

**City of Marine City
Tax Increment Finance Authority
August 16, 2016**

A regular meeting of T.I.F.A. was held in the Fire Hall, 200 South Parker Street, Marine City, Michigan, on Tuesday, August 16, 2016, and was called to order at 4:01 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 and Weisenbaugh; City Manager Leven; Deputy Clerk McDonald

Absent: Board Members Seigneurie & Tisdale

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

Approve Agenda

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

Approve Minutes

Motion by Board Member Bryson, seconded by Board Member Lepley, to approve the Minutes of the Regular Tax Increment Finance Authority Meeting held July 19, 2016, as presented. All Ayes. Motion Carried.

Communications

None.

Public Comment

None.

Unfinished Business

Request Grant Writing Consultant(s) ~ Update

The Board discussed the RFP's that were received and how to proceed with the prospective firms. It was called to question whether they could provide the services the Board was looking for in regard to seeking out grants for the City. It was suggested that the Board meet with the prospective firms in order to come to a decision.

The Board decided to contact the prospective firms and coordinate meeting dates in order for the subcommittee of Chairperson May and Board Members Babchek and Lepley to interview the firms.

Motion by Chairperson May, seconded by Board Member Babchek, to table the item until the September 20, 2016 meeting. 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.

Mike Hilfinger, of SCS, briefly talked about the status of obtaining cultural arts grants for 300 Broadway. He stated that receiving a cultural arts partner was integral to obtaining a grant. The Board discussed what improvements to the building were needed.

Motion by Board Member Bryson, seconded by Board Member Weisenbaugh, 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. All Ayes. 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 September 20, 2016 meeting for further discussion.

The Board talked about Riverside Plaza improvements and suggested that the businesses be contacted as to what their needs are.

Senate Recodified Tax Increment Financing Act Components

City Manager Leven explained that this had been a communication received at the July 19, 2016 meeting, which stated that there would be a consolidation of multiple rules into one as well as more transparency in regard to reporting requirements. She noted that she had been working on an informational flyer to help the public better understand the TIFA Board.

The Board questioned whether it was a possibility to combine all three TIFA districts into one with this new law.

Detroit Gasket Property ~ Senior Citizen Housing Project

Board Member Lepley thanked DPW Supervisor Itrich for obtaining the information presented to the Board and contacting the owners of the Detroit Gasket property. He discussed the reports and stated that it was his understanding that nine tanks were removed from the property as well as five bore samples conducted. The report deemed that the site was a Level 2 clearance according to the EPA and DNR. He noted that it was his opinion that the senior citizen housing project could then move forward without further testing.

The Board talked about the report findings and the vision for the project. It was mentioned that SEMCOG could conduct a demographic study in order to determine if the project was a viable option. It was decided that Board Member Lepley would contact the Michigan U.S. Department of Housing and Urban Development (HUD) to obtain an interested investor list for the project.

New Business

Economic Development Alliance

City Manager Leven explained to the Board that the Economic Development Alliance (EDA) had contacted the City in regard to reinstating its membership for a three year introductory rate of \$0.50 a parcel. She stated the EDA had worked with businesses within the City and was very involved with the hotel project.

The Board discussed the benefits that the City would receive if it became a member. It was mentioned that TIFA #2 could be the focus for improvements in the beginning, but that all the TIFA districts would profit from joining.

Motion by Board Member Lepley, seconded by Board Member Babchek, to rejoin the EDA with the funds coming from TIFA #2. All Ayes. Motion Carried.

Financial Business

Chairperson May announced to the Board that the Garden Club was no longer seeking assistance for the remaining balance of \$845.00 from the Vandebossche Farms, LLC Invoice #16-0143 in the amount of \$4,845.00, in which only \$4,000.00 was approved at the July 19, 2016 meeting.

The Board briefly discussed the situation and concluded that they wanted more clarification from the Garden Club on what was ordered from Vandebossche Farms, LLC and expressed that they would like a representative from the Garden Club to appear at the September 20, 2016 meeting.

Invoice Approval

Motion by Board Member Bryson, seconded by Board Member Babchek, to approve Marine City Nursery Invoice #1065100 in the amount of \$180.00. All Ayes. Motion Carried.

Motion by Board Member Weisenbaugh, seconded by Chairperson May, to accept the Preliminary Financial Statements, 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 5:02 pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald

Elizabeth McDonald
Deputy Clerk

Kristen Baxter

Kristen Baxter
City Clerk