

**City of Litchfield**  
**TIFA Meeting Minutes**  
**February 8, 2017**

**Call to order**

**Chairman Ed Smith** called to order the regular meeting of the **Litchfield TIFA** at **7:00 p.m.** on **February 8, 2017** in **Litchfield City Hall**.

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

**Absent: Brendan Sanger**

**Others Present:** Sue Smith - EDP Director, Jeff Dora, Doug Terry - TIFA Administrator

**Minutes:** A motion was made by Failing and seconded by Nobles to approve the minutes of the Regular TIFA Meeting held on January 11, 2017. Motion passed unanimously.

- I. **Balance Sheet and Revenue & Expenditure Statements:** After board review, a motion was made by Warren and seconded by Winchell to accept and place on file the February Balance Sheet & Revenue Report. Motion passed unanimously.
  
- II. **Jeff Dora Request:** Mr. Jeff Dora, owner of Yesterday's Diner, introduced himself and his wife Patricia Dora. Mr. Dora presented the TIFA Board with a request for financial assistance in purchasing a food vending truck for the purpose of servicing the industrial park. Mr. Dora explained that he had discussed his vision with leaders at a couple of the larger manufacturing facilities and had received positive input. Mr. Dora further explained that there are several employees in the industrial park that could benefit from a food truck since staggered shifts do not always allow employees to use local restaurants. Mr. Dora presented his business plan. It is his desire to purchase a truck to provide both snacks and hot lunches to the industrial park. Mike Warren asked about future employees. Mr. Dora stated he would need four employees to start. Roger Winchell asked about the other plants in the industrial park. Mr. Dora stated that between Metaldyne, Tenneco and Hi-Lex that is all they can handle, as anticipated. A brief recess of the TIFA Board occurred at approximately 8:10 p.m. The TIFA Board resumed at 8:17 p.m. Chairman Smith asked the TIFA Board members how they felt about Mr. Dora's presentation and request. Chairman Smith stated his concern with the other food vendors in town. Matt Wolfinger asked if the request is for a loan or grant. Don Failing felt if TIFA did anything it should be a loan of at least two years. Sue Smith stated that the EDP has a loan fund and would consider this project for a loan. Chairman Smith felt that TIFA should be the originator to keep things simple. Doug Terry stated that we already had exposure with some of our other projects. After brief discussion, a motion was made by Failing and seconded by Warren to loan Jeff Dora \$50,000 at 2% for 36 months. Those

for the motion: Smith, Failing, Warren, and Winchell. Those against the motion: Wolfinger and Nobles. Motion passed four to two.

- III. City Manager Report:** Doug Terry reported that discussions were held between Berkshire-Hathaway, DWH and himself in regards to a possible purchase of the former Gonzalez property. Terry stated that TIFA had given him the approval to offer Comerica, the current owner, \$350,000.00 with Comerica agreeing to incur all costs associated with any potential environmental clean-up. The process is still on-going. Sue Smith thanked the TIFA Board for their support.
- IV. Golf Course Discussion:** A brief discussion was held concerning the golf course and efforts to market and sell. Jack Smith will have a proposed buyer at the March 8, 2017 meeting.
- V. Bills for Approval:** A motion was made by Failing and seconded by Winchell to pay the February bills in the amount of \$29,994.32. Motion passed unanimously.
- VI. Manual Checks:** A motion was made by Warren and seconded by Failing to approve the manual checks in the amount of \$305,900.75.

**Adjournment:** A motion was made by Failing and seconded by Sanger to adjourn the February 8, 2017 meeting at 9:30 p.m. Motion passed unanimously.

**Attested: Douglas K. Terry, TIFA Administrator, February 8, 2017**