

TIF Committee Minutes and Report to Council
3:00 p.m., October 2, 2017

Roll Call: Scott Day
 Alan Shoemaker
 Drew Hoel
 Alta Long

ACTION ITEMS

- Financial Statements. Long reviewed the preliminary September financial statements and the list of outstanding loans and grants. Committee members discussed the status of the outstanding grant to the Tuscola Moose Lodge. Hoel will draft and send a letter to the Tuscola Moose asking them to indicate their plans either to extend the grant period in order to complete the project or to rescind the remaining grant amount.
- Delinquency Report. Long reviewed the end of September delinquency report. Committee members discussed the status of the Boutilier delinquencies and his recent payment history on both loans.

DISCUSSION AND UPDATES

- Joe's Pizza. Hoel reported that he had visited the project recently, and most of the interior construction is complete. The owners had a delay in the installation of some of their kitchen equipment. Otherwise, the project is nearly complete. Signs and awnings are installed, and the owners plan to be open for business within 2 weeks.
- Community Building HVAC. Hoel reported that Air King continues to make repairs and adjustments to the system. Mechanically, the system seems to be more than capable to keep up with demand, but the control software apparently still needs some fine tuning.
- North Central Avenue. Hoel reported that the demolition project next to the Community Building has been completed. The demolition contractor is still in town demolishing the former Cole properties in the 500 Block of East Barker.
- Douglas County Enterprise Zone Application. Hoel reported that a final announcement on successful enterprise zone applications was anticipated by the end of September, so we are expecting that announcement any day now. We continue to hear very positive feedback that our zone is likely to be approved.
- Moore Property Development. Hoel updated committee members on the status of recent discussions with a potential developer for the property north of Road Ranger. The timeline and cost for construction of the Route 36/I-57 interchange will likely be a significant factor in any development agreement, and Hoel will be meeting with Bob Colvin of Francis Associates on Tuesday, October 3rd to review the cost estimate and construction timeline for the proposed intersection upgrades.
- Senior Center. Hoel reported that Adkisson Construction plans to complete the west wall resurfacing at the Senior Center before winter.

- Downtown Restrooms. Committee members discussed the possibility of moving forward with the public restroom project in the front part of the former 1871 Luncheonette building, which now houses the Flesor's Candy Kitchen addition. This project was delayed in order to get a better idea of cash flow in the TIF fund following the Joe's Pizza project. Hoel suggested waiting one more month until the amount of the annual redevelopment agreement reimbursement to the outlet mall is known. Committee members agreed to table the discussion until the next meeting.
- TCED Update. In Moody's absence, Hoel discussed the recent presentation given to several local officials, including Hoel, by Thiessen Krupp, the EPC contractor for the Cronus Chemicals project.
- Business Districts. As a follow-up to the general economic development memo prepared for the last meeting, Hoel distributed an information piece on Business Districts prepared by SB Friedman Development Advisors which is available online. Committee members briefly discussed eligibility criteria, enactment procedures, and qualifying expenses in Business Districts. Committee members also discussed hypothetical scenarios for which a business district might be employed.