



## **CALL TO ORDER & CERTIFICATION OF QUORUM**

Board meeting was called to order by the newly appointed Board Chairperson, Julie Estlinbaum at 5:00 pm.

Quorum certified:

**PRESENT**

Julie Estlinbaum, Board Chairperson

Bryan Prochnow

Craig Hlavinka

DC Dunham

Kent Pollard

Samantha Denbow

William Cornman

**ABSENT**

Jim Folse

Edward "Bubba" Cook

## **APPROVAL OF AGENDA**

Motion made by Bill Cornman to approve the agenda, Seconded by Craig Hlavinka. Voting Yea: Voting Yea: Craig Hlavinka, DC Dunham, Julie Estlinbaum, Kent Pollard, Samantha Denbow, Bill Cornman. Motion carried. Motion carried.

## **APPROVAL OF MINUTES SUMMARY**

### **1. Accept minutes summary from the September 9, 2021 TIRZ #1 Board Meeting.**

Motion made by Bill Cornman to approve the minutes of September 9, 2021, Seconded by DC Dunham. Voting Yea: Craig Hlavinka, DC Dunham, Julie Estlinbaum, Kent Pollard, Samantha Denbow, Bill Cornman. Motion carried.

## **PUBLIC COMMENTS**

There were no public comments.

## **REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:**

### **2. Discuss, consider, and/or approve appointment of Vice Chair.**



Julie Estlinbaum, Board Chair, stated that Bill Bell had resigned and she has been appointed Board Chair by City Council, leaving the Vice Chair vacant. Bill Cornman made a motion to appoint DC Dunham as Vice Chair, seconded by Craig Hlavinka. Voting Yea: Craig Hlavinka, DC Dunham, Julie Estlinbaum, Kent Pollard, Samantha Denbow, Bill Cornman. Motion carried.

**3. Report ~ Discuss, consider and/or approve the Tax Increment Fund for TIRZ #1 Financial Report as of September 30, 2021, including current balance, disbursements, and the amount of any receivables.**

Scotty Jones, Bay City Finance Director, reviewed the revenue and expenditures. Motion made by Bill Cornman to approve the Financial Report, Seconded by Craig Hlavinka. Craig Hlavinka, DC Dunham, Julie Estlinbaum, Kent Pollard, Samantha Denbow, Bill Cornman. Motion carried.

**4. Discuss, consider, and/or approve the Sal Holdings, LLC (Developer's) request for reimbursement for public improvements under the terms of the approved development agreement for Phase II.**

DC Dunham, representing Sal Holdings, reported that work was completed on enclosing the ditch and the box culvert, providing more open green space.

Motion made by Craig Hlavinka to approve the reimbursement of \$13,976.38, Seconded by Samantha Denbow. Craig Hlavinka, DC Dunham, Julie Estlinbaum, Kent Pollard, Samantha Denbow, Bill Cornman. Motion carried.

**5. Presentation ~ Receive and/or discuss an update of the Citizen Committee findings.**

DC Dunham, representing Sal Holdings, stated that the City has applied for a grant for the bridge, so they are waiting on that. A committee was put together to get input from those that live and work in the area. Tina Israel, Main Street Manager, has put together the committee and they have had two meetings. They would like a sculpture contest for the green space. Walking trails are on hold due to the bridge. Alyssa Dibbern, City Engineer Tech, is to check on FEMA issues on stabilization of bank of creek. The committee created a sub-committee for art and sculptures and are working on rules. They need to know how much money can they get from TIRZ. Bill Cornman



Minutes

TIRZ Board 1 Regular Meeting

November 09, 2021

stated that if the City is doing the bridge and park, then the agreement will need to be revised. Craig Hlavinka asked who will maintain, and DC replied the TIRZ or City.

### ITEMS / COMMENTS FROM BOARD MEMBERS

Julie Estlinbaum set next meeting to be held on February 10th at 4:30 pm.

### ADJOURNMENT

Motion made by Samantha Denbow to adjourn, Seconded by Kent Pollard. Craig Hlavinka, DC Dunham, Julie Estlinbaum, Kent Pollard, Samantha Denbow, Bryan Prochnow, Bill Cornman. Motion carried and the board adjourned at 5:25 pm.

PASSED AND APPROVED, this 21<sup>st</sup> day of DECEMBER, 2021.

JULIE ESTLINBAUM, BOARD CHAIR  
DC DUNHAM, VICE CHAIR  
TIRZ BOARD #1

JEANNA THOMPSON  
CITY SECRETARY