

# TIF Board

## TIF Board Meeting

05/25/2023

Present: Roger Waddell, Rick Homkes, Kevin Johnson, Ned Sutherland (late)

Absent: Mark Fulk

Guest(s): Myrna Claar

Start: 18:03

## Topics

### Town Signage

- Mark Fulk attended the last town council meeting and presented the last quote from Clifford Signs.
- Town council has approved the town signs for the east and west entrances of the town.
- Price is ~\$35K, with Clifford Signs taking care of everything (including permitting).
- The N-S entrance signs are on hold. We will wait for the other signs to be completed first.
- Related to town signage: The churches have bought an electronic speed sign and redid the wordage to say "Slow Down Now, Stop in Sunday". They are now working on getting the speed radar unit working.

### Community Center Generator

- Discussion centered around the five proposals that came in from the three companies offering quotes.
- Main topics were:
  - o 100 KW vs 70 KW. 70 KW is less price, but would it be enough to run everything if the Center were used as an emergency shelter?
  - o 3 phase vs 1 phase, which would be better?
  - o The location of the service line from the generator to the building, should it be buried or would it be OK to have it along the eave?
- Board wanted complete specifications to be stated so that the proposals could be better compared. Also wanted some guidance from the Council.
- Discussion tabled until the full board could meet.

### TIF District and Development District lines

- Currently the TIF district line ends at the old Legion Building and does not include AutoTech. AutoTech is being sold and a new building planned to be built.
- Have been working for some time on getting a list of parcels for each district. This needs to be completed soon so that it can be turned over to attorneys.
- Decided to set up a meeting soon (6/8/23 at 18:00) and have this topic first on the agenda.

### Quick Recap of Plans

- Previously had decided on four projects for TIF money. These were:
  - o SR-26 Lighting: Completed
  - o Sidewalk along Kinsey Street from Union to library sidewalk and apartments. This is on hold until the South Union sidewalk can be completed.
  - o Shopping Center paving. This has been completed privately and no public-private partnership proposal is needed.
  - o Signage discussed above.
- Community Center generator was later added.
- Other possible used were mentioned:
  - o Myrna asked the board to consider solar lighting for the town signs.
  - o Rick discussed the progress of the community center playground, restroom, and playground project and asked the board to consider helping towards a 50/50 match for an IDNR grant.

Meeting ended at 19:22.