

**City of Marine City
Tax Increment Finance Authority
July 19, 2016**

A regular meeting of T.I.F.A. was held in the Fire Hall, 200 South Parker Street, Marine City, Michigan, on Tuesday, July 19, 2016, and was called to order at 4:00 PM by Board Member Tisdale.

After observing a moment of silence, the Pledge of Allegiance was led by Board Member Tisdale.

Present: Board Members Babchek, Lepley, Seigneurie, Tisdale; City Manager Leven; City Clerk Baxter

Absent: Chairperson May; Board Members Bryson & Weisenbaugh

Motion by Board Member Lepley, seconded by Board Member Babchek, to excuse Chairperson May and Board Members Bryson and Weisenbaugh from the meeting. All Ayes. Motion Carried.

Approve Agenda

Motion by Board Member Tisdale, seconded by Board Member Seigneurie, to add the following items to the Agenda:

★ **Unfinished Business**

#8-D: Detroit Gasket Property ~ Senior Citizen Housing Project

#8-E: Lions Club Parking Lot

All Ayes. Motion Carried.

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

Approve Minutes

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

Communications

The following Communications were received:

- Senate Recodified Tax Increment Financing Act Components
- Friends of City Hall

The Board gave City Clerk Baxter direction to bring the Senate Recodified Tax Increment Financing Act Components communication back as an agenda item at the August 16, 2016 meeting.

Motion by Board Member Lepley, seconded by Board Member Babchek to receive and file the Communication. All Ayes. Motion Carried.

Public Comment

Mike Hilferink, 218 Pleasant, spoke in opposition of renewing the contract with Strategic Communication Solutions, Inc.

Lisa Hendrick, 186 S. Third Street, spoke about the guidelines for TIFA and said they needed to be followed, as well as providing reports and accountability.

Unfinished Business

Request Grant Writing Consultant(s)

City Manager Leven announced that two RFP's had been received for grant writing services. She asked the Board if they would like to move forward and interview the applicants or elect to put the RFP out for bid again.

Board Members Tisdale and Lepley both agreed that the RFP process should be extended 30 days in an effort to obtain more bids.

Motion by Board Member Lepley, seconded by Board Member Tisdale, to extend the Request for Proposals deadline for a period of 30 days. All Ayes. Motion Carried.

Strategic Communication Solutions, Inc. ~ Contract

Extending the contract with Strategic Communication Solutions, Inc. was discussed by the Board. Due to current ongoing projects, the Board elected to extend the contract by 30 days.

Motion by Board Member Seigneurie, seconded by Board Member Babchek, to extend the contract with Strategic Communication Solutions, Inc. for a period a 30 days with an option to extend the contract further, if necessary. Ayes: Babchek, Lepley, Seigneurie. Nays: Tisdale. Motion Carried.

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

Board Member Lepley advised that the sub-committee did not have the opportunity to drive around the districts and review options. He recommended that it be added as an agenda item for the August 16, 2016 meeting for further discussion.

Detroit Gasket Property ~ Senior Citizen Housing Project

DPW Supervisor Itrich reported that Detroit Gasket expressed enthusiasm to work with the city on a project for the property located at 600 Ward Street. Reports and studies of the site were provided to the Board for consideration.

Motion by Board Member Lepley, seconded by Board Member Tisdale, to add the Detroit Gasket property to the August 16, 2016 agenda. All Ayes. Motion Carried.

Lion's Club Asphalt Quote

Mark Ketchum spoke on behalf of the Marine City Lion's Club and reported that the club wished to replace the existing parking lot, as well as add a second lot to accommodate more vehicles. Mr. Ketchum reported that the bid for asphalt of \$62,000 was very closely priced to the bid for concrete in the amount of \$74,864. He said that the club was asking TIFA to cover the entire balance due to the club being strictly a service organization.

A discussion of the Board took place with concern stated that if they became involved in projects of this nature, the Board may be overwhelmed with other requests from non-profits.

Expansion of the lot was also discussed with City Manager Leven stating that there were property line issues with the Department of Public Works, whose property adjoins the club property.

Terry Filo, also a representative from the Lion's Club, stated that a large portion of the damage to the lot was from the Little League's continued use.

City Manager Leven and several Board members suggested that the Lion's Club speak with the Marine City Little League to see if they could set aside funds to help with the lot replacement.

Resident Lisa Hendrick, suggested that the club look at replacing one lot, instead of two and said the Lion's Club did a lot for the community.

Lion's Club representatives said they would obtain bids for replacing the existing lot and bring them back for consideration.

Motion by Board Member Lepley, seconded by Board Member Tisdale, to table the request for 30 days. All Ayes. Motion Carried.

New Business

None.

Financial Business

Invoice Approval

Motion by Board Member Lepley, seconded by Board Member Babchek, to approve Strategic Communication Solutions Invoice #10055 in the amount of \$5,000.00. All Ayes. Motion Carried.

Motion by Board Member Tisdale, seconded by Board Member Seigneurie, to approve KCA Services Invoice #04 in the amount of \$300.00. All Ayes. Motion Carried.

Motion by Board Member Seigneurie, seconded by Board Member Tisdale, to approve Marine City Nursery Invoice #1064405 in the amount of \$180.00. All Ayes. Motion Carried.

Motion by Board Member Tisdale, seconded by Board Member Seigneurie, to approve the Vandebossche Farms, LLC Invoice #16-0143 in the amount of \$4,000.00; the remaining balance of \$845.00 should come to the Board as a request from the Marine City Garden Club. All Ayes. Motion Carried.

Motion by Board Member Lepley, seconded by Board Member Babchek, to accept the Preliminary Financial Statements, as presented, and place them on file. All Ayes. Motion Carried.

Adjournment

Motion by Board Member Seigneurie, seconded by Board Member Babchek, to adjourn at 5:31 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter

Kristen Baxter
City Clerk