

# City of Litchfield

## TIFA Regular Meeting Minutes

December 11, 2019

### Call to order

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

Absent: Don Failing

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 November 13, 2019. Motion passed unanimously.
- II. Balance Sheet and Revenue & Expenditure Statements: After board review, a motion was made by Mike Warren and seconded by O.R. Smith to accept and place on file for audit the November 2019 Balance Sheet & Revenue Report. Motion passed unanimously.
- III. Bills: A motion was made by O.R. Smith and seconded by Mike Warren to approve the December bills in the amount of \$25,784.52. Motion passed unanimously.
- IV. Manual Checks: A motion was made by Mike Warren and seconded by O.R. Smith to approve the November manual checks in the amount of \$13,250.00. Motion passed unanimously.
- V. Performance Pay: A motion was made by Brendan Sanger and seconded O.R. Smith to approve an annual performance pay for full-time and part-time city staff of \$150.00 and \$75.00 respectfully. Motion passed unanimously.

**VI. Golf Course Proposal and Selling Price:** TIFA Administrator Doug Terry presented a cost breakdown of expenses incurred at the golf course prepared by City Treasurer Jill Barrett. Mike Warren presented a detailed financial analysis of an approach to establish a sales price for the golf course and land. Mike Warren also went through the annual average operating revenues detailing a loss of approximately \$62,000 for an average year since TIFA purchased the property in 2015. After lengthy discussion on many issues including but not limited to the approach of selling the golf course, O.R. Smith made a motion to option the golf course for \$400,000 and the stipulation it must remain a golf course and restaurant for a period of five (5) years with a revert clause to be prepared by TIFA legal counsel. The motion failed due to lack of support. There was no further discussion held on the matter.

**VII. Adjournment:** A motion was made by Brendan Sanger and seconded by O.R. Smith to adjourn the December 11, 2019 meeting at 8:55 p.m. Motion passed unanimously.

**Attested: Douglas K. Terry, TIFA Administrator, December 11, 2019**