

**MINUTES OF THE
CITY OF WASHINGTON, MISSOURI
TAX INCREMENT FINANCING COMMISSION
DECEMBER 7, 2016**

Tom Holdmeier opened the meeting with roll call and Pledge of Allegiance at 4:30 p.m.

Present: Tom Holdmeier, Bridgette Kelch, Mark Wessels, Julie Scannell, Liz Stemmley, Jon Bauer, Mike Genovese, Ben Hotz, Dr. Lori VanLeer, Brendan Mahon

Absent: Bob Dobsch

Also present: Mark Piontek, Darren Lamb, Jim Briggs, Sal Maniaci

Discussion of the revised Cost/Benefit Analysis Plan presented by PGAV

- * An updated presentation on the Cost Benefit Analysis was given by Andrew Murray of PGAV Planners. Table 1, Table 2, Table 3, Table 6, Table 13, and Table 18 were discussed.
- * Discussion ensued on sunset provisions, proposal process and development agreement, interest cost, fiscal impact of Redevelopment Project on affected Taxing Districts, TIF's done at less than 100% real estate, Amortization Schedule at 100% and 75% and how it's going to perform, developer under and over performance, and Downtown Shopping District.
- * Jim to provide Amortization Schedule for the next meeting.
- * Andy Unerstall discussed the cost of interest on the TIF that is already five years in.

Discussion of next meeting and Public Hearing

- * An additional meeting is scheduled for December 20, 2016 at 4:00 p.m.
- * Public Hearing is scheduled for January 5, 2017 at 4:00 p.m.

Other Business

- * None

Adjournment

Motion made and passed without dissent to adjourn at 5:41 p.m.