



MINUTES TIFA Special Board Meeting March 20, 2020

CALL TO ORDER

Chairperson Ron Armstrong called the special TIFA teleconference meeting to order at 7:30 AM. A teleconference meeting was held under the guidelines of Executive Order 2020-15 during the COVID-19 Virus.

Presiding officer: Ron Armstrong

Secretary: Kim Goodin

Present: Ron Armstrong, John Buckley Jr., Julie Burrell, Bryce Cronk, Ed Fedell, Nick Looman, Peg Mathis, Joel Phillips (joined call at 7:32 am), Kelly Tinkham,

Absent: Morgan Heinzman, Aaron Leestma, Greg Slominski, Chris Wren

Also Present: Jon Schneider: City Manager/TIFA Director, Kim Goodin: Secretary, Scott Faulkner: Economic and Community Development Coordinator,

Motion by Buckley Jr., second by Tinkham to excuse absent members. AIF/MC

Motion by Tinkham, second by Mathis to approve the agenda as presented. AIF/MC

Motion by Fedell, second by Buckley Jr. to approve the 01/17/2020 meeting minutes and the 2/28/2020 TIFA sub-committee meeting minutes. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Looman, Mathis, Phillips, Tinkham Absent: Heinzman, Leestma, Slominski, Wren Nay: None CARRIED

PUBLIC COMMENTS

RESERVED TIME

UNFINISHED BUSINESS

NEW BUSINESS

Schneider discussed TIFA Capital Improvement Plan, which was included in packets, and associated dollar amounts for each line item. He discussed pedestrian bridge and stated that TIFA had previously approved \$150,000 for the pedestrian bridge and that the State is now requiring signage, lighting and ADA compliancy on both sides of the bridge. Schneider said we received a permit from MDOT to move forward with M-37 Pilot Program; however one bid was received and was very high and City Council approved renegotiating the bid. Schneider stated that the final payment will be made to the museum for their project in fiscal year 2020-2021. He discussed costs to demolish the skate park house and costs associated to replace M-37 Water Main when MDOT does repairs to M-37 in 2021. Schneider stated that \$50,000 was currently listed for potential baseball project, but feels this amount will be higher once estimates are received. Schneider stated that there was enough money in current year budget to demolish the skate house. Board discussed demolishing skate park house, selling skate park house, and options for use of area if skate park house was demolished.

Motion by Armstrong, second by Tinkham to demolish skate park house and make ready for future use of vacant property once skate park house is demolished. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Looman, Mathis, Phillips, Tinkham Absent: Heinzman, Leestma, Slominski, Wren Nay: None CARRIED

Schneider discussed “draft” TIFA/LDFA budgets included in packets. He stated that Magna debt was paid off on March 1st and he is currently working on legal process of transferring property to Magna. Schneider and Board discussed revenue amounts, Stream expenses and savings of interest related to refunding Tax Increment Bonds. Motion by Buckley Jr., second by Burrell to approve Resolution T2020-01 to Authorize Issuance of Tax Increment Refunding Bonds allowing the TIFA Chair, TIFA Director, TIFA Secretary and TIFA Treasurer to negotiate and move forward with process. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Looman, Mathis, Phillips, Tinkham Absent: Heinzman, Leestma, Slominski, Wren Nay: None CARRIED Board discussed option of paying additional principal prior to refinancing and determined rates are currently low and feel should not pay additional principal at this time and reserve fund balance.

Motion by Tinkham, second by Buckley Jr. to approve budget change for M-37 Pilot Program from \$100,000 to \$150,000. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Looman, Mathis, Phillips, Tinkham Absent: Heinzman, Leestma, Slominski, Wren Nay: None CARRIED Fedell stated that only one bid was received and Council did not accept bid, but allowing City Manager to negotiate with company and possibly other companies to reduce costs. Schneider stated he will be negotiating over coming weeks with hope to solicit contracts to reduce current bid.

Motion by Fedell, second by Armstrong to approve Resolution T2020-02 to contribute \$180,000 for matching funds towards pedestrian bridge and pathway connecting Henning Park to E. Wood Street. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Looman, Mathis, Phillips, Tinkham Absent: Heinzman, Leestma, Slominski, Wren Nay: None CARRIED Schneider stated that TIFA had originally approved matching funds of \$150,000 towards pedestrian bridge, but the State is now requiring both sides of the pedestrian bridge to meet ADA requirements adding approximately \$300,000 to the project which would increase our 10% required match amount to approximately \$180,000.

PUBLIC COMMENTS

BOARD COMMENT

Board Members discussed holding a future meeting to discuss long-term strategic planning. They discussed the possibility of holding a joint meeting with other City boards to discuss long-term strategic planning for the City and holding a Training Session at a future TIFA Meeting.

Schneider congratulated all for holding the City’s first teleconference Board Meeting and thanked them for taking the time to hold meeting allowing the City to continue moving forward.

Tinkham discussed Census and encouraged everyone to spread the word for all to complete the Census.

Board discussed future meetings and ways to shorten the length of meetings or possibility of meeting more than quarterly.

Motion by Burrell, second by Buckley Jr. to adjourn the meeting. AIF/MC.

Meeting adjourned at 8:32 AM

Kim Goodin, TIFA Secretary