

**TAX INCREMENT FINANCE AUTHORITY
MINUTES**

MARCH 23, 2022

THE MEETING OF THE TAX INCREMENT FINANCE AUTHORITY WAS CALLED TO ORDER AT 7:00 P.M., ON MONDAY, MARCH 23, 2022, BY CHAIRMAN RUFF

Present: Ball, Reindel, Ruff, Weinert, Yelencich
Absent: Garant, LaFore
Others: Director Moore, City Clerk Stagl
Visitors: DPS Director Goetzinger, Tim Rix, John Warn

Motion by **Reindel**, supported by **Ball**, to excuse Authority Members Garant and LaFore from tonight's meeting.

All yeas **Motion passes**

APPROVAL OF MINUTES

Motion by **Weinert**, supported by **Reindel**, to approve the minutes from February 23, 2022, as presented.

All yeas **Motion passes**

APPROVAL OF BILLS

Motion by **Reindel**, supported by **Ball**, to approve the Payroll Expenses for February 15th through March 14, 2022, in the amount of \$4,778.78.

All yeas **Motion passes**

Motion by **Ball**, supported by **Weinert**, to approve the Schedule of Bills for February 11th through March 14, 2022, in the amount of \$5,342.61.

All yeas **Motion passes**

CORRESPONDENCE

Revenue and Expense Report for February 2022
City Council Meeting Minutes of February 7, 2022
City Council Meeting Minutes of February 21, 2022

Received and filed the correspondence as presented.

PUBLIC COMMENTS

None.

ADOPTION OF AGENDA

The Agenda was adopted as presented.

ITEMS FOR CONSIDERATION

1. Consideration of DTE Powerline Conversion

Director Moore discussed with the TIFA the cost estimate for the DTE work. The work includes, converting the overhead power lines to an underground system, bordered by North Main Street, Park Street, North Forest Avenue and Water Street. Also, 160 feet of the overhead powerlines south of Monroe Street, east of Parker Street, for a cost of \$347,000. This price does not include easement work or the City installing the conduits from the building locations to the transformers, or the cost of moving the Frontier and Comcast lines.

TIFA may want to re-examine putting the utilities underground. TIFA does not have the funds available to be able to move the electric underground, plus the costs for the other utility work that will need to be done. The Director suggested that we forgo the underground utility work and have Tetra Tech design the parking lots to the best of their ability working around the poles.

The consensus of the Authority was to move forward with having Tetra Tech design the parking lots – working around the existing poles.

2. Consideration of Project Request/Good Old Days Beer Tent Floor

Director Moore informed the Authority that the Good Old Days Festival was requesting that TIFA pay for the installation of an 80' X 180' concrete floor that will be used for both a beer tent this coming Festival and for a potential pavilion/barn structure for the Festival in 2023.

Tim Rix, Co-Chairman of the Good Old Days Festival, informed the Authority that they have seen a steady increase in the cost of renting an 80' X 180' tent. The rental cost is reaching the point where it is cutting into the profits of the Festival and it's becoming a hardship. It does not make sense for the Festival to pay rental monies that could otherwise be used to pay for a permanent structure.

At this time, the Festival is requesting the City/TIFA enter into an agreement with the Festival to start this structure project this fiscal year by installing a cement pad the size of the present tent. A structure would be built in the Spring/summer of 2023, in FY2022/23

Motion by **Reindel**, seconded by **Yelencich**, to approve funding the Richmond Area Good Old Days Festival's request to fund the concrete floor for the tent area with a cost estimated to be \$108,000 coming out of the FY2021/2022 budget.

All yeas

Motion passes

3. Consideration of Approving the Aud Roof Repairs

Inspection of the roof prior to bids showed several areas with significant ponding. A moisture survey of the insulation following the bid opening, identified a significant portion of the roof to have wet insulation. Based on the results, it was recommended that the existing insulation and tar roof be removed in its entirety. The tapered insulation will be installed per the detail included in the base bid, but directly over the wood decking. Director Moore distributed an updated quote, from Schena Roofing, for the roof repairs for the Aud. The revised bid reflect the cost for the additional labor necessary to remove the existing roof in lieu of the proposed overlay.

Motion by **Ball**, seconded by **Weinert**, to authorize award of the Aud Roof Replacement Project to Schena Roofing the amount of \$135,512. With the additional expense for removal of the existing roof.

All yeas

Motion passes

4. Consideration of Approving the Aud Masonry Repairs

Director Moore informed the Authority that the entire building needs grinding and pointing of the brick joints. This project is intended to be completed in conjunction with a roof replacement project to close up the building envelope.

Motion by **Weinert**, seconded by **Reindel**, to waive purchasing ordinance requirements due to Section 64-53 (c) and to authorize the expense of \$17,727 for masonry repairs to the Roosevelt Auditorium with funds charged to the appropriate line item in the TIFA fund.

A roll call vote was taken:

All yeas (Reindel, Ruff, Weinert, Yelencich, Ball)
Two absent (Garant, LaFore)

Motion passes

5. Consideration of Aud Parking Lot Reconstruction

TIFA was being asked to consider approving a change order to the Seymour Street – Street Improvements contract to add work at the Aud to reconstruct the parking lot at this facility.

We received an estimate from Teltow Contracting in the amount of \$161,027.75. This project includes removing the existing paving, adding aggregate base where needed, installing geotextile separator, widening the pavement from Division Road to the main parking area, widening the driveway approach and maximizing the paved area.

Due to the amount of funds already budgeted by TIFA for the Aud masonry and roof repairs, administration is recommending that the TIFA and General Fund split the cost of the Aud parking lot project.

Motion by **Reindel**, seconded by **Ball**, to approve Teltow Contracting's – Change Order 1 to the Seymour Street Project to include the Aud – Parking Improvements in the amount of \$161,027.75 and provide \$80,514 from the TIFA Fund.

All yeas

Motion passes

MISCELLANEOUS MATTER FROM THE DIRECTOR

- Puzzle Sale at the Library this weekend
- Easter Egg Scramble April 9th, beginning at 10:30 am
- The downtown lighting project has begun.

CHAIRMAN AND AUTHORITY MEMBERS

None.

ADJOURNMENT

Motion by **Reindel**, supported by **Yelencich**, to adjourn the Tax Increment Finance Authority meeting at 7:54 p.m.

All yeas

Motion passes

Respectfully Submitted:
Karen Stagl
City Clerk