

**MINUTES OF THE  
CITY OF WASHINGTON, MISSOURI  
TAX INCREMENT FINANCING COMMISSION  
NOVEMBER 9, 2016**

Tom Holdmeier opened the meeting with roll call and Pledge of Allegiance at 4:00 p.m.

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

**Absent:** Bridgette Kelch

**Also present:** Mayor Sandy Lucy, Mark Piontek, Darren Lamb, Jim Briggs, Sal Maniaci

**Introduction of Commission Members**

- \* Mark Wessels – Retiree, previous employee with the Washington Chamber of Commerce.
- \* Brendan Mahon – Assistant Superintendent of Finance and Operations with the Washington School District.
- \* Mike Genovese – appointed by the County Commission. Retiree of Emerson Electric as Head of the International Tax Department.
- \* Liz Stemmley – REMAX Agent, and previously served on the TIF Commission.
- \* Bob Dobsch – Bank of Franklin County.
- \* Tom Holdmeier – Board Member of Planning and Zoning, and past Chair of the Washington Chamber of Commerce.
- \* Dr. Lori VanLeer – Washington Schools Superintendent, and previously served on the TIF Commission.
- \* Jon Bauer – President of East Central College; appointed to represent the District exclusive of the School Districts, City and County.
- \* Ben Hotz – Attorney.
- \* Julie Scannell – GH Tool & Mold Human Resources Manager.

**Discussion of Commission’s role and TIF process**

- \* Handouts were passed out to all Commission Members explaining what TIF is by Mark Spykerman, Attorney from Gilmore & Bell.
- \* Mark Spykerman then discussed the Commission’s role and the TIF process.
- \* Discussion ensued regarding the tax revenue for Rhine River.

**Elect officers (Chairperson, Vice Chairperson, and Secretary/Custodian of Records)**

- \* Bridgette Kelch will continue to serve as Vice Chair.
- \* Bob Dobsch nominated Tom Holdmeier for Chairperson, seconded by Julie Scannell, passed without dissent.

**Discussion of the proposed Front & Main Tax Increment Financing Redevelopment Plan and 2016 Amendment to Downtown Washington Redevelopment Plan**

- \* Presentation on the City's RFP and recommendations was given by City Planner, Sal Maniaci. Brief discussions ensued regarding the La Dolce Vita Property, and the square footage of the residential development.
- \* Presentation on the proposed development under Front Street Redevelopment LLC was given by Andy Unerstall. Discussions ensued regarding the Modern Auto building, layout plans and parking spaces, utility and street infrastructures, and property tax base.
- \* Presentation on the Redevelopment Plan and Cost Benefit Analysis was given by Andrew Murray of PGAV Planners. Discussions ensued regarding property tax base, captured funds and infrastructure projects within the District, vacant lots at Front Street and Speckhals Property, cost of infrastructure improvements, acreage amounts, assessment on the success of the TIF Financing on Rhine River, and redevelopment timetable.

**Set date for Public Hearing; discuss timeline and next meeting**

- \* An additional meeting is scheduled for November 30, 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 5:13 p.m.