

**TAX INCREMENT FINANCING (TIF)  
MEETING MINUTES  
WEDNESDAY, MAY 4, 2016; 5:30 P.M.  
PHELPS COUNTY COURTHOUSE  
THIRD FLOOR, SKY ROOM**

**Presiding:** Chairman Jim Packard

**TIF Commission Members Present:** Jim Packard, Aaron Zalis, Bob Whites, Merle Alderson, Kelly Long, Larry Stratman, Mike Duncan, Joyce Thomas, and Mike Miller

**TIF Commission Members Absent:** None

**Others in Attendance:** Mr. Alan Bornstein, UTW Rolla Development, LLC; Mayor Louis J. Magdits, IV; City Administrator John Butz; Phelps County Presiding Commissioner Randy Verkamp; Phelps County Commissioner Gary Hicks, and; City Clerk Carol Daniels

Chairman Packard called the meeting to order at approximately 5:32 p.m.

A motion was made by Whites and seconded by Duncan to approve the minutes from the March 23, 2016, TIF Commission meeting as presented. A voice vote on the motion showed unanimous approval. Motion carried.

Chairman Packard announced to the audience that the public hearing remains open. He then turned the floor over to Mr. Alan Bornstein who updated the Commission on the proposed Westside Market Place. He informed the Commission the estimated development budget has been reduced to about \$48 million. Mr. Bornstein said he is now requesting about \$17.5 million in TIF (Tax Increment Financing) assistance and \$4.5 million from TDD (Transportation Development District) proceeds. He noted the proposed shopping center would still include a Menards store, in the same location, but moved just slightly north. Additionally, it would include four “junior box” stores. Mr. Bornstein pointed out there would be one primary change to the road system. He said an additional road would be built to connect to Sally Road. Mr. Bornstein reported the construction project would entail 200 to 300 jobs with 200 to 300 jobs at the stores. The project area still comprises of approximately 148 acres, but the proposed TIF area has been broken up into three redevelopment plan areas. Redevelopment plan area one consists of approximately 60 acres.

Mr. Bornstein then entertained questions and comments from the residents in attendance.

TIF Commissioner Joyce Thomas entered the meeting at approximately 5:42 p.m.

Chairman Packard then turned the floor over to Mr. Andy Struckhoff with PGAV Planners, who provided an overview of both the amended Cost-Benefit Analysis and the Amended Redevelopment Plan based on the new proposal from Mr. Bornstein.

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Mr. Ed Tenes, Rolla, Missouri, questioned whether the project was really needed. He said if the project is such a good deal, then the developer should do it without assistance. He challenged the Commission to look on the internet because it looks like “snake oil” to him. Mr. Tenes encouraged the Commission to seriously study this, because the taxpayers will be paying for it.

Reading from a prepared statement, Mr. Tom Sager, Rolla, Missouri, informed the Commission that Menards has a terrible record of labor violations and Menards should not be encouraged to come to Rolla.

A motion was made by Duncan and seconded by Long to enter Mr. Sager’s prepared statement into the minutes. A voice vote on the motion showed unanimous approval. Motion carried.

Since the scope of this project has been reduced from 154 acres to 60 acres, Mr. Sager suggested that new proposals from developers be obtained. He explained that someone in Rolla might be able to construct the 60 acres for a lot less money.

A motion was made by Alderson and seconded by Thomas to continue the public hearing until the next TIF Commission meeting scheduled for Wednesday, May 18, 2016, in the Phelps County Courthouse. A voice vote on the motion showed unanimous approval. Motion carried.

Having no further business, the meeting adjourned at 6:32 p.m.

Minutes respectfully submitted by Rolla City Clerk Carol Daniels.

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Tom Sager's presentation at <http://tomsager.org/Rolla Transp Dev Dist & Westside TIF/TIFpresentation-050416.pdf> is part of official minutes.