

TIF Committee Minutes and Report to Council
3:00 p.m., August 7, 2017

Roll Call: Tim Hoey
 Scott Day
 Alan Shoemaker
 Mayor Dan Kleiss
 Drew Hoel
 Alta Long

ACTION ITEMS

- Committee members convened the meeting, then immediately departed City Hall for a walk-through tour of the Joe's Pizza redevelopment project at 100-104 W. Sale Street. Exterior renovations are nearly complete, and interior remodeling is well underway. Mechanical rough-in has been completed, and drywall installation has begun with expected completion next week. Owners expect the project to be completed in 4-6 weeks with a business opening in mid-September. Committee members returned to City Hall at 3:35 p.m.
- Financial Statements. Long presented and reviewed the preliminary July financial statements. Long also presented a cash flow estimate for all three TIF funds, and board members discussed expenditure planning for the remainder of the TIF life.
- Delinquency Report. Long presented the end of July delinquency report. Hoel discussed the status of collection efforts for the long-term delinquencies of Rachael Puckett, Eddie Boutilier and Red Barn Veterinary Services.
- Nees Parking Area. Hoel requested committee input regarding the recent installation of gravel as a parking area on the property owned by Jim Nees at the corner of Embarrass and Rt. 36. Committee members discussed the larger issue of regulating the parking and storing of inoperable vehicles at auto-repair businesses, which are currently exempted from nuisance parking regulations. This issue was also discussed during recent Public Safety Committee meetings regarding nuisance parking in residential areas. Committee members expressed an interest in discussing the overall issue of inoperable vehicle parking at several commercial properties along the Rt. 36 corridor, but thought that any enforcement action concerning this particular property should await that discussion.

DISCUSSION AND UPDATES

- Community Building HVAC. Hoel reported that the repairs and additions to the HVAC system at the Community Building seem to be working properly. We have had several very warm days, and the cooling system has kept up. The real test will be a full occupant load on a warm day, but we have every reason to believe the system is operating at full capacity.
- Douglas County Museum. Hoel reminded committee members that the two loans made to the Douglas County Museum may need to be addressed as part of the consolidation of the museum's business under the Douglas County government. Committee members agreed that the loans, which call for 10% forgiveness of the principal each year, could likely be forgiven entirely since the 10 years forgiveness period is near completion, anyway.

- North Central Avenue. Hoel reported that Block Field Tiling, LLC has until August 31st to complete the demolition of the former Reynolds and Winans buildings on North Central.
- Douglas County Enterprise Zone Application. Hoel reported that Brian Moody attended the first scoring meeting of the various Enterprise Zone Applications to the Dept. of Commerce and Economic Opportunity. The meeting was an opportunity for applicants to correct or supplement information that was used in the scoring, but it also was an opportunity to learn the relative, preliminary scoring. Since a limited number of zones will be awarded, the relative score compared to other applicants becomes critical. Moody had reported that the Douglas County application did very well and that we should be cautiously optimistic that the Douglas County zone will be approved.
- Moore Property Development. Hoel reported that he and Brian Moody had met with a potential developer for all or a portion of the Roxanne Moore property. This is the vacant land north of Road Ranger/Taco Bell that is the subject of our recent efforts to gain a 4-way intersection at Rt. 36/ I-57. The developer was most attracted by the prospect of that new intersection. Hoel and Moody will continue to work with the landowner and the potential developer. Hoel also reported that the Intersection Design Study is nearing completion, and we hope to obtain final regulatory approval within the next few months.
- Cronus Chemicals. Hoel passed on Moody's recent comments to the TCED board regarding continued efforts to finalize the Cronus Chemicals development. Moody and Hoel remain optimistic that the project will be completed.

Meeting adjourned at 4:45 p.m.