

**City of Marine City  
Tax Increment Finance Authority  
October 15, 2013**

A regular meeting of T.I.F.A. was held in the Fire Hall, 200 South Parker Street, Marine City, Michigan, on Tuesday, October 15, 2013, and was called to order at 4:00 PM by Chairperson May.

**Present:** Chairperson May; Board Members Lepley, Phelan and Tisdale; City Manager Gabor; Deputy Clerk Baxter; and, City Clerk Kade.

**Absent:** Board Members Babchek, Skwiers and Weisenbaugh.

**Approve Agenda**

The following addition was made to the Agenda:

- New Business                      Strategic Communication Solutions – Special Presentation

Motion by Board Member Tisdale, seconded by Board Member Lepley, to approve the Agenda, as amended. All Ayes. Motion Carried.

**Approve Minutes**

Motion by Board Member Lepley, seconded by Board Member Tisdale, to approve the Minutes of the Regular Tax Increment Finance Authority Meeting held September 17, 2013, as presented. All Ayes. Motion Carried.

**Communications**

There were no Communications presented.

**Public Comment**

Rebecca Lepley, representing the Friends of City Hall, reported on the successful Heritage Day; thanked the TIFA Board for its financial assistance; and, announced the 2014 Heritage Day dates as September 20<sup>th</sup> and September 21<sup>st</sup>. Rev. Lepley commented that she did not want to allow Historic City Hall to become in disrepair again.

## **Unfinished Business**

None

## **New Business**

### ***Strategic Communication Solutions ~ Special Presentation***

At the July 23, 2013 Special TIFA Meeting, the Board unanimously requested that the City Manager negotiate lobbying efforts with Strategic Federal Affairs with a period of one, two and three years.

City Manager Gabor reported that Strategic Federal Affairs had the potential to generate grant funding opportunities, and introduced members of Strategic Federal Affairs/Strategic Communication Solutions who would provide a special presentation to the Board.

SFA President Robert Law said that they understood that Marine City's downtown was a vital component and an irreplaceable community resource. Noting the façade and rental rehab programs in Marine City, he said that investing in this area and building upon its strengths were positive historical elements. Mr. Law introduced Bill Bullard, Vice President for State Relations and Local Government, and John Kerr, Vice President of Economic Development.

Correction  
11/19/13  
dk

Mr. Kerr spoke of his deep appreciation for the history of port communities. He detailed how they would focus on several areas of development for Marine City including funding opportunities to refurbish the interior of the historic City Hall building.

Mr. Law discussed the grant writing process, and said that Strategic Communication Solutions had the ability to make necessary state and federal contacts.

Strategic Federal Affairs/Strategic Communication Solutions responded to questions and concerns raised by the TIFA Board.

Motion by Board Member Lepley, seconded by Board Member Tisdale, to contract with Strategic Communication Solutions at the rate of \$5,000 per month for a period of one year to seek grants for the litany of activities described, and in addition to others that may arise, with specific attention to the interior refurbishment of the city hall as monies are available. No Vote Taken.

Motion by Board Member Tisdale, seconded by Board Member Lepley, to table further action until the next scheduled TIFA meeting. All Ayes. Motion Carried.

***Discussion on Seawall Repair ~ City Beach***

City Manager Gabor presented three quotes for the seawall repair at the City Beach, as follows:

- Marine One Construction \$19,369.00  
49090 Jefferson Avenue  
Chesterfield, Michigan 48047
  
- S.A. Fiscelli Marine Construction, Inc. \$34,025.00  
4044 Scott B Drive  
St. Clair, Michigan 48079
  
- Malcolm Marine, Inc. \$38,470.00  
1159 Fred Moore Highway  
St. Clair, Michigan 48079

City Manager Gabor said he expected the final costs to exceed the quotes by another \$4,000 due to unforeseen circumstances. He said that the City could not wait much longer to repair the seawall, and noted that no permits would be required via the Corp of Engineers. City Manager Gabor said that there were enough monies in TIFA #1 to handle the costs.

Discussion ensued by the TIFA Board regarding expenditures by TIFA over the past few years.

Motion by Board Member Tisdale, seconded by Board Member Phelan, to accept the bid from Marine One Construction and approve an amount not to exceed \$19,500.00 from TIFA District #1 for the City Beach Seawall Repair. All Ayes. Motion Carried.

## **Financial Business**

### ***Invoice Approval***

Motion by Board Member Tisdale, seconded by Board Member Lepley, to approve the Friends of City Hall Invoice dated October 3, 2013, for financial support for assistance with Heritage Days and Promotional Video, as follows:

- \$1,500.00 from TIFA #2 Fund
- \$3,000.00 from TIFA #3 Fund

All Ayes. Motion Carried.

Motion by Board Member Phelan, seconded by Chairperson May, to approve Team Thompson Concrete LLC Invoice #1072 for the sidewalk replacement project on South Belle River Avenue from Brown Street to Chartier, as follows:

- \$3,327.34 from TIFA #2 Fund
- \$6,654.66 from TIFA #3 Fund

All Ayes. Motion Carried.

Motion by Board Member Phelan, seconded by Board Member Tisdale, to approve Team Thompson Concrete LLC Invoice #1073 for the sidewalk replacement project on South Belle River Avenue from Brown Street to Robertson Street, as follows:

- \$1,209.84 from TIFA #2 Fund
- \$2,419.66 from TIFA #3 Fund

All Ayes. Motion Carried.

### ***Preliminary Financial Statements***

Motion by Board Member Phelan, seconded by Chairperson May, to accept the Preliminary Financial Statements for August 2013, and place them on file. All Ayes. Motion Carried.

**Adjournment**

Motion by Board Member Phelan, seconded by Board Member Tisdale, to adjourn at 5:17 PM. All Ayes. Motion Carried.

Respectfully submitted,

A handwritten signature in blue ink that reads "Diana S. Kade". The signature is fluid and cursive, with a large initial "D" and a long, sweeping tail.

Diana S. Kade  
City Clerk