

**TAX INCREMENT FINANCING (TIF)  
MEETING MINUTES  
WEDNESDAY, MARCH 23, 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 and Mike Miller

**TIF Commission Members Absent:** Joyce Thomas

**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.

A motion was made by Zalis and seconded by Duncan to approve the minutes from the February 24, 2016, TIF Commission meeting as presented. A voice vote on the motion showed eight ayes, zero nays, and one absent. Motion carried.

Mr. Alan Bornstein explained that he continues to proceed with the Westside Marketplace development. However, the larger plan that consisted of a Menards' store and about 200,000 square feet of additional retail space has not proven to be financially feasible. He said his company is continuing to look at some possible "junior box stores" that could fill the additional space next to the proposed Menards. Because the updated cost benefit analysis is not yet available, Mr. Bornstein asked the Commission to again consider continuation of the public hearing until another meeting.

For the benefit of the audience, Chairman Packard asked Mr. Bornstein to explain what TIF (Tax Increment Financing) is, how it is used or how it would be used in conjunction with the subject project.

Following Mr. Bornstein's comments, Chairman Packard indicated the Commission would be continuing the Public Hearing after this meeting because it does not have enough information to make a recommendation to the County Commission.

A motion was made by Stratman and seconded by Duncan to reopen the public hearing. A voice vote on the motion showed eight ayes, zero nays, and one absent. Motion carried.

Mr. Larry Kymptom, Rolla, Missouri stated these are minimum wage jobs. He said Rolla needs jobs with decent benefits.

Ms. Janice Gilbert, Doolittle, Missouri, indicated there is more reason to be against the TIF than the Stan Kroenke issue.

Mr. Tom Sager, Rolla, Missouri, told the Commission he moved to Rolla in the early 1980s because there were no shopping centers in town. Since the scope of the project has changed, he suggested requesting new plans from developers for a smaller site.

Mr. Gene Maurer, Rolla, Missouri, stated Lowe's and Meek's did not receive TIF assistance. He said if you are going to give assistance to one business, it should be given to others.

Mr. Steve Barker noted that in the 1960s a sanitary sewer plant was constructed on Martin Springs Drive. He asked whether an environmental impact study had been done. He said if this development is going to be done, a study should be conducted.

Mr. Bornstein responded that these issues have been discussed with the City and Rolla Municipal Utilities officials.

Mr. James Logiudice said this project seems a lot like Kohl's and it was supposed to bring in more money and it has not. He said the development would take revenue away from other stores.

Mr. Bill Wiggins, Rolla, Missouri, estimated that only about \$188 in taxes is currently generated from the site. He said the Phelps County Regional Medical Center (PCRMC) and Missouri S&T have trouble attracting certain professions because Rolla does not have the shopping opportunities that are available elsewhere.

Ms. Cyndra Lorey, Rolla Regional Economic Commission (RREC) Executive Director, said when a business looks at coming to Rolla, they want to know what amenities are available. A shopping center would make it more attractive and would continue to grow the labor pool.

Mr. Jim Murphy, 12020 County Road 5280, Rolla, Missouri, said he initially had some misgivings about the project, but after hearing some of the comments he said he believes the project should be done. He told the Commission he sees this money going toward developing roads and utilities in that area.

Mr. Steven Dunaway, Rolla, Missouri, stated he supports the proposal for a couple of reasons. It is really about making this region of the city successful. He noted that Rolla is already a regional hub and he sees the project a plus for the city ahead.

Mr. Don Morris, Rolla, Missouri, informed the Commission that he moved to Rolla in 1984. He said he has two sons who he would love to have live in Rolla, but they are unable to find a job here. Mr. Morris stated 50% of something is better than 100% of nothing, when referring to the TIF assistance.

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Ms. Elaine Grover, Rolla, Missouri, and who lives near the subject property, expressed concern about the possible impact to her neighborhood.

Mr. Jim Larson commented that some box stores are failing because internet sales have affected retail development.

Ms. Jill Cooksey, Rolla, Missouri pointed out that Menards would only take about two-thirds of the subject property and asked what businesses would use the remaining third.

Mr. Bornstein indicated UTW will spend money to make the improvements and is actively working to bring in other retailers.

In response to a question from the audience, Chairman Packard explained the Commission would not make a final decision regarding the TIF assistance request until more information is obtained from the developer, such as the updated cost benefit analysis.

Mr. Tom Sager, Rolla, Missouri, commented that it is good to see a standing room only attendance at this meeting. He showed the Commission a picture of what the development would look like if the shopping center is unsuccessful. Mr. Sager said 50% of today's shopping centers will look like the picture by 2030 and he does not want to see a big dead shopping center in Rolla.

Mr. Gene Maurer, Rolla, Missouri, commented on the postcard he received in the mail regarding this TIF Commission meeting. He also said retail is important and does not believe the development group intended to construct only one store.

Mr. Bornstein again asked the TIF Commission to consider continuing the public hearing until another time.

A motion was made by Long and seconded by Stratman to continue the public hearing until May 4, 2016. A voice vote on the motion showed eight ayes, zero nays, and one absent. Motion carried.

Having no further business, the meeting adjourned at 6:52 p.m.

Minutes respectfully submitted by Rolla City Clerk Carol Daniels.

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