

City of Litchfield
TIFA Meeting Minutes
August 9, 2017

Call to order

Chairman Ed Smith called to order the regular meeting of the Litchfield TIFA at 7:00 p.m. on August 9, 2017 in Litchfield City Hall.

Chairman Smith conducted a roll call. The following persons were present: Bill Nobles, Ed Smith, Roger Winchell, Don Failing, Brendan Sanger, and Matt Wolfinger

Absent: Mike Warren

Others Present: Keith Blonde, Lacy Caverly, Doug Terry-TIFA Administrator

Minutes: A motion was made by Sanger and seconded by Wolfinger to approve the minutes of the Regular TIFA Meeting held on July 12, 2017. Motion passed unanimously.

- I. **Balance Sheet and Revenue & Expenditure Statements:** After board review, a motion was made by Sanger and seconded by Winchell to accept and place on file the July Balance Sheet & Revenue Report. Motion passed unanimously.

- II. **Golf Course Request:** Doug Terry asked the TIFA Board to consider contributing \$100 to each league for season end prizes. This is a practice that occurred in past years. A motion was made by Winchell and seconded by Wolfinger to approve the \$100.00 contribution to each league. Motion passed unanimously.

- III. **Luigi's Pizza Request:** Keith Blonde representing TJ Jordan owner of Luigi's Pizza located on Jonesville Street presented a request for a low interest loan. The purpose of the loan would be to construct an expansion of his existing business to accommodate more "sit-down"

customers. Mr. Blonde felt that that this proposed expansion would be good for the community. Lacy Caverly stated that there is a great demand for dining in place. Don Failing asked how many more people this addition would accommodate. Keith felt approximately three more tables. Brendan thought TJ Jordan would be a great risk investment. Don Failing felt that this project would be more of a Litchfield DDA project. Ed Smith stated that this type of project does not fit within TIFA's mission. Keith Blonde stated that TIFA helped Yesterday's Restaurant and Golf Course. Ed Smith responded by stating that these two projects did have a direct effect on the industrial park. Matt Wolfinger felt that his concern is current TIFA funds. After more discussion, a motion was made by Sanger and seconded by Don Failing to loan \$60,000 at 2% for a building expansion for Luigi's. Ed asked for discussion on the motion. Don Failing felt that this request should be more within the DDA jurisdiction. Bill Nobles felt that he is very concerned with TIFA's finances. Roger Winchell felt that while this might be a good project, it should be reviewed by the DDA. Those for the motion: Sanger. Those against the motion Nobles, Failing, Wolfinger, Winchell, and Smith. Motion failed. Discussion took place suggesting that representatives from the DDA could approach TIFA in the future with a proposal to help finance projects within the DDA.

- IV. **Bills for Approval:** A motion was made by Wolfinger and seconded by Sanger to pay the August bills in the amount of \$9,187.89. Motion passed unanimously.
- V. **Manual Checks:** None.
- VI. **City Manager Report:** Doug Terry reported that very few options concerning the issuance of the liquor license for the golf course were available. However one option that could be possible, is transferring the club house property back to the township since there is a liquor license available. It was suggested that we ask Jack Smith to arrange a meeting with Alan Blonde to discuss an operating scenario without a liquor license. It was the consensus of the Board that Jack Smith should pursue a meeting as stated. Doug also explained that he and Ed Smith called both Parrish Excavating and Joe White of Wolverine Engineering to discuss fixing the road in Hawthorn Heights. Terry felt

that much of the road could be saved; however, there are areas of the road that need to be replaced. Terry also wanted to ask the TIFA Board if they were interested in pursuing a repaving project on Chestnut and the two Birch Streets. Don Failing felt that the City of Litchfield through its local street funds should pay for any repairs or improvements. While there was some disagreement among Board members concerning financial responsibility, Terry withdrew his request of interest.

VII. Manual Checks: None.

VIII. LRTC Report: Bill Nobles presented a report on the Litchfield Regional Training Center.

Adjournment: A motion was made by Failing and seconded by Sanger to adjourn the August 9, 2017 meeting at 8:20 p.m. Motion passed unanimously.

Attested: Douglas K. Terry, TIFA Administrator, August 9, 2017