

City of Litchfield

TIFA Regular Meeting Minutes

January 13, 2021

Call to order

O.R. Smith (acting chairperson) called to order the regular meeting of the Litchfield TIFA at 7:00 p.m. on January 13, 2021 in Litchfield through conference call

Members Present: Bill Nobles, Matt Wolfinger, O.R. Smith, Mike Warren, Brendan Sanger, Don Failing

Absent: Ed Smith

Others Present: Doug Terry, TIFA Administrator

- I. Minutes: A motion was made by Matt Wolfinger and seconded by Don Failing to approve the minutes of the Regular TIFA Meeting held on December 9, 2020. Motion passed unanimously.
- II. Balance Sheet and Revenue & Expenditure Statements: After board review, a motion was made by Don Failing and seconded by Bill Nobles to accept and place on file for audit the December 2020 Balance Sheet & Revenue Report. Motion passed unanimously.
- III. 2019-2020 Annual Audit Statements: The TIFA Board received the 2019-2020 Auditor Statements prepared by Condon, Hecht, Bisher and Wade. The audit represented that TIFA was in very good financial shape with no accounting discrepancies. A motion was made by O.R. Smith and seconded by Don Failing to accept the 2019-2020 TIFA Financial Audit and place on file for inspection. Motion passed unanimously.
- IV. Golf Course Discussion and Liquor License: TIFA Administrator Doug Terry presented a summary of last month's golf course discussion along with a brief history of negotiations with Bill Sours. Discussion ensued. Mike Warren stated that it was his belief that Bill Sours represented the best and most realistic potential buyer to date. Brendan Sanger stated that he believes that TIFA Board should auction off the

property to the highest bidder. O.R. Smith stated that Bill Sours has had good success operating Madigan's and our community would certainly benefit having another restaurant in Litchfield. Brendan Sanger questioned Bill Sours long term commitment. Don Failing asked if an appraisal on the property was ever conducted. Doug Terry stated that that no property appraisal was conducted because it was his understanding that TIFA wanted to see the golf course and restaurant continue serving the community including the industrial park. Doug Terry also informed the TIFA Board members that O.R. Smith, Bill Sours and Doug Terry approached the Litchfield Township Board in seeking a two year P.A. 425 agreement to temporarily transfer the golf course property back to Litchfield Township so a less expensive liquor license could be pursued. However the township supervisor had informed Doug Terry that the township board was not in favor of working with the city on this issue. Doug Terry reminded the TIFA Board that prior to entering into negotiations with Bill Sours that the TIFA Board had been working with Mr. Mike Brown an attorney in Lansing to help us retrieve a "550" Liquor License. After more discussion, a motion was made by O.R. Smith that the negotiating committee consisting of Mike Warren and Ed Smith continue negotiating with Bill Sours for the sale of the golf course property. Bill Nobles seconded the motion. A roll call vote was taken with Bill Nobles, Mike Warren, Matt Wolfinger, and O.R. Smith voting in favor of the motion and Brendan Sanger and Don Failing voting no on the motion. Motion passed four to two. Brendan Sanger requested that Doug Terry request the attorney Mr. Brown research the possibility of acquiring a less expensive liquor license.

V. **Bills:** A motion was made by Brendan Sanger and seconded by O.R. Smith to approve the January bills in the amount of \$127,084.61 Motion passed unanimously.

VI. **Manual Checks:** A motion was made by Brendan Sanger and seconded by O.R. Smith to approve the December manual checks in the amount of \$74,000.00. Motion passed unanimously.

Adjournment: A motion was made by Mike Warren and seconded by O.R. Smith to adjourn the January 8, 2020 meeting at 8:10 p.m. Motion passed unanimously.

Attested: Douglas K. Terry, TIFA Administrator, January 13, 2021