

MINUTES
TAX INCREMENT FINANCE COMMITTEE
June 16, 2006

MEMBERS PRESENT: Malcom Chapman, Ron Kroeger, Ida Fast Wolf, Bob DeMersseman, Marcia Elkins, Coleen Schmidt, Joel Landeen

OTHERS PRESENT: Kevin Buntrock, Don Ward, Ted Vore, Karen Bulman, Sharlene Mitchell

Call to Order

Elkins called the meeting to order at 11:38 a.m.

Red Rocks Estates Tax Increment Project #32 Revisions (06TIF003)

Bulman provided a brief review of the request to allocate \$96,270.00 from the contingency fund line item to facilitate improvements to the Muirfield Drive drainage facility. Bulman indicated that the existing open channel does not function adequately resulting in significant erosion problems. Bulman indicated that an underground pipe would replace the existing open channel.

Elkins indicated that reconstruction of the Muirfield drainage facility is required in order to address significant erosion issues.

Buntrock identified the location of the proposed drainage improvements noting that the City Engineer had required that the original underground pipe design be replaced with the existing cabled concrete design. Buntrock indicated that the sub-soils are insufficient to support the concrete channel noting the need to resolve the situation before severe damage occurs. In response to a question, Buntrock indicated that efforts are being made to determine the responsible party for the existing problem.

Buntrock indicated that Red Rocks Estates will up-front the project costs to re-engineer the drainage. In response to a question, Buntrock indicated that the developer would be reimbursed from the Tax Increment District as funds become available.

Chapman asked if once the responsible party is identified could the Tax Increment District be reimbursed from the resulting settlement. Elkins indicated that was not the intent of the applicant, she noted their desire to reconstruct the drainage now before significant damage occurs rather than spending significant time and money on litigation.

Buntrock addressed the on-going damage to the golf course during heavy rains noting the need to resolve the drainage issue now.

In response to a question from Chapman, Buntrock indicated that the bid documents are ready for release upon Council's approval of the funding reallocation. Buntrock indicated that the project should be completed within ninety days after start of the project. Elkins advised that a Developer Agreement would also be required prior to the start of the project.

Elkins indicated that the project funding is a reallocation of the existing contingency line item noting the various funding avenues that were considered for the project. Elkins indicated that the developer will up-front the project costs and will receive repayment from the District as funds become available.

Kroeger moved, Chapman seconded and carried unanimously to recommend approval of the Red Rock Estates Tax Increment Project #32 Revisions to reallocate \$96,270.00 from the Contingency Line item for the Muirfield Drainage Improvements.

Approval of Minutes

DeMersseman moved, Chapman seconded and carried unanimously to approve the minutes of the March 27, 2006 meeting.

Adjourn

There being no further business Kroeger moved, Fast Wolf seconded and carried unanimously to adjourn the meeting at 11:50 a.m.