

TIF Committee Minutes and Report to Council
3:00 p.m., September 5, 2017

Roll Call: Tim Hoey
 Scott Day
 Alan Shoemaker
 Drew Hoel
 Alta Long
 Brian Moody

ACTION ITEMS

- Committee members convened the meeting at 3:02 p.m., then departed City Hall for a walk-through tour of Joe's Pizza. Drywall and ceiling tile installation are mostly complete. Flooring installation is scheduled to occur this week, and owner Tony Vitale is still hopeful that a soft opening will occur by month's end. Committee members returned to City Hall at 3:20 p.m.
- Financial Statements. Long reviewed the preliminary August financial statements.
- Delinquency Report. Long reviewed the end of August delinquency report. Hoel reported that Attorney Bequette has obtained a default judgment against Rachael Puckett for the full amount of her TIF loan. The court will determine a payment amount and issue a collection order, so we will no longer be reporting that loan on our delinquency report. Collection of the judgment is now under the authority of the circuit court. Hoel also discussed the status of the Boutilier loans and efforts being made to enforce a payment schedule.

DISCUSSION AND UPDATES

- Community Building HVAC. Hoel discussed the recent mechanical repairs made to the condenser units at the Community Building.
- North Central Avenue. Hoel reported that Block Field Tiling, LLC has nearly completed the demolition of the two buildings. Committee members agreed to continue monitoring progress for compliance with the contract terms.
- Douglas County Enterprise Zone Application. Moody reported that the Enterprise Zone Board will be meeting tomorrow (Wednesday) and that he expects a final announcement on zone designations to be made very soon, but certainly by month's end. Approved zones will become effective on January 1, 2018.
- Moore Property Development. Hoel discussed the status of the Intersection Design Study, which is nearing completion. Hoel and Moody are scheduling a follow-up meeting with the potential developers discussed at the last meeting.

- Senior Center. Committee members discussed repairs to the west wall of the Senior Center. Hoel presented proposals for the installation of EIFS (stucco) for \$29,688, or steel siding for \$19,428. Hoel also speculated that city employees could replace the vinyl siding for approximately \$3-4,000 in materials. Committee members recommend installation of the EIFS exterior to match the walls exposed by the Dotson building demolition across the street. Hoel will put the proposal on the next city council agenda.
- Future Economic Development. Hoel presented the attached memo in response to recent questions and discussions concerning "what do we do after TIF." The memo is attached.
- TCED Update. Brian Moody discussed the recent press release by Cronus Chemicals. Moody, Hoel, and several local officials will attend a kick-off meeting next week, and Moody expects that the general contractor will be developing the project development timeline over the next several weeks. He general feeling at this point is that project planning and financial closing will occur in the next 4-6 months with construction beginning in Spring 2018.