

Tax Increment Financing Committee – May 09, 2022

A Tax Increment Financing (TIF) Committee meeting of the City of Aledo met in Open Session in the Council Chambers of the City Hall building on May 09, 2022. ALD. SARABASA called the Committee meeting to order at 6:21 P.M. The roll was called, whereupon the following committee members answered present:

Aldermen MICHAEL CHAUSSE, BARRY COOPER, CHRIS KOPP, and LINDA SARABASA. Mayor CHRIS HAGLOCH.

Also, present ILA BERTRAND, Alderman, DENNIS DIXON, Alderman, JIM HOLMES, Alderman, JUSTIN BLASER, Director of Public Works & Utilities, and JAROD DALE, City Clerk.

The media was represented by John Hoscheidt, WRMJ.

The following was discussed:

Approval of Committee Minutes: Motion was made by ALD. CHAUSSE and second by ALD. KOPP to approve the meeting minutes of 03/30/22 as presented. A Unanimous voice vote followed in agreement.

Public Comment: No Report.

Old Business: MAYOR Hagloch provided an update regarding the former Farmer's Grain & Coal property demolition project. The project looks to be completed by tomorrow and grinding of the concrete into rock continues. A bill to be submitted to the property owners for the project and then a closing to be set-up with the City soon.

New Business:

353 Court, LLC provided a memorandum to the Committee highlighting the following: WJ Albertson, owner of several properties in downtown Aledo is seeking to do necessary stabilization work throughout numerous properties and some additional interior work. The work will range from roofing, masonry, plumbing, flooring, painting, and interior work. After continued discussions with the property owner and review of the project scope along with complementing documentation we are in favor of moving forward with the following 4 applications spanning 5 projects.

Funding Requests:

Project #1 – 134 W Main St ((True Audio) = \$13,000

Project #2 – 125-127 S College Ave (Hardware Store) = \$27,355

Project #3 – 122 E Main St (Meat Market) = \$43,630
Project #4 – 114 E Main St (Pink Door – Art Studio) = \$50,000
Project #5 – 114 E Main St (Pink Door – Upper Story) = \$50,000

\$183,985 Total City Project Contribution

Recommendation: Mr. Albertson has been working diligently to acquire, stabilize and redevelop properties in downtown Aledo. He has shown that the completion of the work in past projects has been up to a high standard. With the quantity of properties recently acquired, many require significant investments into the stabilization and preservation of the buildings. The work outlined in will be long-lasting to ensure the protection of the historic nature of these buildings while making them economically viable for future businesses to inhabit without massive initial investment. With a limited window of time for submission, approval, and completion of work before the conclusion of the TIF, 353 Court supports the projects submitted for funding. 353 Court are eager to see the progress continue and the City's dollars continued to be leverage at a high rate to the total project cost.

Discussion regarding a Downtown Revitalization Program TIF Application submitted by Windborn Group, LLC for property located at 136 W Main Street:

Upon the Property Owner's completion of the Project in compliance with this Agreement, the City shall reimburse the Property Owner one-half of the actual costs incurred by the Property Owner for replacement of the roof in the form of a loan in an amount not to exceed \$13,000.00. The amount of the loan shall thereafter be forgiven at the rate of \$361.11 per month for each month that the Property is owned by the Property Owner and meets all of the requirements of the Revitalization Program as set forth in the Downtown Revitalization Program Guide – 2020, which is hereby incorporated by reference. Notwithstanding the foregoing, the parties expressly agree that the City's obligation to reimburse the Property Owner is expressly contingent upon the availability of TIF funds to the City, and the City reserves the right to fund other TIF projects after the date of this Agreement.

Motion was made by ALD. KOPP and seconded by ALD. COOPER to approve the TIF Application as presented and send to the CITY COUNCIL for final approval. A Unanimous voice vote followed in agreement.

Discussion regarding a Downtown Revitalization Program TIF Application submitted by Windborn Initiative, LLC for property located at 125-127 S College Avenue:

Upon the Property Owner's completion of the Project in compliance with this Agreement, the City shall reimburse the Property Owner one-half of the actual costs incurred by the Property Owner for masonry and roofing repairs and painting in the form of a loan in an amount not to exceed \$27,355.00. The amount of the loan shall thereafter be forgiven at the rate of \$455.92 per month for each month that the Property is owned by the Property Owner and meets all of the requirements of the Revitalization Program as set forth in the Downtown Revitalization Program Guide – 2020, which is hereby incorporated by reference. Notwithstanding the foregoing, the parties expressly agree that the City's obligation to reimburse the Property Owner is expressly contingent upon the availability of TIF funds to the City, and the City reserves the right to fund other TIF projects after the date of this Agreement.

Motion was made by ALD. CHAUSSE and seconded by ALD. COOPER to approve the TIF Application as presented and send to the CITY COUNCIL for final approval. A Unanimous voice vote followed in agreement.

Discussion regarding a Downtown Revitalization Program TIF Application submitted by Windborn Group, LLC for property located at 122 E Main Street:

Upon the Property Owner's completion of the Project in compliance with this Agreement, the City shall reimburse the Property Owner one-half of the actual costs incurred by the Property Owner for roofing replacement and masonry repairs, in the form of a loan in an amount not to exceed \$43,630.00. The amount of the loan shall thereafter be forgiven at the rate of \$727.17 per month for each month that the Property is owned by the Property Owner and meets all of the requirements of the Revitalization Program as set forth in the Downtown Revitalization Program Guide – 2020, which is hereby incorporated by reference. Notwithstanding the foregoing, the parties expressly agree that the City's obligation to reimburse the Property Owner is expressly contingent upon the availability of TIF funds to the City, and the City reserves the right to fund other TIF projects after the date of this Agreement.

Motion was made by ALD. KOPP and seconded by ALD. COOPER to approve the TIF Application as presented and send to the CITY COUNCIL for final approval. A Unanimous voice vote followed in agreement.

Discussion regarding a Downtown Revitalization Program TIF Application submitted by Windborn Group, LLC for property located at 114 E Main Street:

Upon the Property Owner's completion of each Phase of the Project in compliance with this Agreement, the City shall reimburse the Property Owner one-half of the actual costs incurred by the Property Owner for the work included in each such Phase in the form of a loan in an amount not to exceed \$50,000.00 per Phase (for a total loan amount not to exceed \$100,000). The amount of each of the loans shall thereafter be forgiven at the rate of \$833.33 per month/per loan for each month that the Property is owned by the Property Owner and meets all of the requirements of the Revitalization Program as set forth in the Downtown Revitalization Program Guide – 2020, which is hereby incorporated by reference. Notwithstanding the foregoing, the parties expressly agree that the City's obligation to reimburse the Property Owner is expressly contingent upon the availability of TIF funds to the City, and the City reserves the right to fund other TIF projects after the date of this Agreement.

Motion was made by ALD. CHAUSSE and seconded by ALD. COOPER to approve the TIF Application as presented and send to the CITY COUNCIL for final approval. A Unanimous voice vote followed in agreement.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN KOPP and seconded by ALDERMAN CHAUSSE that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned AT 6:45 P.M.

Jarod Dale, City Clerk