



February 8, 2006

The Buffalo City TIF Committee met February 8, 2006 at 7:00 pm with William McCullough presiding. Present were Chris Carson, Mitch Greer, William McCullough, Annette Rickenberg, Betty Ledford, Esther Smith, Mike Thoms, Randy Nagle. In the audience were also Judy Hammons, and Daniel Mullanack

The proposed Development was discussed. The plan is to have 83 moderate priced homes to build and to sell lots. The proposed price of homes is from \$180,000 to \$200,000, although a few large lots may be priced up to \$250,000. This development will have a covenant that might include: no chain link fences, no campers/boats parked for extended periods of time, and storage sheds to be located in back, etc. REC will continue to provide the electric to this development, unless the City can negotiate this from REC. Buffalo would provide the water and sewer.

The lot prices would be around \$36,000 each. The developers feel that by opening up to other builders, it will help the lots be filled up faster.

The maximum time for a residential TIF is 10 years. The developer passed out a spreadsheet illustrating how the TIF would work. William McCullough also had his own spreadsheet, coming up with basically the same numbers. A TIF Development Agreement would generate approximately \$700,000 in tax increment to pay for the development infrastructure.

The developers are requesting that the City share some of the risk by fronting a portion of \$700,000. The City could do this by taking out bonds to help with installing the sewer and water, and then paying off those bonds with a portion of the TIF money, as houses are built and values increase.

William McCullough stated that the first step was for the developers to file for a voluntary annexation. After the property is annexed into the City, then the property can be declared an Urban Renewal TIF district by the City of Buffalo.

A special City Council meeting to discuss this further with the developers will be scheduled on Wednesday, February 15 at 7:00 pm.

Signed: _____

John R. Carson
Mayor
Buffalo, IA

Attest: _____

Christine Carson
Acting Minute Taker
Buffalo, IA