70

**Expenditures**

Misc Contractual Services	0.00
Legal Services	0.00
Infrastructure	<u>0.00</u>
	<u>0.00</u>

<b>Excess of Revenue Over (Under) Expenditures</b>	<b><u>\$14,646.70</u></b>
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**CITY OF KIRKSVILLE  
SOUTH 63 CORRIDOR TIF  
BALANCE SHEET (UNAUDITED)  
AS OF JUNE 30, 2025**

**Assets**

<b>Cash</b>	35,824.48
<b>Current Receivables:</b>	
Economic Activity Tax Receivable	<u>0.00</u>
<b>Total Assets</b>	<u><b>\$35,824.48</b></u>

**Liabilities and Fund Balance**

<b>Current Payable:</b>	
Accounts Payable	0.00
<b>Long Term Payable:</b>	
Advance from Fund	0.00
<b>Deferred Revenue:</b>	
<b>Total Liabilities</b>	<u><b>0.00</b></u>
<b>Fund Balance:</b>	
Prior	21,177.78
Current	<u>14,646.70</u>
	<u><b>35,824.48</b></u>
	<u><b>\$35,824.48</b></u>

**CITY OF KIRKSVILLE  
DOWNTOWN TIF DISTRICT  
STATEMENT OF REVENUES AND EXPENDITURES (UNAUDITED)  
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2025**

**Revenues**

Real Estate Taxes	88.79
Sales and Economic Activity Taxes	0.00
Loan Repayments	122,704.65
Refunds & Reimbursements	0.00
Investment Earnings	12,635.95
Miscellaneous	<u>0.00</u>
	135,429.39

**Expenditures**

Misc Contractual Services	200.00
Legal Services	0.00
Infrastructure	32,000.00
Transfers Out	<u>0.00</u>
	<u>32,200.00</u>
<b>Excess of Revenue Over (Under) Expenditures</b>	<b><u>\$103,229.39</u></b>

**CITY OF KIRKSVILLE  
DOWNTOWN TIF DISTRICT  
BALANCE SHEET (UNAUDITED)  
AS OF SEPTEMBER 30, 2025**

**Assets**

<b>Cash</b>	822,658.90
<b>Current Receivables:</b>	
Notes	168,608.35
Real Estate Taxes	0.00
Economic Development Sales Tax	<u>0.00</u>
	<u>168,608.35</u>
	<u>\$991,267.25</u>

**Liabilities and Fund Balance**

<b>Current Payable</b>	0.00
<b>Deferred Revenue</b>	0.00
<b>Fund Balance:</b>	
Prior	888,037.86
Current	<u>103,229.39</u>
	<u>991,267.25</u>
	<u>\$991,267.25</u>

**CITY OF KIRKSVILLE  
SOUTH 63 CORRIDOR TIF  
STATEMENT OF REVENUES AND EXPENDITURES (UNAUDITED)  
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2025**

**Revenues**

Real Estate Taxes	0.00
Sales and Economic Activity Taxes	25,522.29
Investment Earnings	<u>444.97</u>
	25,967.26

**Expenditures**

Misc Contractual Services	0.00
Legal Services	0.00
Infrastructure	<u>0.00</u>
	<u>0.00</u>

<b>Excess of Revenue Over (Under) Expenditures</b>	<b><u>\$25,967.26</u></b>
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**CITY OF KIRKSVILLE  
SOUTH 63 CORRIDOR TIF  
BALANCE SHEET (UNAUDITED)  
AS OF SEPTEMBER 30, 2025**

**Assets**

<b>Cash</b>	47,145.04
<b>Current Receivables:</b>	
Economic Activity Tax Receivable	<u>0.00</u>
<b>Total Assets</b>	<b><u>\$47,145.04</u></b>

**Liabilities and Fund Balance**

<b>Current Payable:</b>	
Accounts Payable	0.00
<b>Long Term Payable:</b>	
Advance from Fund	0.00
<b>Deferred Revenue:</b>	
<b>Total Liabilities</b>	<b><u>0.00</u></b>
<b>Fund Balance:</b>	
Prior	21,177.78
Current	<u>25,967.26</u>
	<u>47,145.04</u>
	<b><u>\$47,145.04</u></b>