

**City of Marine City  
Tax Increment Finance Authority  
June 21, 2016**

A regular meeting of T.I.F.A. was held in the Fire Hall, 200 South Parker Street, Marine City, Michigan, on Tuesday, June 21, 2016, and was called to order at 4:00 PM by Chairperson May.

After observing a moment of silence, the Pledge of Allegiance was led by Chairperson May.

**Present: Chairperson May; Board Members Babchek, Bryson, Lepley, Tisdale, Weisenbaugh; City Manager Leven; Deputy Clerk McDonald**

**Absent: Board Member Seigneurie**

Motion by Board Member Lepley, seconded by Board Member Tisdale, to excuse Board Member Seigneurie from the meeting. All Ayes. Motion Carried.

**Approve Agenda**

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

**Approve Minutes**

Motion by Board Member Tisdale, seconded by Board Member Lepley, to approve the Minutes of the Regular Tax Increment Finance Authority Meeting held May 17, 2016, as presented. All Ayes. Motion Carried.

**Communications**

None.

**Public Comment**

None.

## **Unfinished Business**

### ***Discussion on Development Plans for TIFA #2 & TIFA #3***

Board Member Lepley began the discussion by stating that the Riverside Plaza was a major area to focus on for TIFA #2 as there were many empty store fronts for rent, which meant that grants could be utilized to attract new businesses to that area.

The Board talked about possible projects that would improve the Riverside Plaza and attract businesses to rent the empty store fronts. Some projects included road repairs, advertising the business spaces available, and trees.

TIFA #3 development plans were discussed at length, which included attracting businesses to empty buildings, improving sidewalks, and the possibility of senior housing.

Board Member Babchek noted that the old Detroit Gasket property would be an ideal location for the senior housing project and said that he believed a Brownfield report had been done in the past on the property.

The Board talked about possible locations for the senior housing project and what it would entail to take on such a large project. They stated that it would be beneficial to get a demographics report of Marine City done to see if the need for senior housing was there as well as review the Brownfield report, if possible.

Motion by Board Member Lepley, seconded by Board Member Babchek, to form a subcommittee of Board Members Bryson, Lepley, and Weisenbaugh to research development plans for TIFA #2 & TIFA #3. All Ayes. Motion Carried.

### ***Request Grant Writing Consultant(s)***

Board Member Lepley stated that he thought the Request For Proposals (RFP) that was presented to the Board was clear and addressed what TIFA was looking for.

Motion by Board Member Lepley, seconded by Board Member Babchek, to approve the RFP and have City Manager Leven send it to grant writing companies.

The discussion continued with the Board questioning if the RFP was focused enough on what projects the Board wanted accomplished and whether the Board was losing sight of its original purpose for hiring a grant writer. It was mentioned that the RFP should state who the grant writing company will report its progress to, among other possible revisions.

Motion by Board Member Lepley, seconded by Board Member Babchek, to approve the RFP and have City Manager Leven send it to grant writing companies pending the addition of who the company will report to. All Ayes. Motion Carried.

### ***Paint the Town Grant Program***

Board Member Weisenbaugh talked about how he would like the Board to develop a grant program like the Historical Society of Marine City's Paint the Town. He wanted to see a program that would be easily accessible to the residents to apply for and that had clear guidelines.

Motion by Board Member Weisenbaugh, seconded by Board Member Bryson, to have the subcommittee work on both the development plans for TIFA #2 & TIFA #3 and the beautification grant program. All Ayes. Motion Carried.

### ***Lion's Club Asphalt Quote***

The Board discussed whether the Lion's Club was part of a TIFA district and if this type of request qualified as a project the Board would give grant money to. It was also noted that the submitted quotes from the Lion's Club did not specify the amount of assistance they were asking the Board for.

Motion by Board Member Tisdale, seconded by Board Member Weisenbaugh, to send the Lion's Club request to the subcommittee for review and advisement on how to proceed, pending clarification of the request. All Ayes. Motion Carried.

### **New Business**

None.

### **Financial Business**

#### ***Invoice Approval***

Motion by Board Member Tisdale, seconded by Board Member Weisenbaugh, to approve the Marine City Festival, Inc. Invoice dated May 4, 2016 in the amount of \$3,000.00. All Ayes. Motion Carried.

Motion by Board Member Lepley, seconded by Board Member Weisenbaugh, to approve Marine City Nursery Invoice #1062425 in the amount of \$180.00. All Ayes. Motion Carried.

Motion by Board Member Lepley, seconded by Board Member Weisenbaugh, to approve Marine City Nursery Invoice #1062665 in the amount of \$180.00. All Ayes. Motion Carried.

Motion by Board Member Lepley, seconded by Board Member Weisenbaugh, to approve Strategic Communication Solutions Invoice #10045 in the amount of \$5,000.00.

At this time, the Board asked Michael Hilfinger, of Strategic Communication Solutions, to present updates on projects of which included:

- Hawk signal at King Road and Chartier to allow students to cross safely to Belle River Elementary
- Leasing flyer for Historic City Hall to create funding opportunities
- St. Clair County Community College School for the Arts interest in Historic City Hall
- Pre-application process for obtaining a USDA grant for a wheelchair lift at the Guy Community Center

All Ayes. Motion Carried.

Motion by Board Member Weisenbaugh, seconded by Board Member Bryson, to accept the Preliminary Financial Statements for April, 2016, as presented, and place them on file. All Ayes. Motion Carried.

Motion by Board Member Weisenbaugh, seconded by Board Member Babchek, to accept the Budget Amendments, as presented, and place them on file. All Ayes. Motion Carried.

## **Adjournment**

Motion by Board Member Babchek, seconded by Board Member Bryson, to adjourn at 5:27 pm. All Ayes. Motion Carried.

Respectfully submitted,

*Elizabeth McDonald*

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Deputy Clerk

*Kristen Baxter*

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City Clerk