

# City of Litchfield

## TIFA Regular Meeting Minutes

September 9, 2020

### Call to order

**Chairman Ed Smith** called to order the regular meeting of the **Litchfield TIFA at 7:00 p.m. on September 9, 2020** at the **Litchfield Regional Training Center**, 181 Simpson Drive, Litchfield, Michigan.

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

**Absent:** None

**Others Present:** Carter Ballinger, Sue Smith - EDP Director, Jill Barrett – City Treasurer/Finance Director, and Doug Terry - TIFA Administrator

**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 August 12, 2020. Motion passed unanimously.

- I. **Golf Course Proposal:** Mr. Carter Ballinger, of Homer, Michigan explained his concept for acquiring the golf course. Mr. Ballinger stated he would like to acquire the golf course and surrounding property and develop it into an eighteen hole golf course with a simulator facility that would be approximately 48 x 24 feet. It would also be his desire to open up the restaurant. Mr. Ballinger then inquired as to the \$350,000 selling price was established. Mike Warren explained that in March of 2020, the TIFA Board wanted to move forward with the potential sale of the golf course only property. He further explained that at that time the TIFA Board had not yet found a liquor license. Currently TIFA is working with an attorney out of Lansing in the pursuit of acquiring a license. With attorney's fees and purchase of the license, the total cost of the liquor license would be approximately \$100,000. As far as the surrounding properties, TIFA was hoping to sell those peripheral properties separately

as part of the golf course depending on the purchaser's plans. After much discussion, it was decided that a separate meeting be arranged with Carter Ballinger to discuss in further detail a possible sale.

- II. **Liquor License Discussion:** Doug Terry explained that as part of the liquor license application, it would be necessary for any applicant to sign a certification with the MLCC that we will comply with all aspects of the Governor's COVID-19 Executive Orders. Chairman Ed Smith said he will not sign such a document since he felt that it was somewhat extortive in nature. He felt that the COVID-19 Executive Orders could put us vulnerable to government overreach. He stated that only by TIFA Board approval would he sign the certification. After much discussion, a motion was made by Don Failing to approve Chairman Ed Smith in signing the Michigan Liquor Control Commission Certification and seconded by Bill Nobles. A roll call vote was taken as follows: O.R. Smith-Yes, Brendan Sanger-No, Don Failing-Yes, Mike Warren-Yes, Bill Nobles-Yes, Matt Wolfinger-No, Ed Smith-Yes. Motion passed 5 to 2.
- III. **Public Board Goals and Direction:** Jill Barrett explained that the Michigan Department of Treasury requires each public board to announce and elaborate the goals and objectives biannually. Chairman Ed Smith announced that the TIFA Board's main objective is to financially assist the City of Litchfield in developing the industrial park, employee training, workforce housing, and other community assets which benefit the City of Litchfield and its residents. Brendan Sanger also stated that TIFA has and will continue to add value to growing our city and school.
- IV. **Balance Sheet and Revenue & Expenditure Statements:** After board review, a motion was made by Mike Warren and seconded by Don Failing to accept and place on file for audit the August 2020 Balance Sheet & Revenue Report. Motion passed unanimously.
- V. **Bills:** Matt Wolfinger asked about the City of Litchfield payroll. City Finance Director Jill Barrett explained that the golf course which is owned by TIFA uses the City of Litchfield to administer the payroll. Further, DPW employees sometimes assist the seasonal workers at the golf course with various tasks such as agricultural spraying and mechanical repairs on equipment. A motion was made by O.R. Smith and seconded by Brendan Sanger to approve the September bills in the amount of \$140,568.72. Motion passed unanimously.

- VI. Manual Checks:** A motion was made by Mike Warren and seconded by O.R. Smith to approve the manual checks in the amount of \$120.00. Motion passed unanimously.
- VII. City Manager Report:** Doug Terry reported that Aspen Wireless was approximately half-way through its study on fiber-optic and hopefully we will have a completed study for the October TIFA Board Meeting. Brendan Sanger spoke as to the positive move toward fiber-optic and how it can really prove to be advantageous to both the industrial park and our residents. Doug Terry also asked the architectural committee to convene after concluding the TIFA Board Meeting.
- VIII. Adjournment:** A motion was made by O.R. Smith and seconded by Don Failing to adjourn the September 9, 2020 meeting at 9:30 p.m. Motion passed unanimously.

**Attested: Douglas K. Terry, TIFA Administrator, September 9, 2020**

