

APPROVED 8/24/22
TAX INCREMENT FINANCE AUTHORITY
MINUTES

July 27, 2022

THE MEETING OF THE TAX INCREMENT FINANCE AUTHORITY WAS CALLED TO ORDER AT 7:00 P.M., ON July 27, 2022, BY CHAIRMAN RUFF

Present: Ball, Garant, LaFore, Reindel, Ruff, Weinert

Absent: Yelencich

Others: Director Moore, City Clerk McCallister

Visitors: Melissa Majchrzak

Motion by **Garant**, supported by **Reindel**, to excuse Authority Member Yelencich from tonight's meeting.

All yeas

Motion passes

APPROVAL OF MINUTES

Motion by **Weinert**, supported by **Reindel**, to approve the minutes from June 22, 2022, as presented.

All yeas

Motion passes

APPROVAL OF BILLS

Motion by **LaFore**, supported by **Ball**, to approve the Payroll Expenses for June 20th through July 20th, 2022, in the amount of \$5,127.39.

All yeas

Motion passes

Motion by **LaFore**, supported by **Weinert**, to approve the Schedule of Bills for June 20th through July 18th, 2022, in the amount of \$214,686.47.

All yeas

Motion passes

CORRESPONDENCE

Revenue and Expense Report for June 2022
City Council Meeting Minutes – Regular Meeting of June 6, 2022
City Council Meeting Minutes – Regular Meeting of June 20, 2022

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City Council Meeting Minutes – Regular Meeting of July 6, 2022

Received and filed the correspondence as presented.

PUBLIC COMMENTS

None.

ADOPTION OF AGENDA

Motion by **Reindel**, seconded by **LaFore**, to adopt the agenda as presented.

All yeas

Motion passes

The Agenda was adopted as presented.

ITEMS FOR CONSIDERATION

1. Review of DPW Barn Plans

Administration reviewed the plans for the DPW barn with TIFA to make sure everyone was aware of the scope of the project. Moore indicated the City forefathers were forward thinking when they included underdeveloped residential properties in TIFA which provides a more financially stable base; added that projects like these help the City if TIFA can assist as well.

The Barn will provide the DPW with all of its storage needs, consolidate equipment into one (1) location and allow for all DPW vehicles shelter which will extend the life of the vehicles. Christmas decorations will be moved to the storage Barn on Water St. which provides many benefits.

Moore indicated that an item not included but should be noted is MDOT's use of salt barn. Moore mentioned that DPD Director, Jim Goetzinger, has been in talks with MDOT to charge a percentage for the storing of salt in our barn which should recoup \$80K-\$85K. These funds would be split down the middle and allocate half of proceeds to TIFA and the other half to the General Fund. This is still in the works.

LaFore questioned if the existing building will match the new addition. Moore responded that Goetzinger currently has a plan for that.

Garant inquired of the location of the employee parking.

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2. Review of Parking Lot Layout Drawings

City Manager Moore reviewed the 1st draft of drawings from Tetra Tech with the TIFA Board. The background brief included photos of existing parking areas. Moore feels that the drawings represent the most effective use of the project but will acquire feedback from the local business owners for their input. The goal is to create enough parking spaces for the businesses, apartment residents and to maximize the city public space. This projects intent is to remove the existing guardrails and possibly replace with decorative fencing and cohesive amenities to provide a more streetscape appearance.

Weinert would like to see more greenspace incorporated to which Authority Members agreed and feels it would be a good use of the space.

The goal is the clearly define parking spaces, the flow of traffic and ensure everything is lined up properly. Once this is done much more parking will become available. Ideally Moore would like to speak with businesses, ignore the parcel lines and work together to come up with a solution that everyone is satisfied with keeping both parking and esthetics in mind. Nothing official has been presented to business owners yet as Moore wanted feedback from Authority Members first.

Moore indicated that he will take Authority Members suggestions back to Tetra Tech and come back with plans inclusive of their ideas. Once members agree upon the updates Moore will meet with the local business owners for their input.

3. Farm Market Discussion

Administration discussed the possibility of partnering with the Farm Market Coordinators on sharing in some of the costs of an A-Frame sign and the rental of a portable toilet for the months of September and October, 2022 and possibly an over-the-road banner in the future dependent on the longevity of this event.

Moore is quite pleased with the success of this privately run event. EDC/TIFA tried to generate the same type of event. In the past but were not as successful. Melissa Majchrzak and Hallie Schwab, Farm Market Coordinators, have forged relationships with smaller local farmers and have established a versatile and successful pool of vendors; all of which offer a great variety of Michigan grown products. This event has incorporated the efforts from many local business and have enjoyed the increase in foot traffic.

Majchrzak hopes to create more events associated with the Farmers Market such as a Family Fun Day in which it will funnel people to other local businesses. She indicated that the hours of the market will be adjusted to reflect a closing time of 7pm rather than 8pm.

Weinert extended his appreciation to Majchrzak for her efforts and is pleased to see the young families and music that has been provided.

Motion by **Reindel**, seconded by **Garant** to help with the cost of A-Frame Sign and Portable

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Toilets for September and October, 2022 for the farm market in the amount of \$785.

All yeas

Motion passes

MISCELLANEOUS MATTER FROM THE DIRECTOR

The bill for the concrete was received at \$108,300 and was pleased with the outcome of the project and that it was priced at nearly the original quoted amount of \$108,000.

The approach of the AUD parking lot has been finished. The next step will be to select the striping layout to include approximately 50 parking spaces.

Nationwide Fence will be meeting on Monday at 11am regarding the Ball Field project. Work is to begin on Wednesday.

CHAIRMAN AND AUTHORITY MEMBERS

Reindel inquired of when the intersection lights will be switched on. Moore replied that they are waiting on the programming of the box but is nearing completion.

Weinert asked if the AUD parking lot could be utilized by the individuals that use the trail.

ADJOURNMENT

Motion by **Ball**, supported by **Garant**, to adjourn the Tax Increment Finance Authority meeting at 8:25 p.m.

All yeas

Motion passes

Respectfully Submitted:
Heather McCallister
City Clerk