

**Business/TIF District
Committee Meeting
Minutes for May 22, 2023**

Roll Call:

Present:	Jack Morrison	Alder Ward 1
	Dennis Davidson	Alder Ward 1
	Nick Krabel	Alder Ward 4
	Tim Waterman	Chairman/Alder Ward 4

Chairman Waterman declared a quorum was present.

Save a lot is needing to have their parking lot redone. They have a section that will need to be cut out and new put in, the rest will need seal coated. They estimate the cost at \$15,000. A comment was made the last time financial help was given that they didn't need it but would take it anyway. Both ladies that stole money are not paying restitution. A lot of grocery items are not taxed by the Business district. Anything that must be prepared, medicinal or cleaning supplies are not taxed. Chairman Waterman thinks any money should come from the TIF District not the business district. Alder Morrison doesn't want to pay 100% of the cost. Alder Krabel asked what the time frame was to help a business for a second time. The original grant was for a \$20,000 forgivable loan for 5 years. It was mentioned to possible extend their original agreement, Chairman Waterman doesn't think it is necessary for a small amount. By the store fixing the lot, it could raise the property tax value, which would in turn help the city.

Recommendations to full council: Give a grant of 1/3 of total amount up to \$5,000, from the TIF District.

The Fire Department had to tear down the old newspaper rack building. The Ceiling & roof were caving in. Now that it is gone, there is a large drop off from the sidewalk. Rusty Berry wanted to see if the city guys could fix it. Rusty Noggle said they do not have time to fix it right now. They would like to remove the approach and add a curb. Alder Davidson mentioned a cable line runs under the sidewalk. The fire department needs to get with IDOT to see what can be done and get prices. If the city is interested in helping, Chairman Waterman thinks the funds should come from the TIF District.

Recommendations to full council: Give a grant of up to \$5,000 from the TIF District.

A gaming company has reached out to Chairman Waterman. Cornelio's is looking at adding gaming terminals.

A friend of the 2 men interested in the Sports bar at the Pumphouse is looking into the spaces at Sonny's and Hollywood Video. He is interested in a pizza place and a poll hall/arcade. He has been in contact with Mr. Burress and his friends mentioned contacting the business district.

What can we do with the property on North Main? Are there any tax incentives we can offer? We need something to draw attention to it. Moran had mentioned head hunters. Chairman Waterman is going to reach out to them again to see what we can do.

What about the old IGA Building? Nothing has been done since it was sold. It is becoming an eye sore. The committee would like for the mayor to talk to the owner, if that doesn't work, maybe there are some ordinance violations Biggerstaff can take care of. Would it be possible for the city to buy it back, or pay to have it torn down, and the owner donate to the city?

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Alder Krabel mentioned Biggerstaff is doing a heck of a job.

Adjourn Meeting:

Motion/ Second: Alder Morrison / Alder Krabel

Motion passed unanimously 3 – 0.

Meeting Adjourned at 6:30 p.m.