



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

Meeting called to order by William Bell at 3:31 pm.

### **Present:**

William Bell, Jr., Chairman

Bettie Granberry, member

Kent Pollard, member

Julie Estlinbaum, member

Gary Graham, member

Bryan Prochnow, member

Craig Hlavinka, member

William Cornman, member

### **Absent:**

Samantha Denbow, member

## **APPROVAL OF AGENDA**

Motion made by Gary Graham to approve the agenda, second by Julie Estlinbaum. Voted Yea: William Bell, Bettie Granberry, Kent Pollard, Julie Estlinbaum, Gary Graham, Bryan Prochnow, Craig Hlavinka, William Cornman. Motion carried.

## **APPROVAL OF MINUTES SUMMARY**

1. Minutes summary from the July 17, 2019 TIRZ #1 Board Meeting

Motion made by Gary Graham to approve the minutes, second by Julie Estlinbaum.

Voted Yea: William Bell, Bettie Granberry, Kent Pollard, Julie Estlinbaum, Gary

Graham, Bryan Prochnow, Craig Hlavinka, William 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.**

Motion made by William Bell to appoint Julie Estlinbaum as Vice-chair, second by

Gary Graham. Voted Yea: William Bell, Bettie Granberry, Kent Pollard, Julie



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Estlinbaum, Gary Graham, Bryan Prochnow, Craig Hlavinka, William Cornman. Motion carried.

- 3. Receive, discuss, and/or approve the Tax Increment fund for TIRZ #1 Annual Report, including current balance, disbursements, any approved payments that have not been disbursed and the amount of any receivables.**

Motion made by William Cornman to approve the annual report and payments, second by Gary Graham. Voted Yea: William Bell, Bettie Granberry, Kent Pollard, Julie Estlinbaum, Gary Graham, Bryan Prochnow, Craig Hlavinka, William Cornman. Motion carried.

- 4. Receive and/or discuss the status of TIRZ #1 Public Improvements for Phase I and Phase II.**

Stuart Lynn, Sal Holdings, LLC

D.C. Dunham gave status on Phase 1 and 2 and plans for Cottonwork Park. William Bell stated that deadlin in Development Agreement was February 2021 and suggested Sal Holdings go back and re-assess deadline so extension can be evaluated. Ms. Dunham stated she would bring back.

- 5. 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 I.**

Scotty Jones, Director of Finance

Improvements have been completed for Phase 1.

Motion made by William Bell to approve up to \$36,356.78 for final reimbursement, second by Gary Graham. Voted Yea: William Bell, Bettie Granberry, Kent Pollard, Julie Estlinbaum, Gary Graham, Bryan Prochnow, Craig Hlavinka, William Cornman. Motion carried.

- 6. 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, Sal Holdings, LLC

Motion made by Julie Estlinbaum to approve up to \$20,689.77 for final reimbursement, second by Gary Graham. Voted Yea: William Bell, Bettie Granberry, Kent Pollard, Julie Estlinbaum, Gary Graham, Bryan Prochnow, Craig Hlavinka, William Cornman. Motion



Council Chambers  
carried.

TIRZ Board 1 Regular Meeting Minutes

November 19, 2020

### ITEMS / COMMENTS FROM BOARD MEMBERS

None

### ADJOURNMENT

Motion made by Gary Graham to adjourn, second by Julie Estlinbaum. Voted Yea: William Bell, Bettie Granberry, Kent Pollard, Julie Estlinbaum, Gary Graham, Bryan Prochnow, Craig Hlavinka, William Cornman. Motion carried. Meeting adjourned at 4:17 pm.

PASSED AND APPROVED, this 15 day of July, <sup>2021</sup>2020.

WILLIAM BELL, JR.; BOARD CHAIRMAN

TIRZ BOARD #1

JEANNA THOMPSON

CITY SECRETARY