

City of Litchfield

TIFA Special Meeting Minutes

April 14, 2021

Call to order

Chairman Ed Smith called to order the special meeting of the Litchfield TIFA at 6:47 p.m. on April 14, 2021 at the Litchfield Regional Training Center.

Chairman Smith conducted a roll call. The following persons were present: Bill Nobles, Ed Smith, Brendan Sanger, Mike Warren, and Matt Wolfinger - (arrived late).

Absent: Don Failing and O.R. Smith

Others Present: Jill Barrett - City Treasurer and Charles Carter - Resident

Minutes: None

Ed Smith opened the Public Hearing at 6:48 p.m.

Bi-Annual Public Information Meeting: Discuss Goals and Projects:

Treasurer Barrett informed board members of the purpose of having the goals and project meeting is so your taxing units have an opportunity of hearing a summary of what projects TIFA is working on. Annually, is when a synopsis is to be updated and it states what projects have been accomplished in the last two years and the city is to have five years' worth on the city website.

Ed Smith stated that they are working on Fiberoptics, Training at the Litchfield Regional Training Center, and Housing in Hawthorn Heights.

Bill Nobles stated that a current project is the Litchfield Regional Training Center and with a year of COVID and we haven't had any classes in this facility since March of 2020. Although, we did start a welding class in 2020 and got five weeks into the class and we had to cancel it until October of 2020 and we were able to finish the welding class.

Bill Nobles pointed out that the Litchfield Training Center received revenue of \$48,000.00 from Paragon for "On Site Training". Year to date revenue for the Litchfield Training Center is \$68,000.00, however, expenses amount to \$85,000.00. Last year's losses were greater than this year's losses.

Brendan Sanger asked Bill to explain how the Litchfield School's Krohn's Center is tied into the Litchfield Regional Training Center. Bill Nobles stated the Litchfield Regional Training Center rents the Krohn's Center from the school to do training in that old shop building. Ed Smith stated the Litchfield Regional Training Center started at the Krohn's Center and it grew and that is how we started using this facility on Simpson Drive. Brendan Sanger asked how many years has the Krohn's Center been going? Bill Nobles stated since 2012 and it's been successful. Brendan asked if the program provided extra resources to Litchfield's Industrial Park? Bill Nobles stated yes, that Tenneco did a lot of training for their people. Bill stated that they have trained about 900 people in the welding department. Bill stated that the training center has helped train people from four counties Calhoun, Branch, Hillsdale, and Lenawee. Bill stated TIFA has talked with the Hillsdale Community Foundation for grant or scholarship money. Most companies have sent their people to us and they pay for their training. With more and more people applying for our training, what we are attempting to have some scholarship money to help pay for their tuition. Applicants must apply for the scholarship funds and we have around \$6,000.00 accumulated from donations. We will ask the Hillsdale Community Foundation to do a 50/50 match for \$5,000.00 which would give a \$10,000.00 scholarship fund for tuition money and if the TIFA board members agree to that we will finish the grant application and send it into Hillsdale Community Foundation.

Brendan stated that TIFA is involved with the Litchfield Greens Golf Course and asked what is going on with the golf course. Ed Smith stated that TIFA is trying to save the golf course and its restaurant and it's been a slow process. But recently there has been a lot of favorable actions happening with the golf course. Brendan asked for an explanation of how the golf course tied to the industrial park. Ed stated that both the restaurant and golf course meets the need of the industrial park for visitors to our industrial park. Mike Warren stated that it helps give balance, creditability, and stabilization to the city.

Ed Smith stated that the Spec Buildings in the industrial park were incubator buildings but before we had any customers in those buildings our current tenant had a need for space and we have a history of finding things for our tenants and we rented our tenants the space and they ended up renting the entire building. One reason we have the most successful industrial park in the county is because if one of our businesses need something and we can provide it; we do without a lot of red tape.

Brendan asked about the second Spec Building that was built by TIFA and is now occupied by Hi-Lex controls and Hi-Lex expanded the building to four times bigger around 420,000 sq. ft. So, these Spec Buildings anchor the financial resources back into Hillsdale County by providing jobs and our neighboring communities. Litchfield Industrial Park is 100% full with businesses.

Brendan feels it might be a good idea to build another Spec Building in the future.

Bill Nobles moved to close the public hearing at 7:10 p.m., supported by Brendan Sanger. Motion carried.

Adjournment: A motion was made by Nobles and seconded by Sanger to adjourn the April 14, 2021 special meeting at 7:10 p.m. Motion passed unanimously.

Attested: Susan Ballinger, City Clerk, April 14, 2021