



CALL TO ORDER & CERTIFICATION OF QUORUM

Meeting called to order by William Bell, Jr. at 3:34 pm.

Present:

William Bell, Jr., Chairman
Kent Pollard, member
Craig Hlavinka, member
William Cornman, member
Samantha Denbow, member

Absent:

Julie Estlinbaum, member
Gary Graham, member
Bryan Prochnow, member

Approval of Agenda

Motion made by William Cornman to approve the agenda, second by Craig Hlavinka. Voted Yea: William Bell, Kent Pollard, Craig Hlavinka, William Cornman, Samantha Denbow. Motion carried.

Approval of Minutes Summary

- 1. Accept minutes summary from the November 19, 2020 TIRZ #1 Board Meeting.**

Motion made by William Cornman to approve the minutes as presented, second by Kent Pollard. Voted Yea: William Bell, Kent Pollard, Craig Hlavinka, William Cornman, Samantha Denbow. Motion carried.

Public Comments

There were no public comments.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

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



Motion made by William Cornman to approve the financial report, second by Kent Pollard. Voted Yea: William Bell, Kent Pollard, Craig Hlavinka, Samantha Denbow, William Cornman. Motion carried.

3. Financials ~ 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.

Tabled, no action and no requests.

4. Report ~ Receive and/or discuss the status of TIRZ #1 Public Improvements for Phase II.

DC Dunham, SAL Holdings, LLV, gave the Board and update on Phase II sidewalks and drainage. Ms. Dunham stated that the City is requesting SAL Holdings to replace pipes and place manhole with drain cover. Drawing are done and approved by City but still need detail with manhole. Architects and Engineering design of bridge ideas will have to go to drainage district for approval before starting on bridge. They would like to work with City regarding Parks and Recreation projects as to what amenities the City would like. An amendment to the Development Agreement needs to be done regarding deadline.

5. Meetings ~ discuss, consider, and/or approve proposed future meeting dates.

Motion made by William Cornman to approve set future meeting dates to the second Thursday of August, November, February, and May at 3:30 pm., second by Craig Hlavinka. Voted Yea: William Bell, Kent Pollard, Craig Hlavinka, Samantha Denbow, William Cornman. Motion carried.

ITEMS / COMMENTS FROM BOARD MEMBERS

There were no other comments.

ADJOURNMENT

Motion made by Kent Pollard to adjourn, second by Samantha Denbow. Voted Yea: William Bell, Kent Pollard, Craig Hlavinka, Samantha Denbow, William Cornman. Motion carried and the Board adjourned at 4:13.



PASSED AND APPROVED, this 12 day of August, 2021.

WILLIAM BELL, JR.; BOARD CHAIRMAN

TIRZ BOARD #1

JEANNA THOMPSON

CITY SECRETARY

