

TIF Committee Minutes and Report to Council
3:00 p.m., August 6, 2018

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

ACTION ITEMS

- Financial Statements. Long reviewed the preliminary July financial statements and the cash flow projections for all three TIF funds.
- Delinquency Report. Long reviewed the end of July delinquency report.
- Okaw Veterinary Clinic. Dr. Sally Foote was in attendance and discussed her request for assistance with flooring installation in her clinic, estimated at about \$15,000. Dr. Foote noted that a potential sale of her clinic is pending to another veterinarian, also in attendance. Committee members noted that, due to the cash flow projections just discussed, there were insufficient funds within TIF 1 for these types of projects. Dr. Foote suggested a short-term loan, instead, to help defer some of the immediate costs. Committee members expressed a willingness to consider this loan, and suggested the buyer submit an application if and when the closing occurs.
- Downtown Clock. The decorative clock on Festival Plaza has not worked for some time now. Mike Salmon has researched possible repair alternatives. The entire mechanical workings of the clock can be replaced by the manufacturer, including new Lexan covers and LED lights, for approximately \$7,500. The last service call and diagnostic review was nearly \$3,500, but we will not know until that occurs what the cost of repairs would be, even if possible. It may also be possible to replace the components with non-manufacturer parts, but there is risk that those components will not work, and the cost would likely be over \$2,000 if we did the replacement ourselves. Committee members recommended full replacement by the manufacturer, provided that we can obtain a satisfactory answer regarding warranty of the repairs. This issue will likely be on the next city council agenda.
- Welcome Sign. Hoel noted that he has contacted a graphic designer who is interested in generating some ideas for the City Hall sign. In the meantime, he suggested proceeding with the replacement of the welcome sign near Taco Bell. During budget deliberations, there seemed to be consensus on the proposed sign, provided that we choose a slightly darker color than the light tan that was proposed. Committee members agreed to recommend the proposal from American Dowell Sign Company in the amount of \$11,953, which will be on the next city council agenda.

DISCUSSION AND UPDATES

- Moore Property Development. Hoel reported that discussions continue on the proposed development of the property north of Road Ranger and the revised intersection at US 36 and I-57. We have received environmental clearance from the state, and project engineers work to refine project schematics and cost estimates. We are also working on a redevelopment agreement that would involve the city, the developer, and at least the first major user of the site. Construction is tentatively anticipated for Spring 2019, meaning that we will need to complete a redevelopment agreement so that design engineering can begin within the next 2-3 months. Hoel expects to have a final draft redevelopment agreement within the next month or so for consideration by the city council.
- Irma Lou's Kitchen. Hoel reported that Kenny and Angela Hogue have essentially completed the tear-out and demolition of the entire interior of the property, both upstairs and down. They are finalizing build-out plans and should begin construction within the next few weeks.
- City Hall Fence. At the last council meeting, there was discussion concerning the fence south of City Hall, separating this property from the alley. Hoel stated that we have a proposal from Parkview Vinyl Fencing for aluminum posts and vinyl slats (fully enclosed,) but it does not include demolition. Hoel asked committee members if that was the type of fence they had in mind, and committee members asked to see other design ideas. Hoel will gather alternatives and report back.
- 108 W. Sale. Hoel stated that he was contacted by Larry Isaacs, who is the owner of the property at 108 W. Sale (formerly housed the Department of Children and Family Services.) Mr. Isaacs has inquired if the City would have any interest in owning the property, perhaps at a substantially reduced price or even no cost, depending on appraisal. Committee members were not interested in acquiring additional properties.
- Tuscola Outlet Shops. Hoel reported that he has had no contact from the new owners since our last meeting.

Meeting adjourned at 4:05 p.m.