

**TAX INCREMENT FINANCE AUTHORITY (TIFA) MINUTES
MEETING HELD THURSDAY, JANUARY 21,2021
VIA ZOOM**

PRESENT:

TIFA Members:

Richard Widgren, Chair – SCS MI
Joseph Claycomb, Vice Chair -SCS MI
Matt Coppler, City Manager -SCS MI
Mayor Kip Walby-SCS MI
Tony Rascano – SCS MI
Stan Simek -SCS MI
Tony Bellestri-SCS MI
Paul Ellis - Estero FI
Dan Colling – SCS MI
Richard Albrecht – BONITA SPRINGS FL
Kenneth Blondell -SCS MI
Geri Hofmann -SCS MI
Donna Flaherty -SCS MI

ABSENT:

ALSO PRESENT:

William Gambill, Assistant City Manager
Henry Bowman, Parks & Rec Director
Chery Fink, Recording Secretary
Patrick Judd, ECT

PLEDGE OF ALLEGIANCE/ROLL CALL

The Pledge of Allegiance was recited by all. Chairman Widgren called the meeting to order at 7:01 pm. Roll was called and a quorum was present.

APPROVAL OF MINUTES OF DECEMBER 17, 2020 SPECIAL MEETING AND TIFA INFORMATIONAL MEETING

Motion by Claycomb seconded by Albrecht to approve the Minutes of December 17 ,2020 as amended.

Ayes: All – 13

Mr Rascano suggested that the Beach House water bill be an actual water bill instead of an estimate. Mr. Gambill stated he will talk with assessing to find out why this is an estimate.

Motion by Claycomb, seconded by Hofmann to approve the invoices as presented, which read as follows:

Ayes: All – 13

1	12/11/2020	BML Signs, Inc	\$592.00	
2	11/10/2020	Carlisle Wortman	\$30.00	2158812
3	1/5/2021	City of SCS - TIFA Admin	\$4,166.67	61024
4	1/21/2021	City of SCS Water bill - Beach House	\$19.18	28794-00
5	1/21/2021	City of SCS Water bill - N.M S ROW Sprinkler	\$785.57	27659-00
6	1/21/2021	City of SCS water bill- N.M N ROW Sprinkler	\$413.42	27660-00
7	12/21/2020	ECT	\$8,583.75	205359
8	4/7/2021	Gilbert's PRO Hardware	\$16.89	650050
9	3/10/2021	Gilbert's PRO Hardware	\$24.24	644281
10	3/3/2021	Gilbert's PRO Hardware	\$45.85	642433
11	12/4/2020	Home Depot	\$290.48	
12	12/18/2020	MKSK	\$781.25	2201721
13	1/12/2021	Bob's Specialty Company	\$536.90	61872
		Total	\$16,286.20	

NEW BUSINESS –

a. TIFA Financial Report – (Yeo&Yeo)

Mr. Ellis discussed the financial report provided by Yeo & Yeo; this report is separate from what the board typically receives monthly

The City has received the highest ratings they can from CPA's.

A portion of this report covers the boards assets and liabilities over the year. This is something you typically don't see in the monthly report provided by the City.

Mr Widgren suggested looking over the footnotes in the report, as they are much more in depth.

Motion by Rascano, seconded by Flaherty to receive and file TIFA financial report.

Ayes All - 13

b. ECT Proposal – Pier Construction Documents

Patrick Judd from ECT spoke about the schematic plan rendering, this starts to put in place all the design elements that were part of the programming; all the way from the Beach house out to the extending pier. Looking at a Cantilever boardwalk over at the lagoon area. Re-pavement of both the road way and all the way through the fishing pier, will keep the integrity of the landscaping of the fishing pier. Looking at an opportunity to have both observation out into the lake as well as accommodating the people fishing. At the extended pier there will shade structures as well as a water taxi service for the future. Looking to incorporate art into the fence fabric.

The observation deck – along the water there will be treatment islands. These are living systems that have a diverse biological cleansing system both with plant material as well as microorganisms that help to mitigate some of the algae.

The existing boat house – put a new roof, and create a useable space for that. Can be used for storage, temporary food services, rather than dedicating that as a single building space. Can look at opportunities to make as flexible as possible. Both for current use and future activities.

Other activities will be floating huts, these are temporary structures used for retail sales, food sales.

There will be a gangway in place which will be able to fluctuate with different water elevations, allowing the floating dock or observation deck to raise up or drop.

Current schedule date of completion will be 12-to-18-month construction season. Hoping for early July to begin construction. Propose cost is \$744,285. Mayor Walby made a point to Mr. Judd, if there are any problems with the start date, it must be communicated to the board to ensure that construction does in fact begin early July. It is critical to make that timing.

Mr Judd stated the next phase after schematic in projects like this is design development. This will start to refine and tie all the geometry and all the materials start to come into play, will know what the actual construction cost will be. As you get through the end of that, then begins the construction document, which gets into the details of all the construction that will take place for this. Once that goes out to bid as part of the construction documents, break ground, ECT will provide construction administration and oversight. This is time and material bases, if project

only 12 months in construction those cost will come down. There will be at least 3 updates for construction cost. 50% level of construction documents and 75% of the construction documents and a final update right before it goes out to bid.

Mr. Widgren wanted to be sure that the TIFA board has bid this out properly. Both Mr. Gambil and Mayor Walby explained that the board has met all the obligations and responsibilities.

Mayor Walby explained that the bonding will be on the first meeting in March with City Council to continue with bonds.

The City will be fronting the actual pay then reimbursed through the bonds, then the TIFA board will reimburse the City from the board's annual commitment.

Motion by Ellis, seconded by Rascano to approve services to be performed and the professional fees that relate to those of \$744,285

Ayes All - 13.

Old Business

A. Bathhouse Status

1. Fire pit/place status – Matthew Coppler/Henry Bowman

Mr Coppler - Fire place is schedule to be completed Tuesday or Wednesday of next week. The only item left is to put the fire box in and connect the gas to it.

Fire pit, the lowest bid was \$70,000, which is well above what was budgeted. The reason for the quotes so high, is the seating around the pits. Will have Chris Rayes at the next meeting to discuss possible changes to get back out to bid and have a Spring construction rather than in the winter.

Mr. Widgren stated that he has been told the fire pits that are currently there are wonderful, the only issue he has heard is, people would rather have a gas fire pit so they don't smell like smoke.

Mr. Coppler and Mr. Widgren agreed that maybe with these gas fire pits seating is not needed.

Mr. Walby Explained that the Beach House and all that is going on here has been so well received, we may have to expand. It has been so congested with all the people that have attended the festivities. Will have more discussion at next meeting.

2. Aqua Freeze update – Henry Bowman

Highly successful. 77 blocks of ice were sold, making 40 different art scene sculptures. 5 food trucks, horse drawn wagon rides, putt- putt course, corn hole, games with kids, win gift cards from local businesses, beer sales. Believe to have had around 10,000 people to attend this activity.

Many of the local restaurants expressed that they were busy with takeout orders, as a result of the Aquafreeze.

3. Update of Art Program – Stan Simek

Begun to solicit comments from residence. Communication commission created a flier and posted on City social media website and public access channel.

4. Target date for hard opening and naming program

Will discuss next meeting.

Mr. Bellestri suggested having a power station behind the Beach house, this hopefully will eliminate having power cords on the ground. Mr. Bellestri, Mr Gambill , Mr. Bowman and maintenance will discuss further and get quotes. Mayor Walby suggested that this may be part of the expansion discussion.

AUDIENCE PARTICIPATION –

NEXT MEETING AND ADJOURNMENT

The next meeting date is February 18th, 2021 at 7pm via ZOOM meeting.

Motion by Flaherty, seconded by Rascano to adjourn the meeting at 8:18 p.m.

Ayes: All - 13