

**BROWNFIELD REDEVELOPMENT AUTHORITY (TIFA) MINUTES  
MEETING HELD THURSDAY March 16, 2023**

**PRESENT:**

**Brownfield Members:**

Richard Widgren, Chair

Stan Simek

Paul Ellis - Via phone

Joseph Claycomb, Vice Chair

Geri Hofmann

Donna Flaherty

Kyle McKee

Tony Bellestri

Mayor Kip Walby in at 6:40pm

Dustin Lent, City Manager

Kenneth Blondell

**ABSENT:** Tony Rascano

Richard Albrecht

**ALSO PRESENT:**

Henry Bowman, Parks & Rec Director

Cheryl Samu, Recording Secretary

Denise Pike, CDI Director

**PLEDGE OF ALLEGIANCE/ROLL CALL**

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

**Motion by Mr Simek, seconded by Mrs Flaherty to excuse Tony Rascano and Richard Albrecht from today’s meeting.**

**Ayes: All - 10**

**APPROVAL OF MINUTES OF DECEMBER 15, 2022, MEETING**

**Motion by Hofmann, seconded by Simek to approve the Minutes as presented.**

**Ayes: All – 10**

**RECEIVE & FILE FINANCIAL STATEMENT/TREASURER’S REPORT**

Mr Ellis discussed the finances.

**Motion by Simek, seconded by Bellestri to recognize the revenue at \$5000 and expenses at \$5000.**

**Ayes: All – 10**

**Motion by Lent, seconded by Flaherty to receive and file financial report.**

**Ayes: All-10**

**NEW BUSINESS:**

- a. Approval & Resolution to assign rights and obligations from The Shores Place LLC to PA Jefferson LLC**  
Denise Pike

It was recommended by Planning Commission and City Council agreed for the development of a restaurant on the former Gourmet House site.

Brownfield had reassigned the original expenses from the original Gourmet House owners to the former owner, Mark Fuga. Mark has agreed to reassign that recapture to the new developer. The available recapture is based on the increase value since it has been vacant since the Gourmet House has been torn down, currently there is only \$10,046.15 available for recapture, this goes back to 2010. The total amount eligible is just over \$66,000. The Brownfield plan is only good until September of 2025, to capture monies going forward it would only be through July tax summers of 2025.

**Patty Kukula – Developer of project.**

The box portion of the building should be able to be put up rather quickly.

Hoping to open in Spring of 2024.

This will be American/pub type of restaurant.

3000 sq ft rooftop available that will be covered.

- b. YEO&YEO financial report – Ellis/Widgren**

**Motion by Simek, seconded by Hofmann to file and receive financial report from YEO & YEO.**

**Ayes: All-10**

**OLD BUSINESS: NONE**

**AUDIENCE PARTICIPATION –**

**NEXT MEETING AND ADJOURNMENT: June 15, 2023, at Blossom Heath INN at 6pm**

**Motion by Lent seconded by Flaherty to adjourn the meeting at 6:46 p.m.**

Ayes: All - 10