

**TIF Committee Minutes and Report to Council**  
**3:00 p.m., April 2, 2018**

Roll Call:        Alan Shoemaker  
                      Tim Hoey  
                      Mayor Dan Kleiss  
                      Drew Hoel  
                      Alta Long  
                      Brian Moody

**ACTION ITEMS**

- Financial Statements. The preliminary March financial statements are not yet completed, but will be distributed as part of the full financials with the next council packet.
- Delinquency Report. Long reviewed the end of March delinquency report, which has not changed substantially from the last report.
- The Vault. Committee members reviewed a request from the new ownership of The Vault, detailing sewer, plumbing, and lighting repairs needed for the building in the approximate amount of \$11,000. Committee members agreed to consider the request as building repairs, rather than a request for TIF assistance, since the City still owns the property. Committee members approved of the repairs, which Hoel will coordinate as regular repairs and maintenance to City property. Also, the owners are requesting assistance in the amount of \$4,000 to acquire the sign from the previous owners. Committee members agreed to the purchase, on the condition that the sign would become City-owned property attached to our building.
- Joe's Pizza. Committee members reviewed a proposal and layout from Tony and Sarah Vitale concerning outdoor dining on the sidewalk in front of their restaurant. Committee members supported the idea, which will be implemented on a trial basis. Mayor Kleiss, as Liquor Commissioner, will likely implement some control measures concerning liquor sales, but committee members agreed to the trial period for outdoor dining.
- Downtown Diner. We have received preliminary cost estimates and a project budget for the proposed renovation of the former Downtown Diner. Committee members discussed the project scope and possible TIF assistance, given TIF fund projected cash flows, TIF close-out, etc. Moody will revisit the application with the developers in the hopes of bringing a final redevelopment deal in front of the full city council as soon as possible.

**DISCUSSION AND UPDATES**

- Moore Property Development. Hoel noted that he and Moody continue to work with the potential developers of the Moore property and potential end users to refine site plans and cost estimates. They are also developing a tasks/responsibilities timeline to identify necessary steps with design, construction, redevelopment agreements, subdivision plats, etc. that would be required to move the project forward.

- Tuscola Outlet Shops. Hoel reported that the name change is complete, from Outlets of Tuscola, and there has been some new marketing, logos, and indications of leasing activity and renewals. All of these are encouraging signs of activity and investment by the new owners. Hoel said there has been no reply to our request for information regarding the proposed assignment of the redevelopment agreement.
- TCED Update. Brian Moody provided an update on his activities, Cronus Chemicals, and current business prospects. He is expecting a significant update from Cronus CEO Erzin Atac later this week.

Meeting adjourned 4:05 p.m.