

# City of Litchfield

## TIFA Regular Meeting Minutes

May 12, 2021

### Call to order

Mayor O.R. Smith called to order the regular meeting of the Litchfield TIFA at 7:00 p.m. on May 12, 2021 in Litchfield through conference call and at the Litchfield Regional Training Center in person.

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

Absent: Ed Smith and Mike Warren

Others Present: Charles Carter and Doug Terry, TIFA Administrator

- I. Minutes: A motion was made by Brendan Sanger and seconded by Don Failing to approve the minutes of the Regular TIFA Meeting held on April 14, 2021. Motion passed unanimously.
- II. Minutes: A motion was made by Brendan Sanger and seconded by Bill Nobles to approve the minutes of the Special TIFA Meeting held on April 14, 2021. Motion passed unanimously.
- III. Balance Sheet and Revenue & Expenditure Statements: After board review, a motion was made by Bill Nobles and seconded by Don Failing to accept and place on file for audit the April Balance Sheet & Revenue Report. Motion passed unanimously.
- IV. Charles Carter Land Purchase: Mr. Charles Carter who resides at 117 Chestnut Street in Hawthorn Heights has requested to purchase a portion of property next to his current property for the purpose of expanding his property to build a pole building in the back of his house. Mr. Carter would like to purchase eighty feet by two hundred ninety feet long the side and tapering to forty feet in the front (80'x 40' x 290') from Lot 10 and a pie shaped portion of property from Lot 8. Doug Terry reported that Ed Smith and he visited with Mr. Carter and measured out the property that Mr. Carter has requested to buy. Ed Smith had determined that TIFA had sold a portion of property of Lot 10 to the owners of Lot 11 years ago. Ed stated that it was critical to preserve enough land for Lot

10. Mr. Carter stated that he needed the property because he wanted to off-set the proposed building from the house so that he will be able to drive to the proposed building. This would include owning and having access to the cul-de-sac on Chestnut Street. While Ed Smith was not present, Ed Smith had prepared a drawing from his engineering software illustrating the preferred sale of property from both lots next to Mr. Carter. Ed Smith felt that a 50' x 20' portion from Lot 10 to sell to Mr. Carter would be more beneficial in preserving a marketable residential Lot 10. After some discussion, Brendan Sanger made a motion to table the issue until such time as having all members present to discuss. The motion was seconded by Don Failing. Motion was passed unanimously.

V. **Golf Course Report:** TIFA Administrator Doug Terry informed the TIFA Board members of the on-going maintenance operations and the progress of a sales discussion with an interested party.

VI. **Bills:** A motion was made by Don Failing and seconded by Bill Nobles to approve the May bills in the amount of \$72,382.45 Motion passed unanimously.

VII. **Manual Checks:** Brendan Sanger made a motion to approve the manual checks for April in the amount of \$11,643.20. Don Failing seconded the motion. Motion passed unanimously.

**Adjournment:** A motion was made by Brendan Sanger and seconded by Don Failing to adjourn the May 12, 2021 meeting at 7:31 p.m. Motion passed unanimously.

**Attested: Douglas K. Terry, TIFA Administrator, May 12, 2021**