

**TIF Committee Minutes and Report to Council**  
**3:00 p.m., May 1, 2017**

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

**ACTION ITEMS**

- Financial Statements. Hoel distributed the preliminary April financial statements for review. Committee members discussed the status of end-of-fiscal-year revenues versus expenses and long-term cash flow projections. Committee members also discussed long-range planning for the sunset of TIF#1, other potential applications of TIF, other potential tools for development, and the proposed enterprise zone application.
- Delinquency Report. Hoel presented the end of April delinquency report. Hoel reported that Attorney Bequette has filed a Motion for Default Judgment against Rachael Puckett in the lawsuit seeking payment of that entire loan amount. Committee members also discussed the ongoing Boutilier/Red Barn Veterinary delinquencies (132 & 134 W. Sale.) Hoel will discuss enforcement actions with Attorney Bequette and schedule a possible executive session to discuss litigation.
- Community Building. Hoel distributed the report we received from the independent engineer hired to review the HVAC design and installation at the Community Building. Hoel updated committee members on the status of discussions with the Project Architect and attempts to secure repairs to the system as soon as possible. A copy of that report is attached to these minutes.

**DISCUSSION AND UPDATES**

- Downtown Restaurant Prospect. Hoel reported that the Vitales took title to the property on Tuesday of last week, and we closed on the redevelopment agreement on Thursday. They plan to begin construction as soon as possible, and they are predicting a completion date in August.
- 101 E. Sale. We received the structural evaluation of the former Dollar General property, a copy of which is attached. The report does identify several structural issues that will need to be addressed as part of any redevelopment project, but none are catastrophic. Hopefully, these can be completed without too much additional expense to any remodeling plans.
- Sale Street Boutique. Committee members discussed the status of our attempts to enforce the redevelopment agreement and Jeremy Tengwall's recent activities.
- TCED Update. Brian Moody provided an update on Project Cronus and other business prospects.