

TIF Committee Minutes and Report to Council
3:00 p.m., January 3, 2017

Roll Call: Phyllis Truitt
 Mayor Dan Kleiss
 Drew Hoel
 Brian Moody

ACTION ITEMS

- Financial Statements. Hoel distributed and reviewed the preliminary December financial statements.
- Delinquency Report. Hoel distributed and reviewed the end of December delinquency report. Hoel noted a couple of new additions to the delinquency report that were unusual, but would hopefully be caught up before next month's report. Committee members also discussed possible collection actions against one of the delinquencies.
- Downtown Restaurant Prospects. Brian Moody reported that we were still awaiting additional information from the architect's work for the proposal to remodel the 100-104 W. Sale property. Mayor Kleiss also commented on a prospect for the former Downtown Diner space, and Moody reported that we were also awaiting construction cost estimates from that potential developer. Moody will follow-up with the potential developers of both projects in the hopes of considering final proposals at the next meeting.
- Route 36 Restaurant Prospect. Committee members reviewed property tax information for the former Tuscan Restaurant property on Route 36, in response to a request from the owner for a property tax rebate to help cover remodeling costs for a proposed restaurant. Committee members determined a small amount of increment might be available, and directed Moody to communicate possible assistance levels to the owner.

DISCUSSION AND UPDATES

- Community Building Floor. Hoel reported that the flooring is scheduled to be repaired during the week of January 9th, and that we are also awaiting resolution of repairs to the HVAC system.
- At Home Tuscola. Hoel shared with committee members an email from Jeremy Tengwall dated 1/3/17, in which he explained delays due to flooring repairs and claimed a revised business opening date of next week. Andrew Bequette is working on enforcement of the redevelopment agreement, as we discussed at a recent council meeting, and those efforts will continue until the terms of the redevelopment agreement are satisfied.
- Public Restrooms. Hoel reported that he has asked the architects from the Farnsworth Group to finalize the documents necessary and to confirm costs from the contractor so that we can proceed with the public restroom project. This is taking a backseat to the Community Building flooring issue and has not progressed since the last meeting.

- Possible Land Donation. Hoel presented an email and 2 proposals from Clark Dietz for a concept study of flood mitigation efforts involving the Hill family property between Route 45 and the Canadian National Railroad. Committee members discussed the costs and possible paths forward for this project, and will recommend approval of a \$5,000 contract to develop a concept-level feasibility report without full surveying.
- Enterprise Zone Application. The Douglas County Enterprise Zone application was completed and submitted by the December 31st deadline.
- TCED Update. Brian Moody provided an update on Project Cronus and other potential development projects.

Meeting adjourned at 4:50 p.m.