

City of Litchfield

TIFA Meeting Minutes

August 8, 2018

Call to order

Chairman Ed Smith called to order the regular meeting of the Litchfield TIFA at 7:00 p.m. on August 8, 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, Mike Warren, and Brendan Sanger

Absent: Don Failing

Others Present: Mike Flint, Ralph Schafer, Mike Thompson and Doug Terry, TIFA Administrator

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

- I. Nex Solutions Request: Mike Flint reported to the TIFA Board an explanation of the refinancing of Nex Solutions with Comerica Bank. Mr. Flint explained that Comerica Bank is requiring a subordination agreement moving forward. He stated that the refinancing cannot move forward without a subordination agreement. Discussion took place on TIFA's stated position on subordination agreements. Many TIFA Board members felt that TIFA was treated poorly by Comerica during the Gonzalez collapse. Mike Flint stated that he completely understands TIFA having reluctance with Comerica's required subordination agreement however he felt that Nex Solutions was very close to completing the refinancing. Brendan Sanger stated that his reluctance isn't so much with Nex Solutions but rather with Comerica. Mike Warren felt that at this point we should proceed in signing the subordination agreement. Chairman Ed Smith felt that a decision should be made. A motion was made by Mike Warren and seconded by OR Smith to sign the subordination agreement with Comerica Bank for Nex Solutions. Those in favor of the motion: OR Smith, Wolfinger, Nobles, Warren, Ed Smith. Those opposed: Sanger. Motion passed five to one.

- II. Development Discussion: Mr. Ralph Schafer and Mr. Mike Thompson presented the TIFA Board with an introduction of a possible housing development in Litchfield. Mr. Schafer indicated that their team is very impressed with Litchfield's industrial growth but does recognize the shortage of workforce housing. Mr. Thompson explained their assessment of housing would suggest there is a need for every type of housing including single, multiple, senior and affordable. Both Mr. Schafer and Mr. Thompson stated that

there were several attractive sites throughout Litchfield which could accommodate a decent built housing complex. Ed Smith suggested that we meet with a small team to work together and identify buildable and affordable properties. By Board consensus, members agreed that Doug Terry could coordinate a meeting of both City and TIFA Board members to meet with Mr. Schafer and Mr. Thompson at a prearranged time.

III. Balance Sheet and Revenue & Expenditure Statements: After board review, a motion was made by OR Smith and seconded by Warren to accept and place on file the July Balance Sheet & Revenue Report. Motion passed unanimously.

IV. Bills: A motion was made by OR Smith and seconded by Bill Nobles to approve the August bills in the amount of \$255,622.86. Motion passed unanimously.

V. Manual Checks: A motion was made OR Smith and seconded by Bill Nobles to approve the manual checks in the amount of \$75,000.00. Motion passed unanimously.

VI. City Manager Report: TIFA Administrator Doug Terry informed the TIFA Board on the status of the golf course. Ed Smith and Mike Warren were scheduled to meet with Michael Cooper of Independent Barley & Malt to discuss options for purchasing and operating the Golf Course. Mike Warren and Ed Smith will inform the TIFA Board members next month on any discussions or progress with Mr. Cooper. The Food Truck has been advertised in the Auto Shopper magazine. We are receiving bids until September 11, 2018. Doug Terry will bring the bid results back for TIFA Board review and approval.

Adjournment: A motion was made by OR Smith and seconded by Brendan Sanger to adjourn the August 8, 2018 meeting at 8:30 p.m. Motion passed unanimously.

Attested: Douglas K. Terry, TIFA Administrator, August 8, 2018