

**TAX INCREMENT FINANCING (TIF)  
MEETING MINUTES  
WEDNESDAY, JANUARY 27, 2016; 5:30 P.M.  
PHELPS COUNTY COURTHOUSE  
MULTIPURPOSE ROOM**

**Presiding:** Chairman Jim Packard

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

**Others in Attendance:** Mr. Andy Struckhoff, PGAV Planners; Mr. Mark Grimm, Gilmore and Bell; Alan Bornstein, UTW; Mayor Louis J. Magdits, IV; City Administrator John Butz; Phelps County Presiding Commissioner Randy Verkamp, and; Phelps County Commissioner Gary Hicks

Chairman Packard called the meeting to order at approximately 5:30 p.m.

A motion was made by Zalis and seconded by Alderson to approve the minutes of the January 6, 2016, TIF Commission meeting, as submitted. A voice vote on the motion showed unanimous approval. Motion carried.

Mr. Andy Struckhoff, PGAV Planners provided an overview of the TIF Redevelopment Plan including the Cost Benefit Analysis.

Following Mr. Struckhoff's presentation, Chairman Packard opened the public hearing to anyone wishing to address the Commission regarding the proposed TIF project.

Mr. Jim Larson, Larson Construction, addressed the Commission and said his biggest qualm with the TIF project is that Stan Kroenke is involved in the project. He added he has heard of other communities being hurt by TIF projects. Mr. Larson said he is afraid Mr. Kroenke would walk away if the economy turns down and he does not want to see the project not transpire and the Rolla citizens having to pay for it. He noted, however, it would be a great opportunity for Rolla.

Mr. Chester Kojro, 17780 County Road 8280, Rolla, Missouri, questioned whether the TIF project should be tied in with the Transportation Development District (TDD). He said it sounds like all accountability would be lost.

Mr. Mark Taylor, 10101 Southwood Drive, Rolla, Missouri, pointed out that in his research not all TIF projects are success stories. He indicated many businesses have folded after TIF projects. Mr. Taylor questioned whether the extra costs to the City, County, and School District, such as fire and police protection, had been taken into consideration.

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Mr. Gary Heavin, 10905 County Road 8170, Newburg, Missouri, said he has been concerned with Rolla and its growth. He told the Commission he knows of professors and teachers who have moved from Rolla because of the lack of places to shop. Mr. Heavin noted Rolla has an opportunity to have 500 or 600 jobs and something nice. He added he would like to know how much Rolla lost with the Cracker Barrel issue. Mr. Heavin encouraged and promoted that Rolla West go in.

Mr. Tom Sager, 8 Laird Avenue, stated Rolla should not be doing this. He asked how you could redevelop something that has never been developed and said we suffer from overdevelopment. Mr. Sager said we need to look at this mindset. We do not need to try to make Rolla into a Jefferson City or a St. Louis. Mr. Sager asked from where the money for this project is going to come. He suggested putting it to a vote whether the citizens want a TDD to build roads and TIF to develop the Westside Market Place. Mr. Sager also showed photos of trees on the property where the developer wants to build.

Ms. Connie Schmiedeskamp, Vienna, Missouri, said she supports growth and business in Rolla but does not think this type of expansion is the right way to go. A Menards-type business is a stepping-stone, but it is not the type of business that gets people to establish a residence. Ms. Schmiedeskamp said the proposed business would not benefit the downtown businesses. She questioned the need for making Rolla a shopping district, and questioned whether TIF and a TDD are the way to go. She agreed that this should be put before the voters. She said this is not the way for us to progress and does not think a shopping district is what brings people to Rolla.

Mr. Bruce Gilbert, 10600 Private Drive 6311, Doolittle, Missouri, and who owns property at 1003 Ridgeview in Rolla, stated if we do not take risks and try to grow, we will lose people. Mr. Gilbert stressed the Highway 72 extension is critical for this area. He noted the subject property is a "hole" that is not making any money for the City or County.

Ms. Celia Brotherton Richardson, 103 Bryant Drive, Rolla, Missouri, said the proposed shopping center would be competing with other stores in the community. She mentioned the recent news about some Wal-Mart stores closing, stock market problems, and budget problems in Illinois.

No one else present addressed the Commission.

Mr. Alan Bornstein with UTW, the company proposing the Westside Marketplace, addressed some of the comments made during the public hearing. He emphasized the

City has no direct or indirect obligation for the indebtedness of this project. Mr.

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Bornstein provided an update on the project and said progress continues to be made, but is slow.

Mr. Bornstein suggested to the Commission that it might be worthwhile to keep the public hearing open for another 30 days, because he would have more information to provide at that time. He also entertained a few questions from the audience.

A motion was made by Stratman and seconded by Alderson to continue the public hearing until 5:30 p.m., Wednesday, February 24, 2016, in the Phelps County Courthouse Multi-Purpose Room. A voice vote on the motion showed unanimous approval. Motion carried.

Having no further business, the meeting adjourned at 6:44 p.m.

Minutes respectfully submitted by Rolla City Clerk Carol Daniels.

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