

**APPROVED 10/26/22**  
**TAX INCREMENT FINANCE AUTHORITY**  
**MINUTES**

**September 28, 2022**

**THE MEETING OF THE TAX INCREMENT FINANCE AUTHORITY WAS CALLED TO ORDER AT 7:01 P.M., ON SEPTEMBER 28, 2022, BY VICE-CHAIRMAN REINDEL**

Present: Ball, Garant, LaFore, Reindel, Weinert

Absent: Ruff, Yelencich

Others: Director Moore, City Clerk McCallister

Visitors: None

Motion by **Garant**, supported by **Weinert**, to excuse Authority Members **Ruff** and **Yelencich** from tonight's meeting.

All yeas

**Motion passes**

**APPROVAL OF MINUTES**

Motion by **LaFore**, supported by **Weinert** to approve the minutes from August 24, 2022, as presented.

All yeas

**Motion passes**

**APPROVAL OF BILLS**

Motion by **LaFore**, supported by **Ball**, to approve the Payroll Expenses for August 20<sup>th</sup> through September 22<sup>nd</sup>, 2022, in the amount of \$6,975.98.

All yeas

**Motion passes**

Motion by **LaFore**, supported by **Garant**, to approve the Schedule of Bills for August 20<sup>th</sup> through September 20<sup>th</sup>, 2022, in the amount of \$21,089.74.

All yeas

**Motion passes**

**CORRESPONDENCE**

Revenue and Expense Report for August 2022  
City Council Meeting Minutes – Special Meeting of August 20<sup>th</sup>, 2022  
City Council Meeting Minutes – Regular Meeting of September 6<sup>th</sup>, 2022

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Received and filed the correspondence as presented.

**PUBLIC COMMENTS**

None

**ADOPTION OF AGENDA**

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

All yeas

**Motion passes**

The Agenda was adopted as presented.

**ITEMS FOR CONSIDERATION**

**1. TIFA informational presentation – Public Act 57**

City Manager Moore explained the reporting requirement of Public Act 57 to which invitations were sent via email to the Macomb County Clerk, City Clerk and President of the Macomb Community College to attend the meeting and pose any questions necessary. These invitations are required to be sent to any agency to which we capture taxes from.

Many of the transparency requirements are procedures the City had already implemented. The reporting consists of posting the TIFA Plan, Minutes of meetings for the last five (5) years, Budgets and Audits on the City's website.

Administration touched on some of the TIFA projects that are in the budget such as the two (2) Barn projects and the façade projects. Furthermore, Moore briefly described some of the anticipated projects in the coming months.

**2. In-Field Review of Parking Lot Drawings**

Administration indicated that although the revised plans were not available for the meeting, a schematic of the parking lot that defines the parking lot space ownership was provided. Moore recommended this to be a TIFA project rather than an ownership project. By doing so, a written agreement, construction easement, will be drafted which stipulates that owners must keep the parking open to the public and cannot make alterations. Secondly, this would be a one (1) time City reconstruction project whereas all future maintenance would be at the owner's expense.

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All TIFA members were in agreement that TIFA will fund this project.

Moore plans to meet with owners in late October, early November, with the anticipation of acquiring bids in January for construction to begin in the spring.

**MISCELLANEOUS MATTER FROM THE DIRECTOR**

- MDOT has been energizing signal at 32/Main for anticipated switch to the live signal on October 4.
- Scarecrow contest begins October 15
- Flower pots will be picked up in approximately one (1) week

**CHAIRMAN AND AUTHORITY MEMBERS**

Reindel – Fire Department Open House on Sunday, October 16, will include a pancake breakfast from 8am – 11am and hotdogs from 12pm – 2pm

**ADJOURNMENT**

Motion by **Reindel**, supported by **Garant**, to adjourn the Tax Increment Finance Authority meeting at 7:40 p.m.

All yeas

**Motion passes**

Respectfully Submitted:  
Heather McCallister  
City Clerk