

City of Marine City

Tax Increment Finance Authority

Meeting Date: Tuesday, November 18, 2014; 4:00 pm

Marine City Fire Hall, 200 S. Parker Street

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call:** Chairperson Craig May; Board Members Frederick Babchek, Robert Lepley; Scott Tisdale, and Robert Weisenbaugh; and, City Manager John Gabor
4. **Approve Agenda (Additions / Deletions)**
5. **Approve Minutes**
 - A. T.I.F.A. Regular Meeting ~ October 21, 2014
6. **Communications**
 - A. Resignation ~ Raymond Skwiers
7. **Public Comment** *Residents are welcome to address the TIFA Board. Please state name and address. Limit comments to five (5) minutes.*
8. **Unfinished Business**
 - A. Strategic Communication Solutions, Inc. ~ Update
9. **New Business**
10. **Financial Business**
 - A. Fund Transfer Resolutions
 - B. Invoice Approval:
 - Marine City Chamber of Commerce, Invoice #1603
 - IPC Services, Invoice #3249
 - Revitalize, LLC, Invoice #2014
 - US Bank, Invoice #3809528
11. **Adjournment**

**City of Marine City
Tax Increment Finance Authority
October 21, 2014**

A regular meeting of T.I.F.A. was held in the Fire Hall, 200 South Parker Street, Marine City, Michigan, on Tuesday, October 21, 2014, and was called to order at 4:00 PM by Chairperson May.

Present: Chairperson May; Board Members Babchek, Tisdale, Weisenbaugh; City Manager Gabor; City Clerk Baxter

Absent: Board Members Lepley and Skwiers

Approve Agenda

The following items were added to Agenda:

- #9-B New Business ~ Lighthouse Restoration Support
- #10-B Invoice Approval ~ Strategic Communication Solutions, Inc.
November, 2014

Motion by Board Member Tisdale, seconded by Board Member Weisenbaugh, to approve the Agenda, as amended. 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 September 16, 2014. All Ayes. Motion Carried.

Communications

No communications were received.

Public Comment

No members of the public addressed the Board.

Unfinished Business

Marine City Entryway Signage Update

Motion by Board Member Tisdale, seconded by Board Member Weisenbaugh, to approve the purchase of (23) entryway signs from Dornbos Signs for \$2,360, not to exceed \$2,400. The price does not include installation, but does include shipping. All Ayes. Motion Carried.

Strategic Communication Solutions, Inc.

John Kerr of Strategic Communication Solutions, Inc. provided an update to the Board on potential grant activity.

New Business

Discover the Blue Campaign ~ Request for Financial Support

Georgia Phelan, speaking on behalf of the Marine City Chamber of Commerce, requested financial support for renewal of the Discover the Blue Regional Marketing Campaign, in the amount of \$5,000. Marine City's fee to participate in 2015 is \$4,300; the remaining \$700 to be used for support fees.

Motion by Board Member Tisdale, seconded by Board Member Weisenbaugh, to approve \$5,000 for financial support to the Marine City Chamber of Commerce for the "Discover the Blue" regional tourism campaign for 2015. All Ayes. Motion Carried.

Peche Island Rear Range Lighthouse ~ Restoration Support

City Manager Gabor reported that renovation of the Peche Island Rear Range Lighthouse had been approved by the City Commission on October 16, 2014, not to exceed \$35,000. City Manager Gabor requested \$5,000 from the Board to finish the exterior of the lighthouse.

Motion by Board Member Weisenbaugh, seconded by Board Member Tisdale, for Peche Island Rear Range Lighthouse restoration support, in the amount of \$5,000, from TIFA #1. All Ayes. Motion Carried.

Financial Business

Preliminary Financial Statements

Motion by Chairperson May, seconded by Board Member Weisenbaugh, to accept the Preliminary Financial Statements for September, 2014, and place them on file. All Ayes. Motion Carried.

Invoice Approval

Motion by Board Member Babchek, seconded by Board Member Weisenbaugh, to approve the following invoice:

- Strategic Communication Solution, Inc. Invoice #1837 in the amount of \$5,000.00 for November, 2014.

All Ayes. Motion Carried.

Adjournment

Motion by Board Member Tisdale, seconded by Board Member Babchek, to adjourn at 4:34 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter
City Clerk

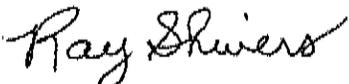
6A

October 14, 2014

Dear TIFA Board:

I regret to inform you that I can no longer serve on the board. I have taken a position with St. Clair County Community College. It was nice working with you and I wish you the best.

Sincerely,



Ray Skwiers

RECEIVED
OCT 21 2014

City of Marine City

B-A

Memo

To: Marine City Commissioners
From: John M. Gabor, City Manager
Date: October 31, 2014
Re: Updated - Strategic Communication Solutions (SCS)

Please find the priorities developed by the Marine City – Resource Development Committee which was spearheaded by SCS and a summary of activities through October 30, 2014 provided by Strategic Communication Solutions.

If you have any questions please call me at your convenience.

John M Gabor

City Manager – Marine City

Marine City - Resource Development Committee

Objective:

To leverage the maximum amount of federal, state and foundation resources available that allows Marine City to accomplish its development priorities, while creating long-term goals for sustainable economic growth and quality of life improvements. The three targeted priority areas for this Committee include:

1. **City Hall** - The charge for this site is to target resources, and leverage all federal and state special incentive designations that encourage potential redevelopment. Additional investigation will study potential non-motorized improvements.
2. **Transient Boating** - Resources will be identified that can support new and revitalized transient slips, non-motorized improvements that connect boating infrastructure to downtown and rehabilitated piling work. Seawall and improved walkways from current ferry landings will also be included.
3. **Trail Towns** - There should be a consistent and reoccurring effort to identify and obtain any resources that advance the township's recreational needs and goals.
4. **Downtown Economic Development** - Support successful efforts to improve downtown by identifying resources that could further placemaking goals.

Tasks:

1. Develop prioritized list of projects and anticipated timelines for completion
 - a) Old City Hall + surrounding area
 - b) Transient Harbor Improvements
 - c) Connect gaps in non-motorized trails and pathways
 - a. County matching funds?
 - b. easement update? Cottreville correspondence?
 - d) Old Bank Building
 - e) Soft Engineering Projects
2. Research and inventory existing federal and state opportunities to accomplish projects
 - a) U.S. Dept. of Agriculture, Rural Business Enterprise Grants Program
 - \$10K - \$500K
 - Acquisition or development of land, rights-of-way, construction, renovation, parking, utilities

- Needs to benefit small and emerging private business
- b) MSHDA
- Certified Local Government grants
- c) Lighthouse Preservation Grants
- State of Michigan Programs
 - Lighthouse Preservation contacts
3. Create a list of incentives, tax benefits, corridor improvement zones, etc. that allows City officials to negotiate for business investment

- Business Improvement District / Principal Shopping District / Business Improvement Zone (PA 120)
- Commercial Redevelopment Act (PA 255)
- Commercial Rehabilitation Act (PA 210)
- Community Development Block Grant (CDBG) Program Community Development Initiatives
- Community Development Block Grant (CDBG) Program Business Development Initiatives
- Corridor Improvement Authority (PA 280)
- Downtown Development Authority (PA 197)
- Historic Neighborhood Tax Increment Financing Authority (PA 530)
- Local Development Financing Act (PA 281)
- Michigan Community Revitalization Program (PA 395)
- Redevelopment Ready Communities

4. Program a schedule framed around grant expiration dates

- | | |
|--------------------------------------|----------------------------|
| • Certified Local Government (MSHDA) | End of December 2013 |
| • Community Grant Assistance Program | End of December 2013 |
| • MDNR Programs | March 1 - April 1 2014 |
| • MDNR/ NOAA BIG Program | April 1, 2014 |
| • MDOT TAP | April 21, 2014 |
| • U.S. DOC | Quarterly, June 2014 |
| • U.S. DA Rural Development Grants | Mid-July of 2014 |
| • U.S. EPA Brownfield | September of 2013 (County) |

5. Meet with federal, state and foundation representatives to alert them of interest, projects and to better understand expectations.

Jessica Flores, MSHDA

Matt Williams, Sen. Stabenow

MEDC Support Group

- MDNR; MDEQ; MSHDA

6. Solicit support of public sector leadership to support applications



**Marine City Update
October 30, 2014**

Background: SCS has spent considerable amount of time over these months to identify and understand the economic and quality of life projects affecting Marine City. SCS has also used an enormous amount of time identifying funding sources to help achieve the goals and priorities of Marine City. This report is a brief summary of some activities SCS has used to pursue these funding and put Marine City in the best spot to obtain these grants.

1. Downtown Economic Development

- a. SCS is assisting Marine City in working with a number of developers looking for grants and other funding opportunities to help fund infrastructure refurbishing properties. This money will make the property more economically viable for development and encourage the projects to move forward. SCS and Marine City has obtained preapproval for the Brownfield Development Authority money to do a preliminary Phase 1/Phase 2 studies on the Belle River Marina/Hotel site. Once these studies are complete, the site will be eligible for Brownfield Development Authority funds up to \$800,00 to \$1,000,000. SCS currently developing the Brownfield Development Plan to assist this hotel project.
- b. SCS are also seeking state grants to rebuild a small part of the St. Clair River seawall behind Anitas Restaurant. This will complete the seawall and boardwalk from the beach area to the Ferry dock. Numerous discussions are currently occurring with state and local officials.

2. Transient Boating:

- a. SCS has obtained preapproval for a DEQ Grant for Boating Infrastructure to create transient boating along the Belle River at the proposed Hotel site. The grant application is due April 1, 2015, and is valued at approximately \$230,000.

3. Trail Towns:

- a. SCS assisted Marine City in applying for grants through MDOT TAP grants to finish any gaps in the B2B trail and lighthouse preservation. These criteria in the current round of grants focused on sidewalks and not bike paths. SCS recommends continuing to monitor TAP Grants and prepare an application that fits with the criteria for the next cycle. SCS, on behalf of Marine City, is meeting with SEMCOG to determine our best course of action on successfully proceeding with this project.

4. Marine City Peche Lighthouse

- a. SCS has been looking for money to complete the restoration work on the Marine City Lighthouse located next to the City Offices. Traditional grant source have not been successful because it is not a traditional "Historic" lighthouse, since it has been moved from



its original spot. However, SCS is currently meeting with state officials in a number of departments to seek out money and other state funds to complete the restoration.

5. We have been working with the City Manager on updating the 5 year Recreation Plan. This will make Marine City eligible for Recreation Grants and Passport Grants through the MI DNR. This will be for park builds, land acquisition and other updates to the parks around Marine City.
6. SCS is seeking money from the state to assist in the upgrade of the façade and internal updates for the old K-Mart site. Once that is in hand, we can work on Rural Enterprise Grants through the US Dept. of Agriculture to encourage the growth of small business in Marine City with an incubator and start up space and support.
7. SCS is working with the Michigan Legislature to ensure that any changes to the TIF authorization bill, will not harm the three TIF Zones in Marine City. This legislation has been introduced that will dramatically change the current TIF structure and could severely limit Marine City's ability to create and use the TIF money
8. SCS previously obtained \$250,000 in grants to upgrade the Historic City Hall repair and update external renovations. SCS continues to seek out funding sources to complete the internal restoration and upkeep of the current updates.

Memo

To: Kristen Baxter, City Clerk
From: Mary Ellen McDonald, CPFAMICPT
Finance Director/Treasurer
Date 11/12/14
Re: **FUND TRANSFER RESOLUTIONS**

Please include the attached Fund Transfer Resolutions on the agenda of the next TIFA Board Meeting November 18, 2014.

1. Transfer \$10,600.00 from TIFA #1 Fund to General Fund(Administrative Services for Fiscal Year 7/1/14-6/30/15)
2. Transfer \$30,000.00 from TIFA #2 Fund to General Fund(Administrative Services for Fiscal Year 7/1/14-6/30/15)
3. Transfer \$65,400.00 from TIFA #3 Fund to General Fund(Administrative Services for Fiscal Year 7/1/14-6/30/15)

If you have any questions, please contact me.

Thank you

CITY OF MARINE CITY, MICHIGAN
COUNTY OF ST. CLAIR
STATE OF MICHIGAN

Resolution No.

A RESOLUTION TO APPROVE THE FUND TRANSFER FROM TIFA #1 FUND TO GENERAL FUND.

MEMORANDUM OF A RESOLUTION of the TIFA Board of the City of Marine City, a Michigan Municipal Corporation, adopted at a regular meeting of said Board held at the Fire Hall located at 200 S. Parker Street, Marine City, Michigan on the _____ day of _____, 20____, at 4:00PM.

Present:

Absent:

The following preamble and resolution were offered by Board Member and supported by Board Member _____.

WHEREAS, the City of Marine City TIFA Board approves the fund transfer for the Fiscal Year 2014/15 Budget as noted in the following summary:

Fund transfer from TIFA #1 Fund to General Fund as stated in the 2014/15 Budget - \$10,600.00. (Administrative Services).

Approved and adopted this _____ day of _____, 20_____.

John M. Gabor, City Manager

Attest

Kristen Baxter, City Clerk

CITY OF MARINE CITY, MICHIGAN
COUNTY OF ST. CLAIR
STATE OF MICHIGAN

Resolution No.

A RESOLUTION TO APPROVE THE FUND TRANSFER FROM TIFA #2 FUND TO GENERAL FUND.

MEMORANDUM OF A RESOLUTION of the TIFA Board of the City of Marine City, a Michigan Municipal Corporation, adopted at a regular meeting of said Board held at the Fire Hall located at 200 S. Parker Street, Marine City, Michigan on the _____ day of _____, 20____, at 4:00PM.

Present:

Absent:

The following preamble and resolution were offered by Board Member _____ and supported by Board Member _____.

WHEREAS, the City of Marine City TIFA Board approves the fund transfer for the Fiscal Year 2014/15 Budget as noted in the following summary:

Fund transfer from TIFA #2 Fund to General Fund as stated in the 2014/15 Budget - \$30,000.00. (Administrative Services).

Approved and adopted this _____ day of _____, 20_____.

John M. Gabor, City Manager

Attest

Kristen Baxter, City Clerk

CITY OF MARINE CITY, MICHIGAN
COUNTY OF ST. CLAIR
STATE OF MICHIGAN

Resolution No.

A RESOLUTION TO APPROVE THE FUND TRANSFER FROM TIFA #3 FUND TO GENERAL FUND.

MEMORANDUM OF A RESOLUTION of the TIFA Board of the City of Marine City, a Michigan Municipal Corporation, adopted at a regular meeting of said Board held at the Fire Hall located at 200 S. Parker Street, Marine City, Michigan on the _____ day of _____, 20____, at 4:00PM.

Present:

Absent:

The following preamble and resolution were offered by Board Member and supported by Board Member _____.

WHEREAS, the City of Marine City TIFA Board approves the fund transfer for the Fiscal Year 2014/15 Budget as noted in the following summary:

Fund transfer from TIFA #3 Fund to General Fund as stated in the 2014/15 Budget - \$65,400.00. (Administrative Services).

Approved and adopted this _____ day of _____, 20_____.

John M. Gabor, City Manager

Attest

Kristen Baxter, City Clerk

10B

Memo

To: TIFA Board Members
 From: Mary Ellen McDonald, CPFA/MiCPT
 Finance Director/Treasurer
 Date 10/29/14
 Re: Invoice Approval

Please include the attached invoice on the agenda of the next TIFA Board Meeting for approval.

Marine City Chamber of Commerce	Invoice #1603	\$5,000.00
(Discover the Blue-2015)		
A/C #251-000.000-880.000	\$2,500.00	(TIFA #2 Fund)
(BUDGET AMOUNT - \$5,000.00 YTD Expenditures - \$0.00		
A/C #252-000.000-880.000	\$2,500.00	(TIFA #3 Fund)
(BUDGET AMOUNT - \$7,500.00 YTD Expenditures - \$0.00		
Expense allocation listed above is the same as previous year.		

If you have any questions, please contact me.

Thank you



201-A Broadway
Marine City, MI 48039
Phone: (810) 765-4501
chamber@visitmarinecity.com
www.visitmarinecity.com

Invoice

Invoice No: 1603
Invoice Date: 10/21/2014

Bill To:

City of Marine City/TIFA
ATTN: Mary Ellen McDonald
303 S. Water Street
Marine City, MI 48039

RECEIVED
OCT 28 2014

City of Marine City

Description	Amount
Discover the Blue - 2015	5,000.00
Subtotal	\$5,000.00
Payments/Credits	\$0.00
Balance Due	\$5,000.00

The Marine City Chamber of Commerce was organized for the purpose of actively developing, promoting, focusing on and ensuring the economic growth and development of our business members and the community at large.

IPC Services Inc.

PO Box 187
Marine City, MI 48039
810-765-9834

Invoice

Date	Invoice #
10/27/2014	3249

Bill To
City of Marine City 303 S. Water Marine City, MI 48039

Description	Amount
Decal install new	1,900.00
Glass remove and install (Extra)	300.00
Interior Ceiling	500.00
Blasting interior 5' high	500.00
<p><i>John J. [Signature]</i> <i>10-27-14</i></p> <p><i>(NOTE: TIFA Board Approved Work-Meeting 10/21/14)</i></p> <p><i>(TIFA #1 Fund)</i></p>	
Payments/Credits	\$0.00
Balance Due	\$3,200.00

Memo

To: TIFA Board Members
From: Mary Ellen McDonald, CPFA/MiCPT
Finance Director/Treasurer
Date 10/29/14
Re: Invoice Approval

Please include the attached invoice on the agenda of the next TIFA Board Meeting for approval.

Revitalize, LLC Invoice #2014 MEDC Façade Grant \$1,500.00
(2014 MEDC Façade Grant Management – Professional Services)
A/C #250-000.000-970.000 \$1,500.00 (TIFA #1 Fund)
(BUDGET AMOUNT - \$4,000.00 YTD Expenditures - \$0.00)
(The funds of \$4,000.00 are for Façade Program Contribution)

If you have any questions, please contact me.

Thank you

Memo

To: TIFA Board Members
From: Mary Ellen McDonald, CPFA/MiCPT
Finance Director/Treasurer
Date 11/11/14
Re: Invoice Approval

Please include the attached invoice on the agenda of the next TIFA Board Meeting for approval.

US Bank	Invoice #3809528	\$150.00
(Agent Fee-Tax Increment Finance Authority Tax Increment Bonds)		
A/C #250-000.000-998.000		\$150.00 (TIFA #1 Fund)
(BUDGET AMOUNT - \$275.00		YTD Expenditures - \$0.00)

If you have any questions, please contact me.

Thank you



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

RECEIVED
 OCT 24 2014

Invoice Number:
 Account Number:
 Invoice Date:
 Direct Inquiries To:
 Phone:

3809528
 4215_5
 10/24/2014
 LESLEY KOGER
 313-234-4722

City of Marine City

CITY OF MARINE CITY
 ATTN ACCOUNTS PAYABLE
 300 W WATER STREET
 MARINE CITY MI 48039

CITY OF MARINE CITY TAX INCREMENT FINANCE AUTHORITY TAX INCREMENT BONDS

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$150.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**CITY OF MARINE CITY TAX INCREMENT FINANCE
 AUTHORITY TAX INCREMENT BONDS**

Invoice Number:	3809528
Account Number:	4215_5
Current Due:	\$150.00
Direct Inquiries To:	LESLEY KOGER
Phone:	313-234-4722

Wire Instructions:

U.S. Bank
 ABA # 091000022
 Acct # 1-801-5013-5135
 Trust Acct # 4215_5
 Invoice # 3809528
 Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
 CM-9690
 PO BOX 70870
 St. Paul, MN 55170-9690



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 3809528
 Invoice Date: 10/24/2014
 Account Number: 4215_5
 Direct Inquiries To: LESLEY KOGER
 Phone: 313-234-4722

**CITY OF MARINE CITY TAX INCREMENT FINANCE
 AUTHORITY TAX INCREMENT BONDS**

Accounts Included 4215_5
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
07110 Paying Agent/Regist/Trsfr Agnt	1.00	300.00	50.00%	\$150.00
Subtotal Administration Fees - In Arrears 04/01/2014 - 09/30/2014				\$150.00
TOTAL AMOUNT DUE				\$150.00