

City of Litchfield
TIFA Meeting Minutes
February 13, 2019

Call to order

Chairman Ed Smith called to order the regular meeting of the Litchfield TIFA at 7:03 p.m. on February 13, 2019 in Litchfield City Hall.

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

Absent: Brendan Sanger

Others Present: Doug Terry, TIFA Administrator

Minutes: A motion was made by O.R. Smith and seconded by Matt Wolfinger to approve the minutes of the Regular TIFA Meeting held on January 9, 2018. Motion passed unanimously.

- I. **Balance Sheet and Revenue & Expenditure Statements:** After board review, a motion was made by O.R. Smith and seconded by Don Failing to accept and place on file the January Balance Sheet & Revenue Report. Motion passed unanimously.
- II. **Bills for Approval:** A motion was made by Don Failing and seconded by O.R. Smith to approve the February bills in the amount \$41,981.00. Motion passed unanimously.
- III. **Manual Checks:** A motion was made by Mike Warren and seconded by Don Failing to approve the manual checks in the amount of \$256,563.37. Motion passed unanimously.
- IV. **Finishing Touch:** A discussion took place concerning a delinquent tax notice issued by the Hillsdale County Treasurer for Finishing Touch. According to an agreement between Litchfield TIFA and Finishing Touch, Finishing Touch is responsible for paying the property taxes. Doug Terry informed the TIFA Board members that he had a conversation with Tom VanAuken, owner of Finishing

Touch concerning this matter. Mr. VanAuken explained that he paid the delinquent taxes for 2016 that were due, which avoided any collection on the part Hillsdale County. The current notice is for the 2017 taxes which will avoid any action by the county treasurer until March 31, 2020. Tom stated that he was dissatisfied with the terms of his lease with TIFA and would like to renegotiate the lease terms. After brief discussion, Doug Terry stated that he would contact Mr. VanAuken to have him formally request a meeting with TIFA Board members to discuss Mr. VanAuken's concerns.

- V. **Michigan Hub Update:** Ed Smith submitted a draft proposal illustrating an incentive package for Independent Barley & Malt. Discussion took place concerning the entire development. Don Failing wanted his opinion recorded that background checks should be done on all of the major officers at Michigan Hub. It was decided that any and all incentives be reviewed by TIFA Attorney Roy Brandes.

Adjournment: A motion was made by OR Smith and seconded by Don Failing to adjourn the February 13, 2019 meeting at 8:15 p.m.
Motion passed unanimously.

Attested: Douglas K. Terry, TIFA Administrator, February 13, 2019.