

**TAX INCREMENT FINANCING (TIF)
MEETING MINUTES
WEDNESDAY, FEBRUARY 24, 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, Joyce Thomas, Kelly Long, Larry Stratman, Mike Duncan and Mike Miller

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 5:35 p.m. and mentioned the public hearing regarding the proposed TIF (Tax Increment Financing) project was being continued from the January 27, 2016, meeting at the request of Mr. Alan Bornstein, the project's preferred developer. Before continuation of the public hearing, Mr. Packard turned the floor over to Mr. Bornstein.

Mr. Bornstein reported UTW plans to change Phase 1 of the proposed development, which would now include the proposed Menards store plus six leveled acres for future development rather than the more extensive line of retailers originally proposed due to financial challenges in the project's feasibility. This change would reduce the amount of Tax Increment Financing (TIF) assistance from about \$20 million to \$7 million. Additionally, Mr. Bornstein said the Transportation Development District (TDD) assistance would decrease from about \$15 million to about \$5 million. He told the Commission this is the reason he asked for the continuation of the public hearing from the last meeting. Following his comments, Mr. Bornstein entertained questions and comments from the TIF Commission and the audience. He again asked that the public hearing remain open for at least one more meeting to allow PGAV Planners to update the Cost Benefit Analysis based on the amendment.

Before continuing the public hearing, Chairman Packard asked the TIF Commission to consider approval of the minutes of the January 27, 2016, TIF Commission meeting. A motion was made by Stratman and seconded by Whites to approve the minutes of the January 27, 2016, TIF Commission meeting, as submitted. A voice vote on the motion showed unanimous approval. Motion carried.

Mr. Mike Duncan referred the TIF Commission to the fact sheet that he and City Administrator John Butz compiled, which addresses some of the questions posed during the recent public hearing. A motion was made by Alderson and seconded by Zalis to accept and authorize the distribution of the "Rolla's Westside Marketplace TIF & Project Related FAQ's." A voice vote on the motion showed unanimous approval. Motion carried.

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Chairman Packard reopened the public hearing to anyone wishing to address the TIF Commission regarding the proposed TIF project.

Mr. Tom Sager, 8 Laird Avenue, showed the TIF Commission two of the three pictures he showed the Commission during their last meeting. He asked that his handout be made a part of the minutes. Mr. Sager told the TIF Commission the subject property is not blighted in the real sense of the word. Additionally, Mr. Sager questioned how property could be redeveloped that has never been developed and he pointed out the Holiday Inn is not blighted. Mr. Sager told the Commission he is very much against public subsidies that come and compete with other businesses. He asked why Menards could not do the same as Lowe's, who did not receive any assistance. Mr. Sager concluded by saying Rolla is a wonderful community as is. Don't mess with success. Leave it alone. If the area proximate to exit 184 is to be developed commercially, it should be done with private money. Do not use Tax Increment Financing on this area.

A motion was made by Duncan and seconded by Alderson that Mr. Sager's handout be made part of the record. A voice vote on the motion showed unanimous approval. Motion carried.

Mr. Alfred Chapman, 17401 County Road 8220, Rolla, Missouri, said he is not really in favor of TIF. He added Rolla is a no growth town and the City Council will not let locals bid these projects. He stated they want controlled projects like Menards. Mr. Chapman said he wants to see Rolla grow, but the City has to change its attitude. Now we have to pay people to come to Rolla. Although not in favor of TIF, Mr. Chapman noted Rolla is a no growth town that in the past has turned companies away. He concluded by saying, "Let's let this town grow."

No one else present addressed the Commission.

A motion was made by Stratman and seconded by Long to continue the public hearing until 5:30 p.m., Wednesday, March 23, 2016, in the Phelps County Courthouse. A voice vote on the motion showed unanimous approval. Motion carried.

A motion was made by Stratman and seconded by Long to adjourn the meeting. A voice vote on the motion showed unanimous approval. Motion carried.

Having no further business, the meeting adjourned at 6:36 p.m.

Minutes respectfully submitted by Rolla City Clerk Carol Daniels.

[Tom Sager's presentation of Feb. 24, 2016](#) is included as an official part of these minutes.