

Approved 11/30/22  
**TAX INCREMENT FINANCE AUTHORITY**  
**MINUTES**

October 26, 2022

**THE MEETING OF THE TAX INCREMENT FINANCE AUTHORITY WAS CALLED TO ORDER AT 7:00 P.M., ON OCTOBER 26, 2022, BY CHAIRMAN RUFF**

Present: Ball, Garant, LaFore, Reindel, Ruff, Weinert

Absent: Yelencich

Others: Director Moore, City Clerk McCallister

Visitors: None

Motion by **Garant**, supported by **Ball**, to excuse Authority Member **Yelencich** from tonight's meeting.

All yeas

**Motion passes**

**APPROVAL OF MINUTES**

Motion by **Weinert**, supported by **LaFore** to approve the minutes from September 28, 2022, as presented.

All yeas

**Motion passes**

**APPROVAL OF BILLS**

Motion by **LaFore**, supported by **Reindel**, to approve the Payroll Expenses for September 23<sup>rd</sup> through October 6<sup>th</sup>, 2022, in the amount of \$3,296.14.

All yeas

**Motion passes**

Motion by **LaFore**, supported by **Reindel**, to approve the Schedule of Bills for September 21<sup>st</sup> through October 12<sup>th</sup>, 2022, in the amount of \$48,495.29.

All yeas

**Motion passes**

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**CORRESPONDENCE**

Revenue and Expense Report for September 2022  
City Council Meeting Minutes – Regular Meeting of September 19<sup>th</sup>, 2022  
City Council Meeting Minutes – Regular Meeting of October 3<sup>rd</sup>, 2022

Received and filed the correspondence as presented.

**PUBLIC COMMENTS**

None

**ADOPTION OF AGENDA**

Motion by **Reindel** seconded by **Ball**, to adopt the agenda as presented.

All yeas

**Motion passes**

The Agenda was adopted as presented.

**ITEMS FOR CONSIDERATION**

**1. Adoption of 2023 Meeting Schedule**

Motion by **Garant**, seconded by **LaFore**, to adopt the 2023 TIFA meeting Schedule as amended:

The November 2023 meeting date was changed from Wednesday, November 22 to Tuesday, November 21, 2023.

All yeas

**Motion passes**

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## 2. Update on Parking Lots

TIFA was being requested to review the final plans and discuss setting up the meeting with the business owners.

Moore went over the revised changes that were made for the three (3) main parking lots on the North Business District.

Changes to the Parking Lot Project:

- An enclosure around the three (3) dumpsters that were moved from the north side to the new location
- A bike ramp and a ramp
- A sidewalk protected by an island
- A curb on the north side of the lot
- A guardrail parallel to Forest Ave. is being removed and replaced with new iron fencing.

A final sheet reflecting elevations has been created so individuals can see more detail on the specs.

Moore plans to meet with the eight (8) property owners individually to go over the plans.

Reindel expressed his concern over business owners wanting to make changes, based on opinions, to the current plans that may delay the process.

Weinert wants to be sure the new lighting is installed is enough for safety reasons.

TIFA members agree that Director Moore has the authority to make any minor changes as necessary to keep the progress of the project moving forward.

Moore appreciates the Board always giving the flexibility to make small decisions on their behalf.

Motion by **Reindel**, seconded by **Weinert** to approve the Parking Lot Conceptual Plans and direct administration to meet with the business and property owners.

All yeas

**Motion passes**

## 3. Rescheduling of November, 2022 TIFA Meeting

Motion by **Ball**, seconded by **Reindel**, to reschedule the November 2022 TIFA meeting from the fourth Wednesday, November 23rd to the fifth Wednesday, November 30<sup>th</sup>.

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All yeas

**Motion passes**

**MISCELLANEOUS MATTER FROM THE DIRECTOR**

Moore received confirmation that the insurance company has signed off on the storm damage claim. The property restoration company is scheduled for October 31<sup>st</sup>, painting at the Aud will begin this Friday, October 28<sup>th</sup>. Furthermore, the large maple tree has been removed, volunteers re-roofed the area over the stairs and Comcast has installed service. The anticipated opening of the Aud will be in November.

Save the date for the 2<sup>nd</sup> Friday in December (12/9/22) for the Holiday Open House. A formal invitation is forthcoming.

**CHAIRMAN AND AUTHORITY MEMBERS**

Ball inquired if there has been any feedback regarding the new traffic light. Director Moore informed TIFA that he has only heard comments regarding “timing” of the lights.

**ADJOURNMENT**

Motion by **Ball**, supported by **Reindel**, to adjourn the Tax Increment Finance Authority meeting at 7:31 p.m.

All yeas

**Motion passes**

Respectfully Submitted:  
Heather McCallister  
City Clerk