

TIF Committee Minutes and Report to Council
3:00 p.m., June 4, 2018

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

ACTION ITEMS

- Financial Statements. Long distributed and reviewed the preliminary May financial statements. It was noted that these reflect only one month of the fiscal year, but spending, revenues, and the negative fund balance were as expected.
- Delinquency Report. Long distributed and reviewed the end of May delinquency report. It was noted that the report has not changed substantially from the last report.
- Flesor's. Hoel discussed a recent "emergency" request from Flesor's Candy Kitchen regarding needed repairs to their 1940's soda fountain. The repair estimate is for \$14,787.93. Hoel also asked committee members to consider the disposition of the former Mulligan Insurance space at the front of the building which now houses the Candy Kitchen expansion. The owners have suggested converting the space, for their use instead of public restrooms, into a gift shop for store-related merchandise. Committee members were open to this idea but asked that the concept be developed further. Committee members also recommended a grant of up to \$15,000 for the soda fountain repairs but would suggest considering that together with the renovation of the gift shop space to follow at the owners' expense and without TIF assistance. For now, the grant recommendation of up to \$15,000 will be on the next city council agenda.

DISCUSSION AND UPDATES

- Moore Property Development. Hoel reported on continued efforts to refine site plans and cost estimates with the developers of the Moore property. We have received preliminary Cultural Resources clearance (primarily historical site clearance) and we are expecting final environment clearance from IDOT by the end of June. A preliminary draft of a redevelopment agreement is also being circulated.
- The Vault. Hoel reported that contractors have completed the sanitary sewer repairs to the building, as approved at the last meeting.
- Irma Lou's Kitchen. Hoel reported that the redevelopment agreement reflecting the TIF assistance approved by the council is nearly complete. The Hogue's have completed their move back to town and have already begun the demolition process of the existing interior.

- Tuscola Outlet Shops. Hoel reported that he has had no contact from the new owners since our last meeting. However, he has noted recent marketing and leasing activities that seem to be positive signs.
- TCED Update. Brian Moody provided an update on his activities, Cronus Chemicals, and current business prospects.

Meeting Adjourned 3:32 p.m.