

**CITY OF WILLIAMSTON
TIFA 2A & TIFA 2B
MAY 21, 2007
REGULAR MEETING MINUTES**

1. Call To Order:

The meeting was called to order at 7:01 p.m. by Chairman Mike Thomas and the Pledge of Allegiance was recited.

3. Roll Call:

Chairman Mike Thomas, Vice Chair Peter Porciello, TIFA Members Dan Frank, Dean Atkins, Pam Jeffers, and Adam Lesperance. Absent: Michelle Hyne (arrived at 7:05 p.m.) and Mary Sapienza (arrived at 7:12).

Also Present:

Deputy Clerk Holly Thompson, TIFA Attorney John Gormley, M.C. Molds owner Bob Palazollo, SME Representative and other citizens.

4. Audience Participation:

Chairman Thomas called for public comment at this time and there was none.

5. Approval of Agenda:

Add 10a. M.C. Molds Land Swap and 15. Closed Session- Property Purchase Discussion.

Motion by **Jeffers**, second by **Porciello**, to approve the agenda as amended.

Motion passed by voice vote.

6. TIFA Regular Minutes of April 16, 2007:

Motion by **Jeffers**, second by **Frank**, to approve the TIFA regular minutes of April 16, 2007 as presented. **Motion passed by voice vote.**

7. Accounts Payable:

Motion by **Jeffers**, second by **Atkins**, to approve the bills from SME in the amounts of \$3287.58 and \$2900 as presented.

*Hyne arrived at 7:05 p.m.

Vote on Motion: Yes: Thomas, Porciello, Hyne, Atkins, Lesperance, Frank, Jeffers. No: None. **Motion passed.**

8. Staff Reports

8a. Treasurer:

A financial printout was received for April.

9. Committee/Sub-Committee Report

9a. Property Committee:

No report.

9b. Budget Committee:

Chairman Thomas reported that the group went through the budget line by line and adjusted it for fiscal year 2007/2008.

Members Frank, Atkins, Thomas, and Lesperance volunteered to serve on the budget committee.

Motion by **Porciello**, second by **Sapienza**, to re-open the approval of the agenda. **Motion passed by voice vote.**

Motion by **Porciello**, second by **Sapienza**, to amend the agenda to add 11a. Plan Amendments. **Motion passed by voice vote.**

10. Action Items

10a. M.C. Molds Land Swap:

*Member Sapienza arrived at 7:12 p.m.

Attorney Gormley reported that the board has discussed swapping land with M.C. Molds to allow the TIFA to build a cul de sac at the end of Industrial Park Drive. The TIFA will need to amend their plan to include the project and also capture taxes. The road will eventually be dedicated to the City for maintenance.

Motion by **Jeffers**, second by **Sapienza**, to authorize the chair to sign documents to complete the land swap with M.C. Molds (BMB Realty) as described in the exhibit map from May 16, 2007 by C2AE with the contingency that if the construction is not started by July 1, 2008 the swap can be reversed by BMB Realty. Yes: Lesperance, Hyne, Frank, Jeffers, Thomas, Atkins, Porciello, Sapienza. No: None. **Motion passed.**

10b. Amerisource Bergen 40' Strip:

Motion by **Porciello**, second by **Frank**, to table the 40' strip issue until the City Manager approaches the TIFA 2B with a proposal for re-platting the Industrial Park. **Motion passed by voice vote.**

10c. Ice House Drainage Issue:

Motion by **Porciello**, second by **Sapienza**, to table the Ice House drainage issue until the CSX deal is worked out. **Motion passed by voice vote.**

10d. Budget 2007/2008:

The board discussed the following for the 2007/2008 fiscal year budget:
TIFA 2A

Discussed possibility of spending money to provide wireless broadband signal to the area. Estimated cost at \$7,500.00 to be placed under capital outlay.

TIFA 2B

Increasing Interest Income by \$6,000 to \$10,000 to reflect current revenue.
Increasing Legal services by \$2,500 to \$7,500 to cover making several plan changes.

Increasing utilities by \$500 to \$5,000 to pay for new lights at the end of Industrial Park Dr.

Increasing transfer to the General Fund by \$8,000 to \$30,500 to pay for more services required to complete possible projects.

Discussed using capital outlay funds on the following projects:

- \$48,000 for TIFA 2b share of CSX offer
- \$22,000 for purchase of 218 Elevator St. from EDC
- \$4,000 for purchase of 4' strip of land along Industrial Park Dr. from EDC
- \$10,750 payments to SME for environmental work at 218 Elevator St.
- \$22,000 for tractor purchase
- \$50,000 for Ice House maintenance
- \$32,000 for Sanitary Sewer work on Elevator St.
- \$240,000 for improvements to Industrial Park Dr. (grants should cover some)
- \$70,000 for re-platting entire TIFA 2b area

Motion by **Jeffers**, second by **Porciello**, to recommend the 2007/2008 TIFA 2A and TIFA 2B Budget to the City Council as discussed. Yes: Lesperance, Frank, Jeffers, Sapienza, Thomas, Hyne, Atkins, Porciello. No: None. **Motion passed.**

16. Closed Session- Purchase of Property:

Motion by **Jeffers**, second by **Atkins**, to go into Closed Session to discuss the purchase of property. Yes: Thomas, Sapienza, Porciello, Hyne, Atkins, Lesperance, Frank, Jeffers. No: None. **Motion passed.**

Closed Session started at 8:00 p.m.

Motion by **Frank**, second by **Jeffers**, to return to open session. **Motion passed by voice vote.**

Closed Session ended at 8:40 p.m.

Motion by **Jeffers**, second by **Porciello**, to authorize the Chairman and Attorney to make an offer on the property as discussed in Closed Session. Yes: Porciello, Lesperance, Hyne, Atkins, Frank, Jeffers, Thomas, Sapienza. No: None. **Motion passed.**

11. Discussion Items

11a. Plan Amendments:

*Member Lesperance left at 8:45 p.m.

The TIFA board discussed including a land swap with M.C. Molds, building a new cul de sac at the end of Industrial Park Drive, completing the Elevator Street sanitary sewer, installing fiber optic cable in the TIFA 2B area, buying property from CSX, the sale of property between the EDC and TIFA, and the purchase of property in the TIFA plan amendment.

Attorney Gormley will work on the TIFA plan amendment for consideration.

14. Audience Participation:

Chairman Thomas called for public comment at this time and there was none.

15. TIFA Member Comments:

Member Sapienza asked questions about agenda item 12a. Determination on Baseline Environmental Assessment Petition DEQ.

Chairman Thomas welcomed Member Hyne back.

Member Porciello asked the Property Committee to contact him with any agenda information for the next Property Committee meeting.

17. Adjournment:

Motion by **Sapienza**, second by **Jeffers**, to adjourn. **Motion passed by voice vote.**

Meeting Adjourned at 8:58 p.m.

***THE PRECEDING MINUTES ARE A SYNOPSIS OF THE TIFA 2A & TIFA 2B MEETING AND DO NOT REPRESENT A VERBATIM RECORD.**

Respectfully Submitted by: _____

Holly M. Thompson, Deputy Clerk

Date Approved: _____