

APPROVED

**CITY OF WILMINGTON
FINANCE, ADMINISTRATION & LAND ACQUISITION COMMITTEE
Tuesday, December 18, 2018 at 6:00 p.m.
Wilmington City Hall, Council Chambers
1165 S. Water Street**

In Attendance

Committee Members

Co-Chair, Alderman Fran Tutor
Co-Chair, Alderman Frank Studer
Alderman John Persic, Jr.
Alderman Lisa Butler
Alderman Floyd Combes
Alderman Steve Evans
Alderman Kevin Kirwin

Members Absent

Alderman Dennis Vice

Other City Officials

Mayor, Roy Strong
City Accountant Kim Doglio
Executive Secretary Joie Ziller
Scott Nemenich
Director of Public Works Darrin Fowler
Michael Stellino
Benjamin Schuster

The meeting of the Finance, Administration & Land Acquisition Committee was called to order at 6:03 p.m. by Alderman Studer.

Review / Approve the minutes from the November 20, 2018 Meeting

Alderman Tutor made a motion and Alderman Combes seconded to approve the minutes from the October 16, 2018 meeting and have them placed on file.

Upon voice vote, THE MOTION CARRIED unanimously 7-0.

Review Accounting Reports as Presented by City Accountant

Accountant Doglio reviewed and explained the reports to the Committee. Doglio views the check register and states there are some large checks on the list. Check 20641, to Municipal Insurance Co Op for \$ 121,000 is part of the annual property liability premium for the calendar year 2019. There is a portion of this check in General Corporate, a portion in Water and a portion in Sewer. She also comments on the invoice for the roof at the historical society and the invoices of the TIF fund. There is nothing unusual or new in the Collectors Report. The Sewer Operating Fund is showing a negative year to date amount due to the second half of the EPA loan payment being issued. There have not been additional funds transferred from the Capital Project Fund. Doglio states there was a large fund balance left over from the previous fiscal year in part because of the way the City collected the funds. This budget year she split things up and put

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different things in different funds as planned. The Motor Fuel Tax is also a negative because the City was spending what had been building up for the last two years. Doglio points out Ridgeport TIF number 2 fund has 2.3 million dollars sitting there.

Discussion & Approval of the 2nd Tax Year Increment TIF District

Accountant Doglio states that the increment that was paid in the TIF needs to be disbursed back to the developers. Doglio does not have those numbers yet and would like the approval to disburse those funds as soon as those numbers are available from PGAV.

Upon voice vote, THE MOTION CARRIED unanimously 7-0 to bring this to full council.

Other Pertinent Information

Ben Schuster speaks about annexing properties and the process of acquiring properties within the City boundaries. There are six properties that currently need to be annexed into the City out at Ridgeport. Once annexed in they would be beholden to the annexation agreement. So all the commitments that were made to the City would be on these six properties as well and would be treated just as all the previously annexed properties. He is asking for the properties to be rezoned to the I5, so they would coincide with the rest of Ridgeport. Administrator Ziller notes that once the developer purchases property in Ridgeport, they are required to annex them into the City. Ben states that once the property is in the City, it will have to go before the review board, the boundaries of the TIF have to be amended, and once that process is complete, then they would be added into the TIF district. All the properties are on the East side of the road. There is currently one property owner that wants more money from Ridgeport to sell his land. Ben says he talked to Ziller about the offers they have made to this seller. He also says they talked about the process with the City, stating there was a 2010 appraisal done on all the properties, with a 3% escalation factor for every year after 2010. He said he was obligated to make an offer based on that calculation when developing a building within a certain number of feet, to submit to Council an actual map, highlighting all the properties. Ridgeport has been preemptive in buying a lot of land, ahead of that. And they have been making offers significantly higher than that calculation that is in the agreement. He says this particular land owner wants well over \$100,000 an acre. Ben said they just can't come to terms with that amount and that they have never submitted anything below or even at the calculation, they have always been higher. He has encouraged every seller to council on their end.

Alderman Kirwin asks Darrin Fowler if he could have someone take a look at the grading on Kahler Road from Forsythe Woods down to Listena because it's getting bumpy. Fowler said he was going to have Kyle Davis out there. Fowler said it seems like the millings helped out, but there is still a large section of rock that's pretty bad. Kyle Davis did grade Steven's yesterday.

Public Comment

No Public Comment

Adjournment

With no further business before the Committee, Alderman Kirwin made a motion and it was seconded by Alderman Combes to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting was adjourned at 6:20 p.m.

Respectfully submitted,

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Hayley Henke
Executive Secretary