

City of Litchfield
TIFA Regular Meeting Minutes
August 14, 2019

Call to order

Chairman Ed Smith called to order the regular meeting of the Litchfield TIFA at 7:00 p.m. on August 14, 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: Tonette Sharp, David Griffiths, Jill Barrett, and Doug Terry, TIFA Administrator

- I. **Litchfield United Methodist Church:** Tonette Sharp, local resident of Litchfield and member of the Litchfield United Methodist Church presented a current outlook of the Litchfield United Methodist Church and its pending closure. Tonette informed the TIFA Board Members of the most recent developments and discussions with the United Methodist Church Conference which included the transfer of ownership of the building and property to a non-profit entity. Tonette explained that the current Litchfield United Methodist Church has lost many congregational members and that has made it difficult to keep the church opened. However she was hopeful that if the right non-profit entity expressed an interest in the building that perhaps the building could be used for multiple uses serving the Litchfield community. She stated that as it currently stands, that without a major ownership change, the church and building would permanently close by mid-October. Mike Warren asked Tonette what is being asked of TIFA. David Griffiths explained that the building, not the church has served the Litchfield community for many generations serving many functions such as the Hillsdale Food Bank and the Rotary Club and the summer reading and lunch program. David went on to explain why the separation from the United Methodist Church

Conference is necessary to help rebuild a strong relationship with the Litchfield community. David outlined the several functions that the building, not church, hosts that makes Litchfield a special place. Mike Warren asked who would own the building if separated from the conference. David stated that local members of the church have been looking for a non-profit entity that would accept the ownership with the understanding that efforts would be made to collect rent or lease payments to support the maintenance and monthly expenses. Mike Warren stated that he is very concerned that what if there is a serious problem with the building requiring serious and expensive repairs. David felt that the building is in good shape and felt that the collective rents and leases could cover repairs and other expenses. Brendan Sanger does not see a connection between the Methodist Church and the industrial park. Tonette explained that there are community members and congregation members that are very concerned about the future of the building itself. She further stated that the future of the building is not so much a Methodist Church building but instead a community building which all of our citizens would benefit. She also stated that plans are being made to prepare legal documents creating a 501(c) 3 non-profit entity. Tonette states that building itself is a beautiful building that she does not want to see empty. Ed Smith stated that a possible concept is the TIFA could acquire the building to insure that it would continue to serve our citizens. O.R. Smith agreed with Mike Warren that we should probably stay away with any type of ownership since we have already had a decrease in TIFA revenue. Both David Griffiths and Tonette Sharp stated that they would probably have until mid-October to come up with a sponsoring entity or the United Methodist Church Conference will permanently close the building and list it for sale. Brendan Sanger stated that he would like himself and other TIFA Board members to think about this issue. Ed Smith stated that TIFA should take some time to think and review this issue rather just say no and could look at this request again in September.

- II. TIFA Owned Property Sale Request:** Jill Barrett presented the TIFA Board with a real estate purchase offer from a private party to purchase part of the golf course property which is accessible off of West Litchfield Road. The property is 30 acres and the offer is \$500.00 per acre. Don Failing felt that the offer is unacceptable. Brendan Sanger felt also that the offer was too low and we should keep the property intact with the rest of the golf course property to make it more attractive. After short discussion a motion was made by Brendan Sanger and seconded by Don

Failing to table this discussion until the next regular meeting in September. Motion passed unanimously.

- III. **Minutes:** A motion was made by O.R. Smith and seconded by Don Failing to approve the minutes of the Regular TIFA Meeting held on July 10, 2019. Motion passed unanimously. A motion was made by Don Failing and seconded by O.R. Smith to approve the minutes of the July 29, 2019 special TIFA Board Meeting. Motion passed unanimously
- 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 July 2019 Balance Sheet & Revenue Report. Motion passed unanimously.
- V. **EDP Annual Dinner:** A motion was made by O.R. Smith and seconded by Don Failing to approve the purchase and TIFA Board participation as a "Diamond sponsor" for the Hillsdale EDP Dinner in September to be held at the Elks Club in Hillsdale. Motion passed unanimously.
- VI. **Bills:** A motion was made by O.R. Smith and seconded by Don Failing to approve the August bills in the amount of \$12,448.36. Motion passed unanimously.
- VII. **Manual Checks:** There were no manual checks issued in July.
- VIII. **City Manager Report:** Doug Terry reported that he and Mayor O.R. Smith attended a progress meeting held at Independent Barley & Malt Tuesday, August 13, 2019. The meeting was very positive and well represented. Doug Terry also reported that he has not had any communication with any developers concerning building homes in Hawthorn Heights.
- IX. **Adjournment:** A motion was made by Don Failing and seconded by O.R. Smith to adjourn the August 14, 2019 meeting at 8:15 p.m. Motion passed unanimously.

Attested: Douglas K. Terry, TIFA Administrator, August 14, 2019



Faint, illegible text or markings in the middle section of the page.

Faint, illegible text or markings in the lower middle section of the page.

