

Trafalgar Redevelopment Commission
Special Meeting Minutes
April 20, 2017

Jeff opened the meeting at 6:30 p.m.

Roll was taken. Jeff Eisenmenger - President, David Moore - Vice President, Jason Ramey, Betty Davis, Steve Scott, Judy Misiniec – Non-Voting Member, Donna Moore - Clerk Treasurer and Town Attorney Bill Barrett.

New Business:

Hensley Fire Protection District

Mike Hodge, President Hensley Fire Protection District is here on behalf of the fire department requesting TIF Funds. We are building a new fire station and would like to request any available TIF Funds to help with unexpected costs that have come up with our project. We as the Fire District Board are maxed out on what we can ask from the tax payers, this would be more beneficial to the fire department and they would be the one's requesting the money. The Fire District has already taxed out the amount that they can ask for. If everyone has received their tax bills this month you may notice our special district went up over 100%, which was for the new fire station. For some it may amount to \$40 - \$50 dollars. Some of the unexpected costs we have come upon are: having trouble getting some of the utilities hooked up, which we may be looking into another \$20,000 to \$40,000 more just to get another utility hookup. Currently we are stuck at 1.8 million, which is the max amount the County will give us. The TIF Funds would also be helpful with putting the roads in and upkeep of the roads.

Jeff asks if a certain dollar amount was known. Mike stated that what they thought would be a simple hook-up to the utility lines could be another \$30,000.00 which would be re-architecting fees to do extra pipe work and possibly putting a pump in, which could result in yearly maintenance as well. Steve asks Bill if this would be a good use for the TIF money. Bill stated as it stands it would not be an ineligible use for the Funds. You could make it an eligible use for the money by going through the same process we went through when we redid the TIF plan to accommodate for work at the Park. Under the Statutes it would be allowed under the current TIF Plan it's not. The parcel is just outside your District, but it benefits the District. That is a policy decision the RDC Commission would have to make. Steve stated that they are trying to resolve the sewer issue as it is. Jeff asks what they have accounted for the proceeds of selling the old fire station. Mike stated they the proceeds would supply furniture. Jason stated he would have no issue making the adjustment to our plan to fit projects like this, but would like to know exactly what dollar amount and what the proceeds would be used for. Betty asks what

the original budgeted amount it was going to cost. Mike stated to build the building it was right under 1.8 million. Betty asks what the additional expense would be. Mike stated they did not know yet, because we are still in the process of 3 different options hooking on to the utility. Bill said the process would take the Planning Commission, Council and RDC to amend the TIF Funds, some of those would also be hearings which would take longer notice, approximately 2 months; if there were special meetings held it could take 6 weeks. Betty said she thought the request was appropriate but at the same time feel's uncomfortable not knowing specific dollar amounts needed and for what the funds would be used for.

Jason made a motion to move forward to making the necessary adjustments to our current TIF Plan and the modifications to include the neighboring property as was discussed tonight. Steve 2nd. In favor 4, opposed 1. Motion passed 4-1.

Bill stated the June 15th letter that has to go to the auditor regarding the certification or determination of how much if any excess assessed value there's going to be. The RDC has to approve the letter, so we will need to hold a RDC meeting at 6:30 before the next Council meeting May 18, 2017. Donna has to prepare the auditor's letter and the RDC will have to certify it.

Review and approve the minutes from RDC Meeting for January 19, 2017. Jeff made a motion to accept and approve the RDC Minutes from January 19, 2017, David 2nd. All in favor. Motion passed 5-0.

Approve the invoice for Williams Barrett & Wilkowski in the amount of \$227.50 which is eligible to be paid out of TIF funds. David made a motion to approve the invoice for Williams Barrett & Wilkowski in the amount of \$227.50, Jeff 2nd. All in favor. Motion passed 5-0.

Donna presented the RDC Commission the Financial Report which was filed on March 30, 2017 and also the Annual Report which was filed with the DLGF on April 13, 2017.

Adjourn

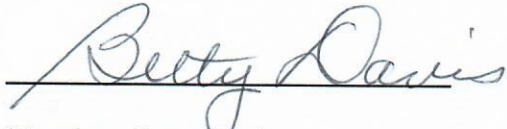
Jeff made a motion to adjourn the RDC Meeting at 6:52p.m., David 2nd. All in favor. Motion passed 5-0.

Absent

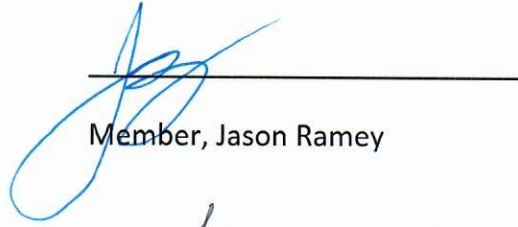
President, Jeff Eisenmenger

D. Moore

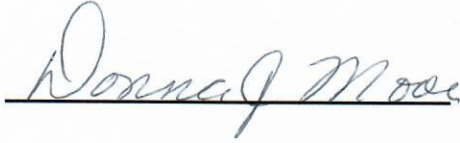
Vice President, David Moore




Member, Betty Davis



Member, Jason Ramey



Attest: Donna J Moore



Member, Steve Scott