

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

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

**ACTION ITEMS**

- Financial Statements. The preliminary March financial statements were distributed at the meeting. Long reviewed those reports with committee members.
- Delinquency Report. The end of March delinquency report was distributed at the meeting. Boutillier and Puckett remain as the only delinquencies over 30 days. Hoel reported on the status of collection actions on those two delinquencies.
- TCED Agreement. The current contract with Tuscola Chamber and Economic Development (TCED) is set to expire at the end of this month. Committee members recommended an extension of that agreement at the existing level of \$100,000 per year. Discussion was held on the term of that extension, and committee members recommended a three year extension. This will mean that the extension, if approved, will expire approximately two years prior to the termination of the existing TIF, leaving sufficient time to consider possible future funding options at that time.
- Community Building. Hoel reported that he has been in contact with an independent, 3<sup>rd</sup> party mechanical engineer to review the design, installation, and control system for the HVAC at the Community Building. Committee members agreed to the proposed cost of that review at \$90 per hour, up to an estimated maximum of \$2,500. We continue to experience frustration with the completion of HVAC repairs at the Community Building, and committee members agreed that an independent review would assist us in evaluating those repairs.
- Senior Center. Hoel reported that severe weather last week further damaged the siding on the Senior Center, as we discussed a couple of city council meetings ago. A substantial portion of the siding and insulation are now off of the building, making a patch no longer feasible. Committee members discussed possible options, and directed Hoel to research costs for siding replacement versus DryVit installation as originally contemplated a few years ago. Hoel will report back to the committee with options.

**DISCUSSION AND UPDATES**

- Downtown Restaurant Prospect. Hoel reported that he and Andrew Bequette are in the process of drafting a redevelopment agreement for Tony and Sarah Vitale, the terms of which were approved at the last city council meeting.
- Route 36 Restaurant Prospect. Hoel reported that no additional requests have been received for the renovations currently underway at the former Tuscan restaurant.

- 101 E. Sale. Moody has arranged for the owner of the former Dollar General property to split the \$2,000 cost of the structural engineering evaluation of the property. That evaluation will begin later this week.
- At Home Tuscola. Committee members discussed the status of the opening and operating hours of the Sale Street Boutique. Hoel will report back to Attorney Bequette concerning his efforts to enforce the terms of the redevelopment agreement.
- TCED Update. Brian Moody provided an update on Project Cronus, the Douglas County CEO program, an industrial project in eastern Douglas County, and other business prospects.

Meeting adjourned at 4:40 p.m.