

Joint Finance & Tax Increment Financing Committee Meeting – September 25, 2017

The Joint Finance & Tax Increment Financing (TIF) Committee of the City of Aledo met in Open Session in the Council Chambers of the City Hall building on September 25, 2017. Committee Chair Kopp called the meeting to order at 6:15 P.M. The roll was called, whereupon the following committee members answered present:

Aldermen MICHAEL CHAUSSE, BARRY COOPER, JIM HOLMES, CHRIS KOPP, and RANDY SLATER. Mayor CHRIS HAGLOCH. Alderman JAY DOHERTY was excused.

Also present were ILA BERTRAND, Alderman, ERIN KNACKSTEDT, City Administrator, JUSTIN BLASER, Director of Public Works & Utilities, TARAH SIPES, Economic Development Coordinator, and JAROD DALE, City Clerk.

Approval of Minutes: Motion was made by ALD. Cooper and seconded by ALD. Holmes to approve the Joint Public Property, Streets & Sidewalks and Tax Increment Financing (TIF Committee minutes of 08/30/17 as presented. A Unanimous voice vote followed in agreement.

Motion was made by ALD. Cooper and seconded by ALD. Holmes to approve the Finance Committee minutes of 11/21/16 as presented. A Unanimous voice vote followed in agreement.

(Clerks Note: Both Minutes were placed together during the voice vote for approval.)

The following was discussed:

Old Business: No Report.

New Business: *Discussion on a TIF Application submitted by Brent Bowlyou, Bowlyou's Ice Cream & Grill, located at 300 SE 3rd Street, Aledo, IL:* EDC Sipes reviewed the memorandum prepared for the Committee meeting. Mr. Bowlyou is requesting new siding and soffit on the building in order to protect against the elements and improve the appearance of the structure. The request, per EDC Sipes, falls in-line with the Aledo TIF Assistance Policy under the Building & Life and Safety program.

Quotes received by Mr. Bowlyou are as follows:

Riddell Roofing:	Total Bid - \$25,755	City 50% - \$12,877.50
Bickle Home Improvements:	Total Bid - \$18,682	City 50% - \$9,341.00
Doherty Brothers:	Total Bid - \$58,000	City 50% - \$29,000.00

Of the three Bids, the bid from Bickle Home Improvements is preferred by Mr. Bowlyou due to its lower cost. The work quoted by all three firms is comparable. ADMINISTRATOR Knackstedt also reported ALD. Doherty has requested gutters/downspouts be included per prior discussions with the establishment.

The Committee discussed replacement of sidewalk and parking area. Debate was held to recommend approval of Mr. Bowlyou's request at 100% grant instead of a forgivable loan. ADMINISTRATOR Knackstedt cautioned the Committee due to future TIF projects that are being discussed to be aware of the future dollars that are being committed.

After review, the Committee recommended approval of the request at 50% plus cost of gutters. Then, the City would replace sidewalk with a letter of understanding to be completed in F/Y 2018.

Motion was made by ALD. Chausse and seconded by ALD. Cooper to accept the bid submitted by Bickle Home Improvements, with the City portion of 50% being \$9,341.00, plus the costs of gutter installation for the property at 300 SE 3rd Street, Aledo, IL.

A Roll call vote was recorded as follows:

YEAS: Chausse, Cooper, Holmes, Kopp, and Slater. NO: None. Motion carried. 5 yeas, 0 nays.

The Item will now be sent to the City Council for final approval on 10/2.

Discussion on the Alternate Revenue Bonds for the City Hall Renovation Project: CITY ATTORNEY Walton reported Alternate Revenue Bonds have a source pledged as security. Sales Tax, Replacement Income Tax, Enterprise Funds can be utilized. These were being planned to be pledged, per City Staff. With the Enterprise Funds being pledged, City Attorney reported this would be critical to the bonds/lender. Bonds themselves are costly, attorney's fees, engineering to establish what portions of the project would be water & gas. Tax Exempt Status could be at risk if not careful.

CITY ATTORNEY noted may be more advantageous to consider traditional borrowing. He believes it would be more cost-effective and could be completed quicker compared to the bond procedure.

The Committee provided a consensus to move forward and to speak with the local lenders regarding a potential construction loan for the renovation project at City Hall.

Discussion on the 2018 Downtown Street & Sidewalk Enhancements: Estimated 2018 Project Costs were provided to the Committee for Phase(s) III, V, VI, & VII. CITY ADMINISTRATOR Knackstedt suggested Phase III be considered. Construction cost estimates are in the amount of \$393,855 + design engineering in the amount of \$37,000. MAYOR Hagloch reported Phase III would be completed after Antique Days and would be shorter time frame to complete.

Motion was made by ALD. Kopp and seconded by ALD. Cooper to approve Phase III of the Downtown Street & Sidewalks Enhancements project and to also complete all surveys for the remainder of the project. A Unanimous voice vote followed in agreement.

Discussion on F/Y 2018 Budget: ADMINISTRATOR Knackstedt provided an estimate of around \$115,000 to be rolled over in F/Y 2018. The Budget Sessions are tentatively scheduled for 11/2 and 11/7 if needed. Dinner will be served at 5:30 p.m. and budget session begins at 6:00 p.m. in the City Council Chambers.

ADMINISTRATOR Knackstedt reviewed health care costs effective 12/1. Current increase of the current plan is at 19%. After review, Consensus to eliminate the funding of the deductible and negotiate all new employees not able to go onto a family plan.

ADMINISTRATOR Knackstedt request EDC Sipes move upgraded to FT status until the end of TIF in 2021. MAYOR Hagloch suggested she be cross-trained to cover the Police Administrative Assistant. ADMINISTRATOR highlighted some of Tarah Sipes current projects and accomplishments. The Committee suggested EDC Sipes complete a proposal outlining what she would complete if moved to FT status. The Committee is looking to review her goals, business retention program, etc.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN HOLMES that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned at 8:06 P.M.

Jarod Dale, City Clerk