

**Minutes  
Downtown TIF Advisory Board Meeting  
January 13, 2022, 10:00 a.m.  
Via Zoom Meeting Platform**

**Board Members Present:**

Andy Shirliff, Chair  
Brian Obert, Vice-Chair  
Charlie Carson  
Lee Shubert  
Krys Holmes  
Nathan Bilyeu  
Jennifer Deherrera

**Staff Present:**

Sharon Haugen, Community Development Director  
Ellie Ray, Planner II

**Non-Board Members:**

Micky Zurcher, BID Director  
HCTV

**Member of the Board Absent:**

Riley Tubbs  
Tatum Curtis  
Lori Ladas  
Andrew Chananian

**N.B. – Due to a Zoom application failure, there is no recording available to inform the minutes transcribed below. Rather, they are notes that cover high points of discussions and actions taken by the quorum of board members present at the meeting.**

**Call to Order:**

Chair Shirliff opened the meeting after 10:00 AM. Introductions were made.

**Update in Budget & Revenues**

Ms. Ray gave an update on the budget. Less project commitments previously approved by the City Commission, \$96,473 was available as of December 31, 2021. At that time, Finance Director Danielson had projected \$162,500 in TIF revenues for fiscal year 2022, and only \$58,600 had been received as of 12/31/21. Ms. Ray shared that Director Danielson had stated, as best practice, that she did not recommend committing funding beyond what had been received, given anticipated future increment accrual amounts are subject to change and are not a constant until they are received.

**Discussion Topics:**

**(1) Cruse Avenue Triangle Park Application**

Ben Tintinger and Jeff Downhour of Mosaic Architects presented on the proposed ADA pedestrian pathway and landscaping project for the southeast corner of the Independent Building redevelopment, located at 317 N. Cruse Avenue. They provided context for the proposal in relation to other site redevelopment activities, and how the project serves as a connection between the historic downtown and Rodney Street commercial subdistricts of the Downtown Urban Renewal District. It was noted that

portion of the property to be improved with TIF funding is owned by the city and is subject to an encroachment agreement that necessitates the installation of the ADA pedestrian pathway from the corner of the property to the renovated Independent Building. The presenters also noted that their intention with the landscaping is to install native, drought-tolerant species and adhere to xeriscaping principles for the landscaped areas. The applicants requested \$33,000 in TIF funding toward the project and estimated that other associated hardscaping costs borne by the developers is approximately \$275,000.

### **(2) Union Market Water, Stormwater, and Sidewalk Infrastructure Application**

Seth Brandenberger of Union Market Properties, LLC, presented on his application for DTIF funding on water, stormwater, and sidewalk improvements to his commercial building located at 101 E. 6<sup>th</sup> Avenue. He noted that the historic structure is home to six local businesses and has an aged lead pipe water service line that needs replacing. The water connection has no functional shut-off valve or backflow prevention as well. The property's stormwater is collected and deposited into the city's sanitary sewer system as opposed to the stormwater system. In looking to replace/improve these infrastructural issues, he would also be seeking funding to replace the sidewalk on the Jackson Street side of the property, which, per the applicant, has been identified as hazardous by city staff and contains a vault underneath. The applicant requested \$41,320 in TIF funding with match provided in the amount of \$10,000.

### **(3) Penwell Building ADA Accessibility Improvements Application**

Joe Mueller of American Real Estate Holding, LLC, along with Matt Friedmeyer of Dowling Architects, presented on Mr. Mueller's proposal for ADA accessibility improvements to the Penwell Building located at 34 W. 6<sup>th</sup> Avenue. Mr. Mueller is currently making substantial improvements to the historic 6<sup>th</sup> Avenue building constructed in 1906, including the installation of an innovative, smaller elevator, ADA-accessible unisex restrooms throughout the building, and improvements to accessible entries into the building. A small amount of façade improvement work is associated with the development to improve the storefronts and the parapet/cornicework on the building. Total project costs are estimated at \$235,000 for these aspects of the building renovation, and the applicant has requested TIF funding in the amount of \$117,500.

### **Deliberations:**

Vice-chair Obert motioned to distribute TIF funding toward each of the applications as follows: (1) \$33,000 toward the 317 N. Cruse triangle park and accessible pathway; (2) \$28,340 to cover the water and sidewalk components of the Union Market Building application; and (3) \$35,133 toward the Penwell Building ADA accessibility improvements. The motion was seconded by Krys Holmes. The motion was taken to a vote and passed unanimously.

### **Other Business:**

No other business at this time.

### **Public Comment:**

No public comments were provided.

**Next Meeting:**

The next Downtown TIF Advisory Board meeting is scheduled for February 10, 2022.

**Adjournment:**

With no further business before the Board, the meeting adjourned around 11:00 a.m.