



CALL TO ORDER & CERTIFICATION OF QUORUM

Board meeting was called to order by the Board Chairman, William Bell Jr. at 3:30 pm.

PRESENT

William Bell Jr., Chairman
Craig Hlavinka *f*
DC Dunham
William Cornman
Edward "Bubba" Cook

ABSENT

Bryan Prochnow
Julie Estlinbaum
Kent Pollard
Samantha Denbow

APPROVAL OF AGENDA

Motion made by William Cornman to approve the agenda, seconded by D C Dunham. Voting Yea: Craig Hlavinka, D C Dunham, William Bell Jr, William Cornman, Bubba Cook. Motion carried.

APPROVAL OF MINUTES SUMMARY

1. Accept minutes summary from the August 12, 2021 TIRZ #1 Board Meeting

Motion made by William Cornman to approve the minutes of August 12, 2021 with corrections, Seconded by Bubba Cook. Voting Yea: Craig Hlavinka, D C Dunham, William Bell Jr, William Cornman, Bubba Cook. Motion carried.

PUBLIC COMMENTS

There were no public comments.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

2. Presentation ~ Receive and/or discuss a presentation from Sal Holding of TIRZ #1 Downtown Improvements and Time Line. Stuart Lynn, Sal Holding, LLV



A presentation was given by DC Dunham on behalf of Stuart Lynn. Ms. Dunham reviewed the downtown improvements and the tie line. Ms. Dunham provided a handout. Sidewalks, entry ways, drainage and culvert work is completed. Sal Holdings is waiting on City, which has applied for a grant, for the bridge that goes across the creek. Mainstreet is putting together a committee to get homeowner and merchants input on the park and paths.

3. Discuss, consider, and/or approve an extension for the current development agreement between SAL Holdings LLC and the TIRZ #1 regarding Phase II. SAL Holdings, LLC

D C Dunham discussed milestones that still need to be met that including the City grant approval for the bridge and the formation and input from committee. Ms. Dunham does not expect any work to at least November. The Board requested a fixed date on the agreement.

Motion made by William Cornman to approve the extension on the agreement to September 20, 2022, Seconded by Craig Hlavinka. Voting Yea: Craig Hlavinka, D C Dunham, William Bell Jr, William Cornman, Bubba Cook. Motion carried.


ITEMS / COMMENTS FROM BOARD MEMBERS

William Cornman asked about the proposed apartments.

ADJOURNMENT

Motion made by Bubba Cook to adjourn, Seconded by Craig Hlavinka. Voting Yea: Craig Hlavinka, D C Dunham, William Bell Jr, William Cornman, Bubba Cook. Motion carried and the meeting adjourned at 3:55 pm.

PASSED AND APPROVED, this 9th day of NOVEMBER, 2021.



JULIE ESTLINBAUM; BOARD CHAIRMAN
TIRZ BOARD #1



JEANNA THOMPSON
CITY SECRETARY