

City of Litchfield
TIFA Meeting Minutes
October 9, 2019

Call to order

Chairman Ed Smith called to order the regular meeting of the **Litchfield TIFA** at 7:00 p.m. on **October 9, 2019** in **Litchfield City Hall**.

Chairman Smith conducted a roll call. The following persons were present: Ed Smith, Brendan Sanger, Bill Nobles, Don Failing, Mike Warren, O.R. Smith, and Matt Wolfinger

Absent: None

Others Present: Bruce Blonde, Bill Hendershot, Ron Rose, Tom Masarik, Julie Games - Hillsdale Board Member and Doug Terry - TIFA Administrator

Call to the Public: Bill Hendershot, Ron Rose, and Tom Masarik addressed the TIFA Board. Ron Rose stated that he is the Thursday Night Golf League President. On behalf of the golf members, Mr. Rose wanted to thank the TIFA Board for their commitment to keep Litchfield Greens open and the support and generosity TIFA has provided the golf leagues. Both Bill Hendershot and Tom Masarik echoed the sentiments to the TIFA Board Member thanking them for TIFA's commitment to the golf course. Chairman Ed Smith thanked all three for their input. Julie Games informed the TIFA Board of pending issues with the Hillsdale Board of Commissioners.

Minutes: A motion was made by O.R. Smith and seconded by Bill Nobles to approve the minutes of the Regular TIFA Meeting held on September 11, 2019. Motion passed unanimously.

- I. **Balance Sheet and Revenue & Expenditure Statements:** After board review, a motion was made by Brendan Sanger and seconded by O.R. Smith to accept and place on file the September Balance Sheet & Revenue Report. Motion passed unanimously.
- II. **Bills for Approval:** A motion was made by O.R. Smith and seconded by Mike Warren to approve the October bills in the amount \$18,739.33. Motion passed unanimously.
- III. **Farm Lease:** Doug Terry presented TIFA Board Members with a proposed lease agreement for both TIFA owned properties located on Herring Road. The total number of acres with both parcels is 127 acres. Doug Terry further stated that Independent Barley & Malt contacted him two weeks prior to the meeting and voiced an interest in farming the

property for barley and hops. Doug went on to explain that Mr. Keith Blonde was still interested in leasing the 53.0 acres recently acquired by TIFA. Also Mr. Bruce Blonde was interested in leasing the 74.0 acres that he has been farming for about eight years. Doug Terry suggested, based on conversations with Independent Barley & Malt and the uncertainty of their schedule, that we extend the lease to both Bruce and Keith Blonde for one year. Chairman Ed Smith then asked the TIFA Board and Doug Terry about lease price. Based on TIFA Board discussion, it was felt that both properties should be charged the same. A motion was made by O.R. Smith to charge \$200.00 per acre for both parcels. Seconded by Brendan Sanger. Motion passed unanimously.

- IV. **Hawthorn Heights Proposal:** Doug Terry presented the TIFA Board with a formal proposal prepared by Alliance Home Builders of Coldwater, Michigan. The proposal indicated two options to build two homes in Hawthorn Heights. One proposed home plan consisted of one home being 1,390 square feet and the other home plan consisted of 1,300 square feet. The proposal also agreed to sell the lots in Phase IV for \$500 each and would be located on lots 65 through 70. A motion was made by O.R. Smith and seconded by Brendan Sanger to approve Alliance Home Builders proposal Option I with construction to start in the spring of 2020. Motion passed unanimously.
- V. **Methodist Church Discussion:** Doug Terry reported that he had learned that the United Methodist Church Conference was planning to list the Litchfield Methodist Church building with a real estate firm. At this point, the Conference is not interested in donating the building.
- VI. **Manual Checks:** No manual checks for September.

Adjournment: A motion was made by O.R. Smith and seconded by Brendan Sanger to adjourn the October 9, 2019 meeting at 8:15 p.m.
Motion passed unanimously.

Attested: Douglas K. Terry, TIFA Administrator, October 9, 2019.