

# EDC Minutes

## April 15, 2015

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The meeting was called to order at 3:10 p.m. on Wednesday, April 15, 2015 at Carlyle City Hall by Chairwoman Brenda Johnson. EDC members present included Marland Tucker, David Koch, Karla Caplinger, and Brenda Johnson. John Zieren, Leo Guenzburger, and Tony Petrea were absent. Others present included Mayor Mike Burton, JoAnn Hollenkamp, and Martha Reinkensmeyer.

After reviewing the minutes from the July 21, 2014 meeting, David Koch made a motion to approve the minutes. Marland Tucker seconded the motion. After roll call, all were found in favor.

The first item on the agenda was TIF reassignment. JoAnn stated that Centerstone Hotel has been sold and the closing date is May 1, 2015. The TIF will follow that property. She explained that the remaining balance is \$79,394.12 and will be paid out over the next three years. This is the second time this TIF has been reassigned. JoAnn added that Keith Moran told her that there would need to be just cause not to allow the TIF to be reassigned. Joe Heiligenstein has already created a reassignment form. Marland Tucker made a motion accept the transfer of the TIF to the new owners of Centerstone Hotel. Karla Caplinger seconded the motion. After roll call, all were found in favor.

The second item on the agenda was the phone app. JoAnn explained that the City is looking at moving away from print advertising, as this is the trend. Focus has been put on gearing the City Website towards tourism. The phone app would be geared towards fishing, initially, and will then have hunting, shopping, dining, and tourism added to it. Serpentine will create the app and there will be a discount from the Tourism Bureau. This will cost approximately \$3,000 and money has been set aside for this in the new budget. No motions were made.

The third item on the agenda was the budget. JoAnn stated that last year \$3,500 had been budgeted for legal. This year there is only \$2,500 budgeted. She also explained that Other Professional Services had \$7,000 last year and this year it will only have \$1,500. The Enterprise Zone had been paid out of this. It was decided to remove line items 5540.00 Postage for \$50 and 5670.00 Other Professional Development. Under line item 9280.00 Advertising it was decided to remove IHSA Audio for \$2,000, increase Billboards to \$8,000 decrease Facebook Advertising to \$4,000, remove Post Dispatch Free Fishing Weekend for \$650, and Advertising for the Farmer's Market for \$606.76. Karla Caplinger made a motion to approve the Budget with the proposed changes. David Koch seconded the motion. After roll call, all were found in favor.

The fourth item on the agenda was signs. Brenda gave everyone a form that will be sent out to all the civic organizations and churches in town. This form will allow these organizations and churches to place a sign for their organization on the City of Carlyle signs. Marland Tucker made a motion to approve the form. Karla Caplinger seconded the motion. After roll call, all were found in favor. Brenda added that she is looking for estimates for having the fish head repainted on the sign on the east side of town. She also said that the signs on the north and west ends need new wraps. No further motions were made.

There was no old business.

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Under new business, Karla Capplinger mentioned the strip of ground where New 50 meets 127. She is concerned that it looks junky with all the signs people place there. Everyone agreed; however, this property belongs to the State and the City cannot clean it up.

There were no other comments.

With no further business to discuss, Brenda Johnson made a motion to adjourn. Marland Tucker seconded the motion. With all in favor, the meeting adjourned at 4:26 p.m.

Respectfully submitted,  
Martha Reinkensmeyer

# EDC Minutes

## May 6, 2015

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The meeting was called to order at 3:01 p.m. on Wednesday, May 6, 2015 at Case Halstead Library by Chairwoman Brenda Johnson. EDC members present included John Zieren, Marland Tucker, David Koch, Karla Caplinger, and Brenda Johnson. Leo Guenzburger and Tony Petrea were absent. Others present included Duane Nordike, Keith Moran, Mayor Mike Burton, JoAnn Hollenkamp, and Martha Reinkensmeyer.

After reviewing the minute from April 15, 2015, John Zieren made a motion to approve the minutes. Marland Tucker seconded the motion. After roll call, all were found in favor.

The first item on the agenda was the Nordike TIF agreement. Keith Moran, who is the TIF expert for the City, presented a memo to the Board members. He explained that this TIF agreement had begun in 2006 when Duane Nordike had proposed a 159 lot subdivision located in TIF 3, which had been established to support Duane's project and K&J Chevrolet. In October of 2007 Phase 1 had been completed. There are presently six homes; however, only two homes are in existing property taxes. In 2006 and 2007 everything was done that needed to be done and a lot of steps were taken to help Duane, but there was never a formalized TIF agreement. The economy then crashed and no one was building. Duane was never reimbursed for the eligible costs. The initial eligible costs are \$620,000. This includes water, sewer, electric, and blacktop. Keith stated that the most Duane could get out of the TIF agreement is \$1 million and that the project most likely will not generate enough to get \$1 million. Keith then asked everyone present to review three different scenarios of TIF agreements. The first scenario was 50/50 with Duane getting 50 percent and the City getting 50 percent, the second scenario was 60/40 with Duane getting 60 percent and the City getting 40 percent, and the third scenario was 80/20 with Duane getting 80 percent and the City getting 20 percent. Keith stated that the school and fire district are not entitled to any of this money, but that the City could give some to the school and the fire district. TIF 3 currently generates \$34,000 per year, without the homes, due to K&J Chevrolet. The City has an 80/20 split with K&J. Keith said that the Board has three questions in front of them.

1. What percent total is it going to give Duane?
2. What is the total amount it is going to give Duane?
3. How long is the TIF going to run?

Brenda asked if anyone had approached the school now that this process has started again. No one had. Keith stated that the school could be included, along with the fire district, but it does not have to be paid annually. John Zieren made a motion to do a 70/30 split with Duane receiving 70 percent and the City receiving 30 percent. The City could then give the school a percentage of their 30 percent if they see a large influx of new kids, but are not obligated to do so. Duane Nordike will receive up to \$1 million (which could be increased if there are additional eligible expenses) and this can be added to throughout the life of the TIF district at its current expiration date. Marland Tucker seconded the motion. After roll call, all were found in favor.

The second item on the agenda was signs. Brenda stated that she got an estimate of \$2,850 to redo the sign on the west end of town. She also found out that the other three signs have approximately \$500 each in repairs. Karla Caplinger made a motion to increase the budget by \$4500 to repair the signs. David Koch seconded the motion. After roll call, all were found in favor.

There was no old business.

The fourth agenda item was new business. JoAnn stated that O'Reilly's Autoparts is very close to building a store out by the new Wal-Mart.

There were no other comments.

With no further business to discuss, John Zieren made a motion to adjourn. Marland Tucker seconded the motion. With all in favor, the meeting adjourned at 4:19 p.m.

Respectfully submitted,  
Martha Reinkensmeyer

# EDC Minutes

## October 22, 2015

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The meeting was called to order by Chairwoman Brenda Johnson on Thursday, October 22, 2015 at 2:04 p.m. at Case Halstead Library. Committee members present included John Zieren, Marland Tucker, David Koch, Leo Guenzburger, and Brenda Johnson. Tony Petrea and Karla Caplinger were absent. Others present were James Masching, JoAnn Hollenkamp, Jay Borum, and Martha Reinkensmeyer.

After reviewing the minutes from the May 6, 2015 meeting, John Zieren made a motion to approve the minutes. David Koch seconded the motion. After a voice vote, all were found in favor.

The first item on the agenda was the Nordike TIF agreement. Brenda began by stating that in May the Committee and Duane Nordike had agreed to a 70/30 split. She added that he is now asking for an 80/20 split. Brenda asked James Masching, Duane's representative, why Duane was asking for an 80/20 split. James stated that nobody else in the state has a 70/30 split and they feel they should have an 80/20 split. Brenda explained that a 70/30 split was agreed upon because this was beneficial to the community, especially to the schools. JoAnn stated that Keith Moran had originally proposed a 60/40 split, but that a compromise was reached and the 70/30 split was decided upon and that everyone was in agreement. JoAnn added that Duane was supposed to bring her a hard copy of the agreement so that she could take it to Council for approval, but that he never did. After a lengthy discussion, Brenda asked if anyone wanted to make a motion to increase the agreement to an 80/20 split. No motion was made so it was decided to leave the agreement at a 70/30 split.

The second item on the agenda was signs. Jay Borum brought proposals for the City sign on the east side of town. He explained that he made his designs look like something fun and like a beach town in Florida. JoAnn explained that \$5,000 had been budgeted for signs, but a lot of money had been put aside for advertising. John Zieren made a motion to authorize Brenda to make decisions about the signs, with expenditures not to exceed \$9,800. Leo Guenzburger seconded the motion. After a voice vote, all were found in favor.

There was no old business.

There was no new business.

There were no other comments.

With no further business to discuss, Marland Tucker made a motion to adjourn. David Koch seconded the motion. With all in favor, the meeting adjourned at 3:01 p.m.

Respectfully submitted,  
Martha Reinkensmeyer