

CITY OF MARINE CITY
TAX INCREMENT FINANCE AUTHORITY
AGENDA

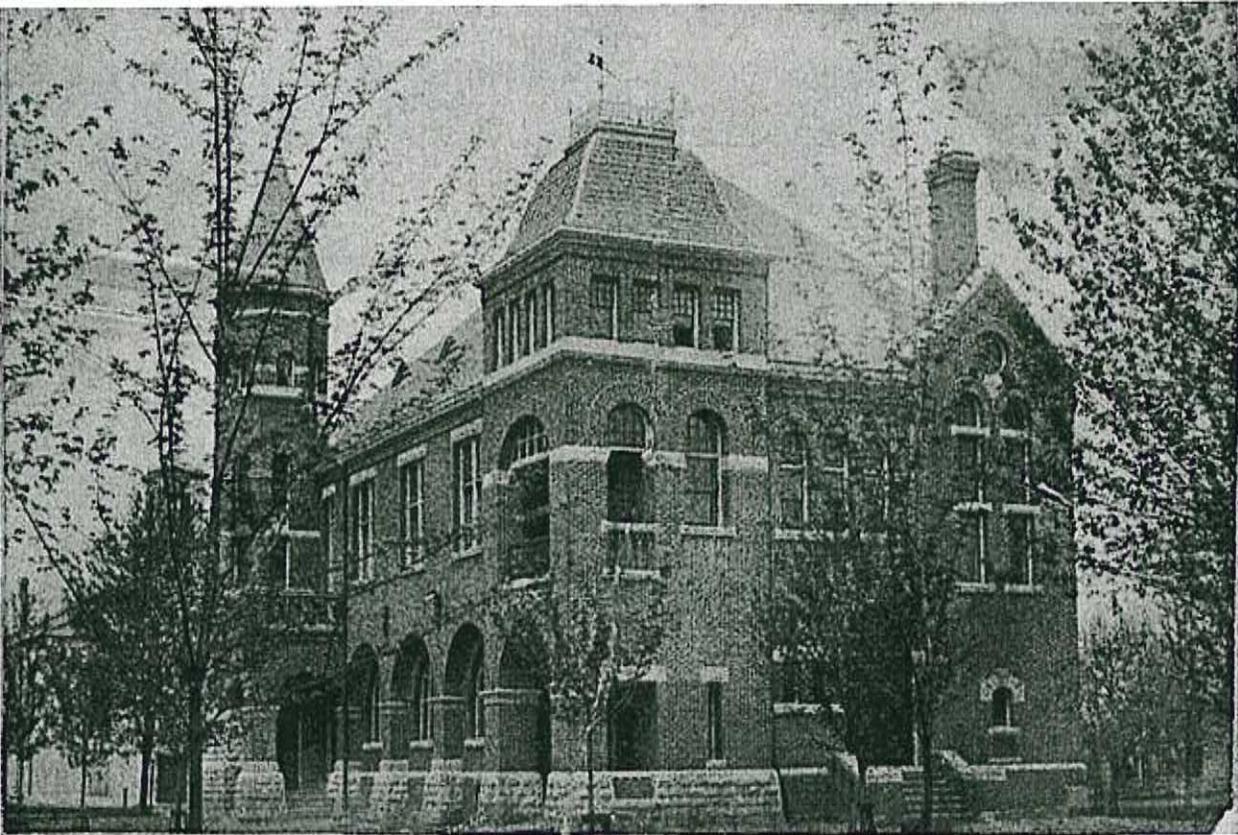
Special Meeting: Tuesday, July 23, 2013; 4:00PM

Marine City Fire Hall: 200 South Parker Street, Marine City, Michigan

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Chairperson Craig May; Board Members Frederick Babchek, Robert C. Lepley; Jonathan Phelan, Raymond Skwiers; Scott Tisdale, and Robert Weisenbaugh; and, City Manager John Gabor
4. **APPROVE AGENDA**
5. **PUBLIC COMMENT** *Residents are welcome to address the TIFA Board. Please state name and address. Limit comments to five (5) minutes.*
6. **NEW BUSINESS**
 - A. Request for Financial Assistance
 - 300 Broadway (City Hall) – Phase Two
7. **ADJOURNMENT**

6A

REQUEST FOR FINANCIAL ASSISTANCE
300 Broadway (City Hall)
Phase Two



Subject: 300 Broadway

From: Raymond Skotarczyk [REDACTED]

To: japhelan [REDACTED] blepley [REDACTED] shtisdale [REDACTED] cjm [REDACTED]
robert.weisenbaugh [REDACTED]

Cc: judywhite [REDACTED]

Date: Monday, July 15, 2013 10:04 AM

Dear TIFA Board members,

I would like to apologize in advance for this late communication. I know most of you know me as one of the city's commissioners, but in this communication I am addressing you as private citizen and a Friends of City Hall board member. The Friends of City Hall is sponsoring a petition drive to place a special millage initiative on the November ballot. The millage, if approved by the voters, would be used to secure a bond to fund "Phase Two" of 300 Broadway's renovation. This is the final phase and it will return this building to productive use. The main floor will be for city offices. What used to be the garage will have meeting rooms, restrooms and an area that can be used for displays and or a welcome center. The auditorium will be for public/private use. The building will be energy efficient and ADA compliant.

The estimated cost, at this time, to complete this renovation is 1.8 million. If we factor in site work and soft cost the number will probably be around 2 million. With the projected bond rates and property valuation this will require approximately 1.8 mills to pay for this bond. The petition language says that the millage shall not exceed 2 mills. Each mill will cost our tax payers \$1.00 per \$1000 in taxable value. The average taxable value is currently \$50,000 so the average cost would be \$100/yr.

As I discuss these plans with people who are supportive of this effort, they all seem very concerned that this number is too high and may be doomed for failure. So when asked how this number can be reduced, the only answer I can come up with is TIFA. Any amount that TIFA would be willing to set aside for this project, would allow the commission to reduce the millage amount proportionally. TIFA restricted \$750,000 for Phase One and I'm asking that the board consider a budget resolution to commit a similar number to Phase Two. This would allow the commission to reduce the millage requested on the ballot to 1.25 mills or less, which should have a better chance of passing. I was also asked to tell you that there are people who are going to start a new capital campaign to raise funds that will be used to help pay for this project. If successful, the money they raise could help reduce the amount TIFA would actually have to pay when all is said and done.

And now we get to the reason why I apologized. The timing on all of this is very critical and at this late hour, it would probably require a special TIFA meeting, if the board decides to assist us in this effort. The last meeting that the city commission can add something to the ballot is August 15. Since this is probably too short of notice to do anything at this Tuesday's meeting and your August meeting is on the 20th a special meeting is the only way for this to happen. Of course, you can always decide to do this at some later date, but it will not have any effect on the ballot language.

Besides the fact that this is a historically significant structure, that will outlast any modern building and could never be recreated at any cost; I also believe that it is the heart of Marine City and a key to our future prosperity.

Hopefully you will consider this request carefully. If you have any questions please feel free to contact me.

Sincerely,

Raymond Skotarczyk
771 South Water Street
Marine City, Mi

BUDGET RECAP REPORT

Fund 250: TIFA #1 FUND

2013-2014 FISCAL YEAR

Adjusted
7-17-13

	2011-12 ACTIVITY	2012-13 AMENDED BUDGET	2012-13 ACTIVITY 1/31/2013	2012-13 PROJECTED ACTIVITY	2013-14 REQUESTED BUDGET	2013-14 RECOMMENDED BUDGET	2013-14 APPROVED BUDGET
Revenue:							
Totals for Dept 000.000	70,131	68,075	73,482	73,500	64,185	64,185	-

Expenditure - Descriptions:

Totals for Dept 250.000	\$ 57,704	\$ 75,000	\$ 45,636	\$ 62,850	\$ 68,615	\$ 68,615	\$ -
Totals:	\$ 57,704	\$ 75,000	\$ 45,636	\$ 62,850	\$ 68,615	\$ 68,615	\$ -

NET OF REVENUES/APPROPRIATIONS - FUND 250	12,427	(6,925)	27,846	10,650	(4,430)	(4,430)	-
BEGINNING FUND BALANCE	4,517	16,944	16,944	16,944	27,594	37,000 27,594	
ENDING FUND BALANCE	16,944	10,019	44,790	27,594	23,164	33,000 23,164	-

Adjusted
 7-17-13

GL NUMBER	DESCRIPTION	11-12 AMENDED BUDGET	11-12 ACTIVITY	12-13 AMENDED BUDGET	12-13 ACTIVITY THRU 01/31/13	12-13 PROJECTED ACTIVITY	13-14 REQUESTED BUDGET	13-14 RECOMMENDED BUDGET	13-14 APPROVED BUDGET
Fund 250 - TIFA 1									
APPROPRIATIONS									
Dept 000.000									
250-000.000-740.000	GENERAL SUPPLY	21,300.00	6,109.00	20,000.00		12,000.00	15,000.00	15,000.00	
250-000.000-801.000	PROFESSIONAL SERV.	975.00	950.00	1,000.00	950.00	1,000.00	1,000.00	1,000.00	
250-000.000-801.100	ADMINISTRATIVE SERVICES	10,600.00	10,600.00	10,600.00	10,600.00	10,600.00	10,600.00	C 10,600.00	
250-000.000-802.000	CONTRACTUAL SERV.		2,750.00	2,500.00	2,350.00	2,350.00	2,500.00	C 2,500.00	
250-000.000-880.000	COMMUNITY PROMOTION		1,250.00	2,000.00	1,500.00	2,000.00	2,000.00	2,000.00	
250-000.000-901.000	ADVERTISING			1,000.00		-	1,000.00	1,000.00	
250-000.000-970.000	CAPITAL OUTLAY	6,000.00		3,000.00		-	3,000.00	3,000.00	
250-000.000-991.000	PRINCIPAL PAYMENT	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	C 25,000.00	
250-000.000-995.000	INTEREST EXPENSE	10,775.00	10,770.00	9,625.00	5,098.00	9,625.00	8,240.00	C 8,240.00	33,240
250-000.000-998.000	AGENT FEES	275.00	275.00	275.00	138.00	275.00	275.00	C 275.00	
Totals for dept 000.000-		74,925.00	57,704.00	75,000.00	45,636.00	62,850.00	68,615.00	68,615.00	
TOTAL APPROPRIATIONS		74,925.00	57,704.00	75,000.00	45,636.00	62,850.00	68,615.00	68,615.00	

C = COMPLETED

BUDGET RECAP REPORT

Fund 251: TIFA #2 FUND

2013-2014 FISCAL YEAR

	2011-12 ACTIVITY	2012-13 AMENDED BUDGET	2012-13 ACTIVITY 1/31/2013	2012-13 PROJECTED ACTIVITY	2013-14 REQUESTED BUDGET	2013-14 RECOMMENDED BUDGET	2013-14 APPROVED BUDGET
Revenue:							
Totals for Dept 000.000	82,526	82,100	70,977	71,140	31,600	31,600	-

Expenditure - Descriptions:

Totals for Dept 251.000	\$ 194,710	\$ 312,800	\$ 69,804	\$ 182,300	\$ 156,000	\$ 156,000	\$ -
Totals:	\$ 194,710	\$ 312,800	\$ 69,804	\$ 182,300	\$ 156,000	\$ 156,000	\$ -

NET OF REVENUES/APPROPRIATIONS - FUND 251	(112,184)	(230,700)	1,173	(111,160)	(124,400)	(124,400)	
BEGINNING FUND BALANCE	529,984	417,800	417,800	417,800	306,640	358,200 306,640	
ENDING FUND BALANCE	417,800	187,100	418,973	306,640	182,240	254,000 182,240	

FB Adjusted for
UNCOMMITTED
Funds

\$ 300,000

2013-2014 BUDGET REQUEST
 FUND
 TIFA #2 EXPENSES

GL NUMBER	DESCRIPTION	11-12 AMENDED BUDGET	11-12 ACTIVITY	12-13 AMENDED BUDGET	12-13 ACTIVITY THRU 01/31/13	12-13 PROJECTED ACTIVITY	13-14 REQUESTED BUDGET	13-14 RECOMMENDED BUDGET	13-14 APPROVED BUDGET
Fund 251 - TIFA 2									
APPROPRIATIONS									
Dept 000.000									
251-000.000-740.000	GENERAL SUPPLY	25,000.00	2,116.00	23,000.00		10,000.00	15,000.00	15,000.00	
251-000.000-801.000	PROFESSIONAL SERV.	19,275.00	42,948.00	15,000.00	1,275.00	2,500.00	5,000.00	5,000.00	
251-000.000-801.100	ADMINISTRATIVE SERVICES	31,800.00	31,800.00	31,800.00	31,800.00	31,800.00	30,000.00	C 30,000.00	
251-000.000-880.000	COMMUNITY PROMOTION	7,000.00	3,250.00	7,000.00	1,729.00	3,000.00	5,000.00	5,000.00	
251-000.000-901.000	ADVERTISING			1,000.00		-	1,000.00	1,000.00	
251-000.000-970.000	CAPITAL OUTLAY	250,000.00		200,000.00		-	60,000.00	60,000.00	- SEE BACK
251-000.000-970.000-PHASE I-CH	CAPITAL OUTLAY		79,596.00			100,000.00	40,000.00	40,000.00	- SEE BACK
251-000.000-999.000	CONTRIBUTION TO OTHER FUNDS	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	-	-	
Totals for dept 000.000-		368,075.00	194,710.00	312,800.00	69,804.00	182,300.00	156,000.00	156,000.00	
TOTAL APPROPRIATIONS		368,075.00	194,710.00	312,800.00	69,804.00	182,300.00	156,000.00	156,000.00	

C = Committed

BUDGET RECAP REPORT

Fund 252: TIFA #3 FUND
2013-2014 FISCAL YEAR

	2011-12 ACTIVITY	2012-13 AMENDED BUDGET	2012-13 ACTIVITY 1/31/2013	2012-13 PROJECTED ACTIVITY	2013-14 REQUESTED BUDGET	2013-14 RECOMMENDED BUDGET	2013-14 APPROVED BUDGET
Revenue:							
Totals for Dept 000.000	230,456	240,150	199,347	194,775	95,950	95,950	-

Expenditure - Descriptions:

Totals for Dept 252.000	\$ 400,338	\$ 711,600	\$ 152,873	\$ 371,600	\$ 238,900	\$ 238,900	\$ -
Totals:	\$ 400,338	\$ 711,600	\$ 152,873	\$ 371,600	\$ 238,900	\$ 238,900	\$ -

NET OF REVENUES/APPROPRIATIONS - FUND 252	(169,882)	(471,450)	46,474	(176,825)	(142,950)	(142,950)	-
BEGINNING FUND BALANCE	882,385	712,503	712,503	712,503	535,678	600,000 535,678	
ENDING FUND BALANCE	712,503	241,053	758,977	535,678	392,728	460,000 392,728	-

Adjusted for uncommitted Funds $\frac{+ 65,000}{525,000}$

2013-2014 BUDGET REQUEST
 F
 TIFA #3 EXPENDITURES

GL NUMBER	DESCRIPTION	11-12 AMENDED BUDGET	11-12 ACTIVITY	12-13 AMENDED BUDGET	12-13 ACTIVITY THRU 01/31/13	12-13 PROJECTED ACTIVITY	13-14 REQUESTED BUDGET	13-14 RECOMMENDED BUDGET	13-14 APPROVED BUDGET
Fund 252 - TIFA 3									
APPROPRIATIONS									
Dept 000.000									
252-000.000-740.000	GENERAL SUPPLY	30,000.00	2,116.00	27,000.00		15,000.00	20,000.00	20,000.00	
252-000.000-801.000	PROFESSIONAL SERV.	25,000.00	85,180.00	25,000.00	1,835.00	3,000.00	5,000.00	5,000.00	
252-000.000-801.100	ADMINISTRATIVE SERVICES	63,600.00	63,600.00	63,600.00	63,600.00	63,600.00	65,400.00	65,400.00	
252-000.000-880.000	COMMUNITY PROMOTION	10,000.00	5,250.00	10,000.00	2,438.00	5,000.00	7,500.00	7,500.00	
252-000.000-901.000	ADVERTISING			1,000.00		-	1,000.00	1,000.00	
252-000.000-970.000	CAPITAL OUTLAY	620,000.00		500,000.00			100,000.00	100,000.00	
252-000.000-970.000-PHASE I-CH	CAPITAL OUTLAY		159,192.00			200,000.00	40,000.00	30,000.00	
252-000.000-999.000	CONTRIBUTION TO OTHER FUNDS	85,000.00	85,000.00	85,000.00	85,000.00	85,000.00	-	-	
Totals for dept 000.000-		833,600.00	400,338.00	711,600.00	152,873.00	371,600.00	238,900.00	238,900.00	
TOTAL APPROPRIATIONS		833,600.00	400,338.00	711,600.00	152,873.00	371,600.00	238,900.00	238,900.00	

ask sign (C)

