

**ALBION REDEVELOPMENT COMMISSION  
REGULAR MEETING  
WEDNESDAY, May 13, 2020**

Meeting called to order at 6:00– Jona Slone noted there is a quorum with the following members present by teleconference with GoToMeeting: Mike Selby, Brian Stolte, Jona Slone, Mitch Fiandt, and Joshua Kessler. Also attending was Town Manager Tena Woenker, attorney Steven Clouse, and Heidi Amspaugh and Isaac Bales, Logan Mahan, from Baker Tilly. Vicki Jellison representing the Albion Town Council, Scott Cole monitored the call for technology issues.

There were no comments on the minutes. Motion was made to accept the minutes of the March 11, 2020 meeting, (Stolte/Kessler), all voted in favor.

**Baker Tilly Presentation of TIF Management Report**

Heidi Amspaugh led the presentation and noted that only one of the tax entities had a representative, the Albion Town Council. The presentation slides are attached outlining the establishment, history and proposed budget for the three TIF districts. In TIF 1 she highlighted the “estimated coverage” of 123%, which is good, because the State passed a law that allows the Town Council to take away the pass through if we allow over 200% to accumulate by not spending it on projects. The goal is to spend the budget to keep the percentages down. The RDC can only spend money on projects in your plan but we can amend the plan freely. In TIF 1, the potential parking lot was added to the project list for 2020, as a new project. TIF 2 and TIF 3 have the same economic development area boundaries so TIF 2 can be used in TIF 3, and vice versa. (Two separate allocation areas in one boundary.) TIF 3 has not been generating revenue but it also has no debt. Without debt, the timeline for the TIF 3 has not begun, once a bond is taken the timeline will begin for a 25 year lifespan.

The presentation ended with an impact analysis of the TIF Districts, completing the three annual requirements. Letters were sent to the tax entities already.

Next step for us is TIF neutralizations in August. Baker Tilly will help us.

**Street Dept. Request for TIF Funding**

Woenker explained that there is only one quote for the 20 street lights and trash cans so they can all match.

Fiandt/Kessler. Motion carried, all are in favor.

**Appraiser Quotes for Potential Purchase of Parking Lot Downtown**

We must have two appraisers before we can negotiate the price. The owner said he would take \$30,000 but we will need to have appraisals. He could donate the difference in value if he wants to take less. Members questioned the need for the

parking lot. Slone and Clouse suggested the parking is needed and having the empty lot that doesn't allow parking is useless. Selby said we should get support from the Town Council. Kessler suggested we would have better information if we had the appraisals when we ask the Council. Selby suggested we own a lot on the hill of York Street near there, we could pave that. Woenker suggested putting off the decision or not pursuing the project if it's not supported. She brought the idea to the RDC because business owners and the former manager had mentioned that this property would be beneficial for downtown businesses, especially restaurants. And the owner is eager to sell, which isn't always. Slone suggested the RDC ask the Council members for their input, Kessler offered to make some calls to members. The decision was tabled.

**Discussion about using TIF to Augment EDC Micro-Grant Program**

Woenker explained that the EDC was awarded \$95,000 in OCRA funding for microgrants to small businesses in Noble County. That will be spread across small businesses in Noble County, targeting restaurants and retail who have been struggling through the COVID 19 outbreak. Woenker suggested the RDC could contribute funding for Albion businesses only that would be managed by the EDC as part of the program to ensure Albion businesses receive support. The forms and details of the microgrant program is in development but could be ready very soon. Slone asked if there was support. Kessler said yes. Woenker will bring back the information for the next meeting.

**Other business**

Kessler asked about a façade grant from Newman and Newman. It was pulled back so he could revise it. Doc's Hardware may be requesting a façade grant in June too.

Kessler motioned to adjourn, Stolte seconded. Adjourn at 7:15.

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s/s Jona Slone, President  
Secretary

s/s Tena Woenker,