

City of Litchfield
TIFA Regular Meeting Minutes
September 11, 2019

Call to order

Chairman Ed Smith called to order the regular meeting of the Litchfield TIFA at 7:00 p.m. on **September 11, 2019** in Litchfield City Hall.

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

Absent: None

Others Present: Doug Terry, TIFA Administrator

- I. **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 14, 2019. Motion passed unanimously.
- II. **Balance Sheet and Revenue & Expenditure Statements:** After board review, a motion was made by O.R. Smith and seconded by Brendan Sanger to accept and place on file for audit the August 2019 Balance Sheet & Revenue Report. Motion passed unanimously.
- III. **TIFA Property (Herring Road):** TIFA Administrator, Doug Terry requested the TIFA Board to give direction on the approach of leasing both parcels of property South of Herring Road. Terry stated that in the past we have publicly advertised for a lease price per acre for the 74 acres. Because we have recently purchased the Helen Faulkner property consisting of 50.93 acres and the two properties are contiguous it was felt that combining the property for lease would be the most advantageous for all. A motion was made by Brendan Sanger and seconded by Matt Wolfinger to ask Doug Terry to prepare bid documents for leasing the TIFA property consisting of 125 acres. Motion passed unanimously.

- IV. **TIFA Property (Golf Course):** TIFA Administrator, Doug Terry requested the TIFA Board to give a final decision on the requested sale of property which consists of thirty (30) acres contiguous to the golf course with access off of West St. Joe. A motion was made by Brendan Sanger and seconded by Matt Wolfinger to decline the offer made to purchase the property at last month's meeting. Motion passed unanimously.
- V. **Bills:** A motion was made by Brendan Sanger and seconded by O.R. Smith to approve the September bills in the amount of \$54,296.72. Motion passed unanimously.
- VI. **Manual Checks:** A motion was made by O.R. Smith and seconded by Brendan Sanger to approve the August manual checks in the amount of \$281,600.61. Motion passed unanimously.
- VII. **City Manager Report:** Doug Terry reported that Independent Barley & Malt is working toward financing. Doug also reported that He, Sue Smith and Bill Nobles met with a housing contractor last week from Coldwater to discuss building homes in Hawthorn Heights.
- VIII. **Methodist church:** Chairman Ed Smith brought forth continued discussion acquiring the Litchfield Methodist Church building for the purpose of a community building. The purpose of a community building would be to reestablish the food bank, the summer reading program and Red Cross Blood Drive center to mention a few of the community services the church has hosted. Ed Smith had informed the TIFA Board Members that the building could be acquired for \$1.00. In order for the Methodist Church Council to agree, it would be necessary to have a non-profit organization be willing to accept responsibility for ownership including maintenance and monthly expenses. After brief discussion a motion was made by Brendan Sanger and seconded by Matt Wolfinger to table this issue until next month. Motion passed unanimously.
- IX. **Adjournment:** A motion was made by Brendan Sanger and seconded by O.R. Smith to adjourn the September 11, 2019 meeting at 8:50 p.m. Motion passed unanimously.

Attested: Douglas K. Terry, TIFA Administrator, September 11, 2019