



CALL TO ORDER & CERTIFICATION OF QUORUM

The Board Meeting for TIRZ #1 & #2 was called to order by Vice-Chair DC Dunham.

Quorum present:

PRESENT

DC Dunham
William Cornman
Samantha Denbow
Craig Hlavinka
Kent Pollard
Bryan Prochnow
Jim Folse

ABSENT

Julie Estlinbaum
Edward "Bubba" Cook

APPROVAL OF AGENDA

Motion made by William Cornman to approve the agenda, Seconded by Jim Folse. Voting Yea: DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried.

PUBLIC COMMENTS

Stuart Lynn, SAL Holdings, stated that he has met with the City Manager and Mayor regarding their 380 agreement and Valor Park. They will be making it part of TIRZ #1 and that area does not have to be contingent. They will be bringing to the board soon.

APPROVAL OF MINUTES SUMMARY OF TIRZ #1

1. Accept minute summary from the November 9, 2021 TIRZ #1 Board Meeting.

Motion made by William Cornman to approve the minutes summary of November 9, 2021 TIRZ #1 Board Meeting, Seconded by Kent Pollard. Voting Yea: JDC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried.

APPROVAL OF MINUTES SUMMARY OF TIRZ #2



2. Accept minute summary from the November 9, 2021 TIRZ #2 Board Meeting.

Motion made by Kent Pollard to approve the minutes summary of November 9, 2021 TIRZ #2 Board Meeting, Seconded by William Cornman. Voting Yea: JDC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL - TIRZ #1:**3. Discuss and consider the hiring of a landscape architect and approval for reimbursement in lieu of line items in the current Development Agreement. DC Dunham, SAL Holdings**

DC Dunham, SAL Holdings, stated that after several meetings with the Committee, they concluded that it would be best to have an engineering/architecture firm do the landscape designs. She requested that \$20,000 be re-allocated from greenscape items of the development agreement to use towards the architect. The amended development agreement will need to be presented to the City Council.

Motion made by William Cornman to approve the reallocation of funds, not to exceed \$20,000, to use towards landscape architecture in the Development agreement, Seconded by Kent Pollard. Voting Yea: DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL - TIRZ #2:**4. Consider and/or recommend approval of TIRZ #2 Final Amended Project and Financing Plan (PFP). David Pettit**

David Pettit, DPED, presented and summarized the amended PFP.

Motion made by William Cornman to approve and recommend the TIRZ #2 Final Amended Project Financing Plan, Seconded by Kent Pollard. Voting Yea: DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried.

5. Consider and/or recommend approval of TIRZ #2 Reimbursement Agreement with Bold Fox.

David Pettit, DPED, presented Reimbursement Agreement with Bold Fox and summarized priorities of payments and when Bold Fox get reimbursed. Alex Kamkar, Bold Fox, also summarized the agreement and financial backing he has already received.



Minutes

TIRZ Board 1 & 2 Regular Meeting

December 21, 2021

Julie Estlinbaum, Board Chair, arrived during discussions

Motion made by William Cornman to approve and recommend the TIRZ #2 Reimbursement Agreement with Bold Fox. Seconded by Jim Folse. Voting Yea: Julie Estlinbaum, DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried.

ITEMS / COMMENTS FROM BOARD MEMBERS

TIRZ #1 Board will meet again on Thursday, January 13th at 4:30 pm.

ADJOURNMENT

Motion made by Craig Hlavinka to adjourn both the TIRZ #1 and the TIRZ #2 meeting, Seconded by Kent Pollard. Voting Yea: Julie Estlinbaum, DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried.

PASSED AND APPROVED, this ____ day of _____, 2022.

JULIE ESTLINBAUM.; BOARD CHAIRMAN

TIRZ BOARD #2

JEANNA THOMPSON

CITY SECRETARY