

ECDC: Economic & Community Development Committee

Tuesday December 7th, 2021, 5:00 PM

Committee Members Present: Rick McCanse.

Also, present: Cheryl Hilton, Chris Manheim, and Mayor Ken Williams.

Present via Zoom: Darin DeHaan, Erin Folk, Don Griffin, Rebecca Hazzard, Phil Lehmann, Tom Mahoney, and Liz Vos.

Absent: Terry Schuster.

Don Griffin called the meeting to order and called roll at 5:00 pm.

Tom Mahoney moved to approve minutes from November 2nd, 2021, Seconded by Phil Lehmann.

Motion carried. No nays.

Approve TIF Incentive for Merlin & Cindy Hagemann/Wedding & Convention Center 103 & 105 S. 1st Street:

Merlin Hagemann is looking for TIF incentives for a building located on S 1st street. The property is in the Riverfront Zone. The Planning Commission approved a variance for the property with a 20-year sunset. The city would provide a 50% TIF incentive for the property over the life of the property until the TIF expires in 18 years. The 50% incentive would be approximately \$106,645.00. \$50,000.00 of the TIF incentive would be provided up front for infrastructure improvements to get the building up and running.

Tom Mahoney moved to Approve the Recommendation of the TIF Incentive for Merlin & Cindy Hagemann/Wedding & Convention Center 103 & 105 S. 1st Street, Seconded by Phil Lehmann.

Motion Carried. No Nays.

Other Reports: The city received a building assessment report from Willett Hofmann regarding the old theatre building. The report includes a package for investors with the condition of the building as well as prioritizing pricing for improvements.

Consulting Services-Hopkins/Manheim: Chris provided a report to the committee. He is continuing to work on IEPA reports.

Other Business: The committee would like to schedule a possible special meeting in January.

Meeting adjourned at 5:17 PM

Submitted by City Clerk Cheryl Hilton