

**City of Marine City
Tax Increment Finance Authority
September 18, 2012**

A regular meeting of T.I.F.A. was held in the Fire Hall, 200 South Parker Street, Marine City, Michigan, on Tuesday, September 18, 2012, and was called to order at 4:00pm by Chairperson Janna Soelter.

The Pledge of Allegiance was led by Chairperson Soelter.

Present: Chairperson Soelter; Board Members Babchek, Jenken, May, Phelan and Tisdale; City Manager Gabor; and, City Clerk Kade.

Absent: Board Member Weisenbaugh

Appointment of Officers

Motion by Chairperson Soelter, seconded by Board Member Babchek, to appoint Board Member Craig May as Chairperson of the Tax Increment Finance Authority. All Ayes. Motion Carried.

Motion by Chairperson Soelter, seconded by Board Member Jenken, to appoint Board Member Scott Tisdale as Vice-Chairperson of the Tax Increment Finance Authority. Ayes: Soelter, Babchek, Jenken, May, Phelan. Nays: Tisdale. Motion Carried.

Motion by Chairperson Soelter, seconded by Board Member Phelan, to appoint Board Member Robert Weisenbaugh as Secretary of the Tax Increment Finance Authority. All Ayes. Motion Carried.

Motion by Chairperson Soelter, seconded by Board Member Babchek, to appoint Board Member Jonathan Phelan as Treasurer of the Tax Increment Finance Authority. All Ayes. Motion Carried.

It was agreed that Board Member Soelter would continue as the Chairperson for this meeting, and that newly elected Board Member May would assume the duties of Chairperson upon adjournment of the meeting.

Approve Agenda

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

Approve Minutes

Motion by Board Member Tisdale, seconded by Board Member Babchek, to approve the Minutes of the Regular Tax Increment Finance Authority Meeting held August 21, 2012, as presented. All Ayes. Motion Carried.

Communications

The following Communication was presented:

- Legal Opinion – TIFA Board / Conflicts of Interest from City Attorney

Motion by Board Member May, seconded by Board Member Tisdale, to accept the Communication and place it on file. All Ayes. Motion Carried.

Public Comment

Rosalie Skwiers, 211 Michigan Drive, Marine City, spoke of TIFA financially supporting festivals in the community, and taking the tax dollars from the private sector. She commented on two recent business closings, which were creating more empty buildings; and, was concerned that money was going out without coming in. Mrs. Skwiers said the City should not be a *cash cow* for events; and, that she was disappointed in the request.

Unfinished Business

Heritage Day ~ Request for Financial Support

The request for financial support from Friends of City Hall for Heritage Day had been previously tabled.

Board Member May stated that he was an officer of Friends of City Hall, and asked if there was any conflict with voting on this matter. *City Manager Gabor replied no.*

Board Member Phelan inquired as to how the requested amount was determined. He said that it was difficult to quantify some of the expenditures, and recommended that the Board formalize a policy to provide structuring for monies provided to festivals.

Board Member Tisdale said that although he agreed with Mrs. Skwiers' comments and was comfortable spending monies for infrastructure, he had internal conflicts, but felt this was a worthwhile expenditure.

Board Member May said he felt like everyone was coming to TIFA for financial support; and, recommended it be defined in the next budget process. He said they needed a more formal process. Board Member May commented that the Heritage Day event would put a positive light on the City.

Board Member Jenken commented that those coming to TIFA were the people who were stepping up for the City.

Motion by Board Member Babchek, seconded by Board Member Tisdale, to approve the expenditure in the amount of \$2,127.46 for Heritage Day for the reason that it is in the City's best interest and will encourage tourism in the City, as follows: one-third from TIFA #2 and two-thirds from TIFA #3. All Ayes. Motion Carried.

New Business

Public-Private Partnerships ~ Discussion

Board Member Phelan reported that he had been contacted by the property/business owner at 311 South Parker Street, Marine City. She was asking if TIFA could assist her in making improvements to her parking lot as her property was located within the TIFA 3 District. Board Member Phelan provided Section 125.1807(i) of the TIFA Act, as follows:

Improve land, prepare sites for buildings, including the demolition of existing structures and construct, reconstruct, rehabilitate, restore, and preserve, equip, improve, maintain, repair and operate any building, including any type of housing, and any necessary or desirable appurtenances thereto, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

Board Member Phelan began an open discussion with a list of things to consider, and also liking the partnership to that of the City's rental rehab program or façade improvement program. He noted that the property owner would also need to invest in the project.

City Manager Gabor explained the façade improvement and rental rehab programs, and said that this was what TIFA was about. He said they would need to determine guidelines, and spoke about securing a minimum of three sealed bids for a project.

Board Member Phelan agreed that there was more leg-work to do in setting up the guidelines for each TIFA District for this type of program. He said that they would also need to determine if the TIFA funding would be a match or a set dollar amount.

Board Member May commented that the re-appraisal of properties could provide new monies being captured.

Chairperson Soelter commented on her fear of excluding other property owners in the districts.

Discussion ensued, and City Manager Gabor recommended that this could be further discussed at budget time.

Financial Business

Invoice Approval

Motion by Board Member May, seconded by Board Member Phelan, to approve the US Bank Invoice for Tax Increment Bond Principal and Interest for Account #4215_5 in the amount of \$30,097.50 from TIFA #1. All Ayes. Motion Carried.

Preliminary Financial Statements

Motion by Board Member Babchek, seconded by Board Member Phelan, to accept the Preliminary Financial Statements for August 2012, and place them on file. All Ayes. Motion Carried.

Other Business

Board Member Jenken stated that he had reviewed the punch list for POE Restoration of the work done at 300 Broadway, and commented that there was alot lacking on the masonry work. He suggested that TIFA withhold its payment to The Monahan Company until it was rectified. Board Member Jenken continued that this was an expensive project and POE Restoration needed to be held accountable.

Board Member Tisdale said he had also looked at the building and list of items, and agreed with Board Member Jenken.

City Manager Gabor responded that POE Restoration's contract had already been paid. He reported that they would be coming back to Marine City on Friday, and that he needed to talk to Michael Kirk. City Manager Gabor said they needed to compare the specs with the work completed.

Chairperson Soelter and Board Member Jenken provided letters of resignation from the TIFA Board to the City Clerk. City Clerk Kade advised that the resignations would be submitted to the City Commission.

Adjournment

Motion by Board Member Tisdale, seconded by Board Member Babchek, to adjourn at 5:08 PM. All Ayes. Motion Carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Diana S. Kade". The signature is written in a cursive style with a large, looping initial "D".

Diana S. Kade
City Clerk