

TIF Committee Minutes and Report to Council
3:00 p.m., December 2, 2019

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

ACTION ITEMS

- Financial Statements. Long distributed the preliminary end-of-November financial statements. Long and Hoel also discussed cash flow projections for the TIF Fund, particularly in light of recent loss of EAV within TIF 1. Hoel discussed the timing of final property tax levies and disbursements in 2021, and he suggested retaining a professional opinion in the hopes of confirming an understanding of those issues with the County and other taxing districts. Committee members concurred and directed Hoel to obtain such an opinion.
- Delinquency Report. Long distributed the end-of-November delinquency report. Committee members discussed the status of the delinquencies. Hoel pointed out that there are no current loans or grants available for draw, although the redevelopment agreement pledging \$1.8 million to the construction of Moore Avenue is still outstanding.
- Mulligan Office Space. Hoel asked committee members to consider including the former Mulligan office space in the deed owed to Flesor's for the former 1871 Luncheonette property. Originally, the Mulligan space was to be retained by the City for public restrooms, but those plans have since been abandoned. There has been discussion of alternate plans with not resolution. Committee members agreed with the recommendation, and directed Hoel to put it on the next city council agenda for final determination.
- Burgers & Beers. Joda Crabtree, the owner of the former Daylight Donuts, has requested TIF assistance with the construction of additional parking for his business. He plans to expand the parking area slightly to the north along the US route 36 sidewalk, but mostly to the west along Pleasantview Drive. He has obtained two quotes for the work, the lowest price being \$26,000. Committee members recommended a grant of \$5,000 for the work, which will be on the next City Council agenda for consideration.

DISCUSSION AND UPDATES

- Tuscola Moose Property. Hoel reported that there is an interested prospect for the purchase and redevelopment of the vacant lots owned by the Tuscola Moose. The City previously provided TIF assistance for the purchase of one of those lots and the demolition of the houses that used to be there. The original intent was for the Moose to construct additional parking, but those plans fell through. Committee members agreed that there was no additional release necessary, and that Tuscola Moose could sell the property without reimbursement of prior TIF funds.

- Downtown Development. Moody and Hoel provided updates on a few potential projects in the downtown area.
- TCED Update. Moody provided an update on his activities, Cronus Chemicals, and a few other current business prospects.