

**APPROVED 08/25/2021**  
**TAX INCREMENT FINANCE AUTHORITY**  
**MINUTES**

**JULY 28, 2021**

**THE MEETING OF THE TAX INCREMENT FINANCE AUTHORITY WAS CALLED TO ORDER AT 7:00 P.M., ON WEDNESDAY, JULY 28, 2021, BY CHAIRMAN RUFF**

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

Absent: None

Others: Director Moore, City Clerk Stagl

Visitors: Melissa Majchrzakl

**APPROVAL OF MINUTES**

Motion by **Garant**, supported by **Yelencich**, to approve the minutes from June 23, 2021.

All yeas

**Motion passes**

**APPROVAL OF BILLS**

Motion by **LaFore**, supported by **Ball**, to approve the Payroll Expenses for June 18<sup>th</sup> through July 15<sup>th</sup>, 2021, in the amount of \$4,646.87

All yeas

**Motion passes**

Motion by **LaFore**, supported by **Weinert**, to approve the Schedule of Bills dated June 22<sup>nd</sup> through July 19<sup>th</sup>, 2021, in the amount of \$20,556.90.

All yeas

**Motion passes**

**CORRESPONDENCE**

Revenue and Expense Report for June 2021  
City Council Meeting Minutes of June 7, 2021  
City Council Meeting Minutes of June 21, 2021  
City Council Meeting Minutes of July 6, 2021

Received and Filed the Correspondence as presented.

**PUBLIC COMMENTS**

None.

**ADOPTION OF AGENDA**

Motion by **Ball**, seconded by **Yelencich**, to adopt the Agenda as presented.

All yeas

**Motion passes**

**ITEMS FOR CONSIDERATION**

**0. Consideration of Changes to Façade Program**

TIFA was being asked to consider changes to the Façade Programs: 1. Project Clean-Up and 2. Downtown Revitalization Program.

Changes to Downtown Revitalization Program:

- a. Under certain tenant changes where larger changes to the site are required, new owners/tenants may be awarded a grant event if the property has not been vacant for one year.
- b. Allow applicants to submit bills on a monthly basis to allow them to receive funds sooner.

Changes to the Project Clean-Up Program:

- a. Allow the banking of multiple years awards without having to be an established business. Currently, the rules state that you need to be in business for one year, before you can “bank” multiple years. Many new business do most of their building improvements that first year.
- b. Added at the meeting: Once a property has banked a 3-year project, a new owner cannot rec
- c. eive funds until the end of the 3 banked years.

**1. Consideration of the purchase of Holiday Banners**

TIFA was being requested to consider purchasing new Holiday banners this year, due to the current one having shrunk and being difficult to install.

Motion by **Reindel**, seconded by **Garant**, to authorize the quote from Bronner’s Commercial Display, in the amount of \$6,194.00, for the purchase 93 of Holiday banners with the expense charged to the appropriate line item, TIFA Fund, Administration, Equipment Acquisition.

All yeas

**Motion Passes**

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**2. Consideration of the purchase of Street Trees**

TIFA is being asked to consider the purchase of five (5) trees to replace four (4) dead trees on the east side of Main Street between Division Road and Water Street and one (1) dead tree just north of the former Marcile's building.

In order to increase the health of the new trees, D&E will work with the City to utilize the City's new Vac Truck to remove more of the dirt from the tree planting areas. This area will be replaced with a new soil mix. D&E is also recommending that we purchase 4 rootwells per tree. Rootwells are root aeration tubes that allow water to get down to the roots of trees planted in stressful environments.

Motion by **LaFore**, seconded by **Weinert**, to approve the quote from D&E to remove 5 dead trees and dirt, place new dirt, trees and rootwells in the amount of \$7,618. Administration will also inspect the remainder of the trees in the City.

All yeas

**Motion passes**

**MISCELLANEOUS MATTER FROM THE DIRECTOR**

None.

**CHAIRMAN AND AUTHORITY MEMBERS**

Yelencich – Questioned the status of the AUD. Director Moore informed TIFA that the City was still working with the school district on an agreement.

**ADJOURNMENT**

Motion by **Ball**, supported by **Yelencich**, to adjourn the Tax Increment Finance Authority meeting at 7:46 p.m.

All yeas

**Motion carried**

Respectfully Submitted:  
Karen Stagl,  
City Clerk