

**CITY OF AU GRES
TIFA MEETING
THURSDAY, APRIL 16, 2026
5:00 PM**

PRESENT: TIFA Board: Jon Sanford, John Popovich, Dan Tolliver, Marcia Zoyiopoulos, Allison Wiltse
ABSENT: Tom Nixon, William Borushko
ALSO PRESENT: City Manager Dale Wiltse

1). CALL TO ORDER

Meeting called to order by Vice-Chairman Wiltse at 5:20 p.m.

2). ROLL CALL

Roll call noted Tom Nixon and William Borushko absent.

3). MINUTES

MOTION (Sanford) to approve TIFA Meeting minutes October 27, 2025; support (Popovich). Motion carried.

4). CITIZEN'S COMMENTS: None

5). OLD BUSINESS: None

6). NEW BUSINESS

6.1 Informational Meeting to all Jurisdictions levying taxes subject to TIFA capture

City Clerk explained that City needs to hold two informational meetings per year to all units who have TIFA capture withheld from taxes. Nobody else was present tonight for comments.

6.2 Adopt Capital Project Listing 2026/27 year

Discussion on proposed 2026/27 list of projects included in packet. Some items moving forward next fiscal year is the disc golf course improvements and the new grant the City is giving to business owners in the TIFA district. Dan Tolliver has quotes on disc golf and is projecting less than the proposed listing of \$80,000 after sponsorships for signs. Still haven't heard from the Car Cruisers how they are coming on the overflow parking lot but will leave in the project lists.

MOTION (Sanford) to adopt 5-year capital project listing as presented for the TIFA fund and recommend to City Council; support (Zoyiopoulos). Motion carried.

6.3 Adopt TIFA Budget 2026/27 year

TIFA budget set for worst case scenario to make sure enough funds in account to balance the budget. This budget does not list any revenue from the four houses going in at Southcourt Estates but hoping to sell all four homes in the upcoming 26/27 fiscal year. If successful, will be a budget adjustment this same time next year.

MOTION (Sanford) to adopt TIFA budget for fiscal year 2026/27 year as presented and recommend City Council to approve as well; support (Popovich). Motion carried.

6.4 Budget Adjustments 2025/26 Year

Large budget adjustment for \$305,000 is from the Southcourt Estates homes; hoping to wrap up this project before year end and get houses listed for sale. The homes do have income stipulations but are not considered low-income housing. Potential buyers need to live in the home for five years and even though the cost of each home has the \$100,000 MSHDA grant coming off the purchase price, they would still need to come up with the 20% down. There are programs out there for downpayment assistance and shouldn't be too big of an obstacle to overcome.

MOTION (Sanford) to approve budget adjustments for 2025/26 year as presented; support (Popovich). Motion carried.

6.5 TIFA Business Grant- Award Applicants

City Manager explained that sub-committee of himself, Mayor Jon Sanford, TIFA Board member Dan Tolliver, Planning Commission member Tom Nixon and City Council member John Popovich got together to review all applications. City received a total of eight applications; one was rejected due to incomplete application. Sub-committee felt that the remaining seven applications were right what the program was designed for and would like to award all applications at a cost to the City of \$56,577. The property owner can start their projects right away but City will not be pay their matching share of grant money

until the new fiscal year starting July 1, 2026. Need to have project finished with pictures and receipts for City to pay matching funds up to \$10,000 by June 30, 2027. City Manager felt program was set up good but can tweak some of the guidelines for next year. Talked about must have business hours and preference given to new applications. Once all projects are done, good publicity to put in paper with picture of check given along with a small plaque or decal to be displayed in the business.

MOTION (Popovich) to approve 7 applications on attached listing at a maximum cost to the City of \$56,577; support (Sanford). Motion carried.

7). **CITIZEN'S COMMENTS:** None

8). **CITY MANAGER COMMENTS:** None

9). **ADJOURNMENT**

MOTION (Tolliver) to adjourn meeting at 6:00 p.m. support (Sanford). Motion carried.

Allison Wiltse, Vice-Chairman

LaVonne Pritchard, City Clerk