

The meeting was called to order by Chairman Daniel Cobb at 5:00 p.m.

**Present:** Chairman Daniel Cobb, Alderman Lili Stevens, Mayor Gary Manier

**Also Present:** Finance Director Joanie Baxter, Planning and Development Director Jon Oliphant, Treasurer Abbey Strubhar

1. Non-member Aldermen Wishing to be Heard on Non-Agenda Item: *None*
2. Citizens Wishing to be Heard on Non-Agenda Item: *None*
3. Approval of Minutes from June 21, 2021 Meeting: *Mayor Manier made a motion to approve minutes, seconded by Alderman Stevens. Motion approved.*

4. Business Items:

**A. TIF FUNDING REQUEST – HEIDER PROPERTIES, 105-109 WASHINGTON SQUARE**

Brock Heider of Heider Properties previously submitted an application for TIF assistance to complete the interior and exterior building improvements to the space at 105-109 Washington Square. They are planning on renovating the space with intention of having a restaurant. Two retailers have also shown interest.

Staff recommends a 30% subsidy for this project to support substantial renovations to a prominent building. A not-to-exceed amount of \$51,991.50 is recommended to be paid in a single installment. Staff seeks recommendation from the Finance and Personnel Committee on the subsidy level for this project.

*Comments: The committee asked about the possibility of getting multiple bids for this project. Mr. Heider responded that getting multiple bids is time-intensive and indicated that he may then need to do a minor rehabilitation and rent it for an office use. Kris Hasten from Sentimental Journey said that the Square business owners would rather not have another office use there and that it is indeed difficult to receive bids in a timely manner but that there should be checks and balances for the use of TIF funds. After further discussion, Mayor Manier made a motion and Chairman Cobb seconded to recommend approval to the City Council of the project with a 30% subsidy and to schedule a first reading ordinance for a redevelopment agreement at the August 2 City Council meeting. The Committee approved 2-1.*

**B. BLUMENSHINE PROPERTY AMERICAN TOWER RENT REDUCTION CONSIDERATION:**

Staff has received a proposal from American Tower Corporation's lease consultant, MD7, to reduce the monthly rent for the Verizon cell tower located adjacent to the Blumenshine property on Business 24.

ATC has proposed two options contained within the attached term sheet: 1) Reduce the rent to \$613 per month starting on October 1, 2021, with a 10% term escalation commencing on October 1, 2022; or 2) a one-time payment of \$142,428 in exchange for a perpetual real estate easement.

The City currently receives \$2,937.06 per month from T-Mobile with a 3% annual increase to house its equipment on Water Tower #1 as part of an agreement that runs through July 2022. A second agreement for Verizon on Water Tower #1 has not commenced because the equipment has not been installed. Verizon would pay \$2,000 per month for the first year upon installation with a 3% yearly increase.

Committee needs direction on whether to accept either of these options at the July 19 Finance and Personnel Committee meeting.

***Comments: The Committee felt that our current agreement already is for a low monthly rent when compared to other Washington or nearby agreements. As a result, the Committee unanimously agreed not to accept either of these options as presented from MD7.***

5. Other Business:

- a) Alderman Stevens questioned the lack of Deputy Clerk and said we needed one. Staff responded that the position of Clerk's Assistant that would also be Deputy Clerk was one that was delayed as per the budget cuts. There was a 90-day delay for the fiscal year and Staff is in the process of recruiting for such a position.
- b) Alderman Stevens asked about the Glass Recycling program and the Mayor indicated that it was recently emptied. Further discussion/evaluation of the program could be held at a future Committee of the Whole meeting.
- c) Alderman Stevens questioned the Compensation Spreadsheet and Finance Director Baxter indicated the spreadsheet was completed as required and submitted for publication to the website.
- d) Alderman Stevens questioned what part of the Beck development the City was paying for and Staff indicated only for the traffic lights are approved by the City Council.

6. Adjournment: ***Motion approved by Alderman Stevens seconded by Chairman Cobb. Meeting adjourned at 5:37 PM.***