

# City of Litchfield

## TIFA Regular Meeting Minutes

February 12, 2020

### Call to order

Chairman Ed Smith called to order the regular meeting of the Litchfield TIFA at 7:00 p.m. on February 12, 2020 in Litchfield City Hall.

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

Absent: Mike Warren and Matt Wolfinger

Others Present: Doug Terry – TIFA Administrator

- I. Minutes: A motion was made by O.R. Smith and seconded by Don Failing to approve the minutes of the Regular TIFA Meeting held on January 8, 2020. Motion passed unanimously.
- II. Balance Sheet and Revenue & Expenditure Statements: After board review, a motion was made by O.R. Smith and seconded by Don Failing to accept and place on file for audit, the January 2020 Balance Sheet & Revenue Report. Motion passed unanimously.
- III. Budget Amendments 2019-2020: TIFA Administrator, Doug Terry, presented the mid-year TIFA Budget amendments to the TIFA Board for discussion and approval. A motion was made by O.R. Smith and seconded by Bill Nobles to approve the mid-year budget amendments. Motion passed unanimously.
- IV. Golf Course Discussion and Liquor License: Chairman Ed Smith presented a preliminary map of the recent property survey and adjustments. Ed Smith explained that discussions with the land surveyor, Mr. Don Bendzinski of Wolverine Engineers, were to accurately survey the golf course and surrounding properties currently owned by TIFA. Ed asked the TIFA Board for their opinion on the surrounding properties. A motion was made by Brendan Sanger to ask \$42,500 for the property abutting West St. Joe Street. The motion was seconded by Don Failing

and passed unanimously. Next, there was a motion by O.R. Smith and seconded by Bill Nobles to have separate description of land known as the eight (8) acres directly south of the 53.5 tillable acres property currently leased. Motion passed unanimously. There was discussion on the most northerly parcel of property of the golf course to adjust the survey and create a three (3) acre triangular parcel; which will be sold at a later date. Next, the TIFA Board discussed the options in lieu of the reverter clause. By board consensus, it was decided to seek legal advice from TIFA Attorney Roy Brandes to seek alternative sales agreement language to assure the continuation of the golf course/ restaurant for a period of time after sale. Next, Ed Smith explained the possibility of acquiring a transferable liquor license. He explained after discussing the procedures with our liquor license attorney Mike Brown of Lansing it would cost approximately \$85,000 to acquire such including attorney and processing fees. After lengthy discussion, a motion was made by Ed Smith and seconded by Brendan Sanger to purchase a State of Michigan "550" Liquor License for the golf course. Motion passed three to two. Those for the motion were Ed Smith, Brendan Sanger, and Don Failing. Those opposed to the motion were O.R. Smith and Bill Nobles.

- V. **Bills:** A motion was made by O.R. Smith and seconded by Brendan Sanger to approve the February bills in the amount of \$97,887.64. Motion passed unanimously.
- VI. **Manual Checks:** There were no manual checks for January.
- VII. **City Manager Report:** Doug Terry reported that meetings and telephone conversations have been on-going concerning fiber-optic development.
- VIII. **Adjournment:** A motion was made by Brendan Sanger and seconded by O.R. Smith to adjourn the January 8, 2020 meeting at 8:35 p.m. Motion passed unanimously.

**Attested: Douglas K. Terry, TIFA Administrator, February 12, 2020**