

TIF Committee Minutes and Report to Council
3:00 p.m., February 6, 2017

Roll Call: Phyllis Truitt
 Alan Shoemaker
 Mayor Dan Kleiss
 Drew Hoel
 Alta Long
 Brian Moody

ACTION ITEMS

- Financial Statements. Long reviewed the preliminary January financial statements.
- Delinquency Report. Long reviewed the end of January delinquency report. Hoel reported that Attorney Bequette was pursuing collection for the delinquent account of Racheal Puckett. Committee members also discussed the status of the delinquencies for Red Barn Veterinary Services and Eddie Boutilier, including his recent activities to improve both properties, apparently in anticipation of new tenants. Committee members also discussed next steps to increase our collection efforts on both of those delinquencies.
- Downtown Restaurant Prospect. Tony and Sarah Vitale were present at the meeting to present preliminary concept drawings for the proposed remodel of 100-104 W. Sale. Committee members reviewed the drawings, and it was determined that Brian Moody would attempt to coordinate a meeting or conference call between the project architect and Building Inspector Hettinger to finalize some code determinations that are impacting potential cost estimates. Moody will also assist the Vitale's to finalize project cost estimates, and committee members indicated their willingness to take that information straight to the full council, in the interest of time, if the information is available before the next monthly committee meeting.
- Route 36 Restaurant Prospect. ATL, LLC, the property owner of the former Tuscan restaurant property, has submitted an application for TIF assistance in the amount of \$49,999 for roof repairs, signage, and other repairs. Moody indicated that he would revisit the application with the applicant, Lyn Selen. Committee members discussed the property at a recent meeting and were not then willing to make a recommendation for an award of that size given current levels of tax increment generated at the property. Committee members tabled the request.
- The Vault. John McDevitt has indicated by email and Facebook postings that he intends to close his operation at The Vault as of the end of February. The City currently owns the property, which is subject to a contract for deed as part of the redevelopment agreement with McDevitt. The contract for deed will now not be completed, so the property will remain the City's. Bend in the River, Inc. (Mike Carroll and Jim Higgins) has proposed a one-year lease at \$100 per month in an effort to retain most, if not all, of the current artist tenants and maintain the retail operation. At the end of a year, they would have the option to extend the agreement by taking over the payments that would have been due for the remainder of the existing contract for deed. Committee members recommended approval of the proposed short-term lease, which will be on the next city council agenda.\

- TCED Agreement. Hoel reported that the current contract with Tuscola Chamber and Economic Development (TCED) is set to expire in April, 2017. Under this agreement, the City employs and partially funds the executive director position (Brian Moody) up to \$100,000 per year. Committee members asked for some additional information from Moody and will discuss a possible extension of the agreement at a later meeting.
- Community Building. Hoel reported that he anticipates the final pay request for the Community Building renovations in the amount of \$10,000 prior to the next council meeting. Committee members agreed to forward the request to the full council for consideration, assuming a positive recommendation for payment from the architect. Hoel also discussed the status of the floor repairs and ongoing efforts to find suitable casters for our table and chair carts. Finally, Hoel also discussed the status of the HVAC system and building controls system, including additional repairs that have now become necessary.

DISCUSSION AND UPDATES

- At Home Tuscola. This business is now using the name Sale Street Boutique, and Hoel reported on the status of our attempt to enforce the redevelopment agreement and Jeremy Tengwall's recent activities.
- Public Restrooms. Committee members discussed possible methods to move forward on the public restroom project. Hoel will research other procurement methods other than the original concept of adding this project scope to the original Community Building contract. Instead, we will look into the possibility of managing the project ourselves using force account labor and local subcontractors.
- West North Central. Hoel reported that the asbestos inspection has been completed on the former Reynolds and Winans properties that the City now owns. He is awaiting lab results and a written report to determine what, if any, abatement actions will be required prior to demolition.
- TCED Update. Brian Moody provided an update on Project Cronus and several recent restaurant prospects. He also discussed the Douglas County CEO program, the fundraising for which has been completed. This program will be commencing soon for Douglas County High School juniors interested in business and entrepreneurship.