

Development and Planning Committee Minutes and Report to Council
3:00 p.m., March 25, 2021

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

- Hoel and Moody presented a request for TIF assistance from the Tuscola Packaging Group. TPG has a tentative lease for the Red Barn, and plans to operate their existing packaging operation in the facility. The move is necessitated by a large, new client that will add substantially to their operation. TPG also plans to use the smaller, easter portion of the building for their “sister” company, Amity Landscaping. TPG plans to invest approximately \$310,000 in the property for new loading docks, some electrical upgrades, and reconfiguration of the interior space. They are asking for a TIF grant of \$120,000 for the docks. This property is in the Amishland TIF, and not the larger TIF 1, where there are no current or anticipated projects prior to the end of the TIF later this year. Committee members expressed support to present the request to the full council at the next meeting.
- Long presented cash flow projections and a levy planning document concerning the end of the TIF life. Committee members discussed the timing of the final tax levy for TIF, coordination with other taxing districts, and the impact of those outcomes on the projected cash flow. Hoel indicated that he and City Attorney Bequette were finalizing some information and research in the hopes of meeting with the County Clerk in the coming weeks. The goal of the meeting will be to confirm receipt of the 2021 tax levy, payable 2022, into the TIF fund. Following that meeting, Hoel and Long will attempt to meet with representatives of other taxing districts in an attempt to notify them of the increase in taxable EAV from the dissolution of the TIF. Continued funding of TCED can also be determined/discussed at that point.
- Long reviewed the budget documents for the three TIF funds. As in years past, the spending projections within the TIF funds are largely “worst case” to cover possible scenarios, rather than an actual prediction of expectations. The Economic Development budget within the General Fund has no planned expenditures for the budget year.
- Mayor Kleiss discussed his desire to proceed with some limited form of redevelopment of the area around the Community Building as a final public TIF project. His vision would include some repaving/clean-up of the alley, clean-up of the west side of The Vault property and the parking lot, and development of the green space between The Vault and the Community Building, possibly to include a pavilion/covered structure of some sort and a stage. A very ambitious Master Plan was developed by PGAV several years, which we could use as a rough template for some of the elements, although committee members agreed that the scope and expense would be substantially smaller. Committee members agreed that a relatively small amount should be added to the budget for planning/engineering services to develop the concept and engineer the alley drainage and pavement.

Meeting adjourned at 4:42 p.m.