

City of Litchfield

TIFA Meeting Minutes

May 9, 2018

Call to order

Chairman Ed Smith called to order the regular meeting of the Litchfield TIFA at 7:00 p.m. on May 9, 2018 in Litchfield City Hall.

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

Absent: Mike Warren

Others Present: Sally Wade, Steve Wade, Jack Smith, and Doug Terry, TIFA Administrator

Minutes: A motion was made by OR Smith and seconded by Matt Wolfinger to approve the minutes of the Regular TIFA Meeting held on April 11, 2018. Motion passed unanimously.

- I. **Balance Sheet and Revenue & Expenditure Statements:** After board review, a motion was made by Brendan Sanger and seconded by OR Smith to accept and place on file the April Balance Sheet & Revenue Report. Motion passed unanimously.

- II. **Sally and Steve Wade Housing Proposal:** Steve Wade addressed the TIFA Board and asked if there were further questions concerning their last month's presentation of building a spec house in Phase 4. Chairman Smith then called on Jack Smith to ask about his proposal. Jack Smith explained that he has had conversations with representatives from Mid-Star Homes. Mr. Smith again further stated that his proposal there would be no capital layout of TIFA monies only if the homes don't sell within two years. He asked the TIFA Board if he should proceed with discussion with Mid-Star Homes. Mr. Smith also indicated he would like two TIFA Board members to work with him with negotiations with Mid-Star. Chairman Smith then asked to again discuss the concept of Sally and Steve Wade's concept. The

proposed concept is that she and Steve would provide the labor and oversight and TIFA would assume all costs associated with the materials. TIFA Administrator Doug Terry explained the concept of having TIFA responsible for paying for materials to construct a house and to receive reimbursement for that cost at the time of sale. TIFA Board member Brendan Sanger stated that he was more in favor of having less financial risk associated with TIFA participating in the cost of building a new house as opposed to working with Mid-Star with minimum risk. Chairman Smith also stated that because of pending financial obligations, it might be more difficult to outlay any TIFA monies toward this project. By consensus, the TIFA Board will have TIFA representatives meet with Jack Smith and Mid-Star Homes.

- III. **Sweet Corn Days Contribution:** As in years past TIFA has financially participated in the Litchfield Sweet Corn Days celebration. This year the Sweet Corn Days Committee is seeking the same level of contribution as other years in amount of \$4,400. This contribution helps toward fireworks and the Litchfield Sweet Corn Days brochure. A motion was made by Brendan Sanger and seconded by Bill Nobles to contribute \$4,400. Motion passed unanimously.
- IV. **City Manager Report:** Doug Terry reported that the Independent Barley & Malt were very interested in the golf course and club house to help develop an image and a good dining establishment. It is their intent to present a proposal sometime in July. Independent Barley & Malt also wanted to know if TIFA would consider selling the "triangle piece of property near Hawks Dr. for future development. A motion was made by OR Smith and seconded by Brendan Sanger to sell the TIFA property to IB&M when needed. Motion passed unanimously. Doug Terry also reported that we will probably receive the Food Truck as part of the sale of Yesterday's Diner sale to Tom Brown. Mr. Brown indicated that he has no interest in the vehicle.
- V. **Bills for Approval:** A motion was made by OR Smith and seconded by Brendan Sanger to approve the May bills in the amount \$13,894.14. Motion passed unanimously.
- VI. **Manual Checks:** A motion was made by OR Smith and seconded by Matt Wolfinger to approve the manual checks in the amount of \$1,081.20. Motion passed unanimously.

Adjournment: A motion was made by Brendan Sanger and seconded by OR Smith to adjourn the May 9, 2018 meeting at 8:40 p.m. Motion passed unanimously.

Attested: Douglas K. Terry, TIFA Administrator, May 9, 2018