



# CITY OF MARINE CITY

## Tax Increment Finance Authority

### Meeting Agenda

Marine City Fire Hall, 200 South Parker Street

Regular Meeting: Tuesday, September 20, 2016 4:00 PM

- 
1. **CALL TO ORDER**
  2. **PLEDGE OF ALLEGIANCE**
  3. **ROLL CALL:** Chairperson Craig May; Board Members Frederick Babchek, Rebecca Bryson, Robert Lepley, Charles Seigneurie, Scott Tisdale, Robert Weisenbaugh; City Manager Elaine Leven
  4. **APPROVE AGENDA**
  5. **APPROVE MINUTES**
    - A. T.I.F.A. Regular Meeting ~ August 16, 2016
  6. **COMMUNICATIONS**
  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. Marine City Garden Club ~ Vandenbossche Farms Invoice
    - B. Lion's Club Parking Lot
    - C. Grant Writing Consultant
    - D. Development plans for TIFA #2 & TIFA #3
      - Detroit Gasket Property ~ Senior Citizen Housing Project
    - E. TIFA Informational Flyer
  9. **NEW BUSINESS**
  10. **FINANCIAL BUSINESS**
    - A. Invoice Approval
      - Economic Development Alliance of SCC, Invoice #4459 (\$2,124.00)
      - Jerry Currier, Invoice #1001 (\$1,300.00)
    - B. Preliminary Financial Statements
      - July & August, 2016
  11. **ADJOURNMENT**

**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 Member Seigneurie 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  
Deputy Clerk



# JELSCH PAVING COMPANY

**ASPHALT PAVING CONTRACTOR / FULL PARKING LOT MAINTENANCE**

5480 Marine City Hwy. China, Michigan 48054 Ph: 810.765.9350 Fax: 810.765.9351 Cell: 810.650.1366

Dear Sir,

August 20, 2016

The following is the quote you requested for asphalt paving work at Marine City Lion's Club on Ward St.

**ITEMS OF WORK: Remove and replace entire lot:**

1. Excavate entire parking lot to full depth of asphalt and haul debris off site.
2. Fine grade and compact existing stone base.
3. Install and roll 2"avg. of 1100L(leveling)Grade asphalt over approx. 11,256s.f.
4. Install and roll 2"avg. of 36A(Wearing)-Grade asphalt over, approx. leveling course asphalt.
5. Line stripe entire parking area according to current layout, including all handicap areas where applicable.
6. Clean and remove all debris associated with this job.

**COST: \$ 30,022.00**

**ITEMS OF WORK: Sawcut only center aisle & seal remaining:**

1. Sawcut end of parking line to end of parking line(center aisle).
2. Excavate sawcut area and haul debris off site.
3. Fine grade and compact existing subbase.
4. Install and roll 2"avg. of 1100L(leveling)Grade asphalt over approx. 11,256s.f.
5. Apply SS1-H-tack emulsion over leveling course and all vertical edges.
6. Install and roll 2"avg. of 36A(Wearing)-Grade asphalt over, approx. leveling course asphalt.
7. Clean, prep and apply high quality commercial-grade-sealer, Fed.Specs.#RP-355e over approx. 11,256s.f.(Light coat over new asphalt for aesthetics)
8. Line stripe entire parking lot according to current layout, including all handicap areas where applicable.
9. Clean and remove all debris associated with this job.

**COST: \$ 19,055.00**

If you have any questions regarding this quote and would like to schedule, please contact me at (810)650-1366. Thank you.

Very truly yours,

Joseph C. Jelsch  
**JELSCH PAVING CO.**

**Accepted by** \_\_\_\_\_

Over 30 years asphalt paving experience. Fully insured and satisfaction guaranteed. If subbase found unsuitable, \$20.00/yd for 8"subbase and replace with 8" of 21Agg. Reference on request. All quotes guaranteed for 7 days. 50% due on order. Balance due upon completion. 1-1/2% accrued on all accounts if not paid in full upon completion. Price does not include any permit fees.



# TAX INCREMENT FINANCE AUTHORITY

CITY OF MARINE CITY – FY 2015/2016

Existed Since  
**1986**



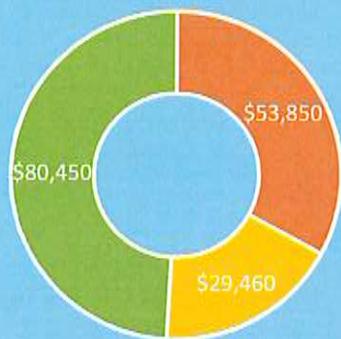
**3** DISTRICTS

**EXPIRES**



Allowed under  
**STATE LAW**  
P.A. 450 of 1980

## Revenues



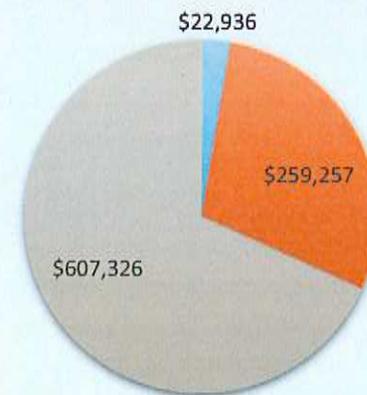
TIFA 1 TIFA 2 TIFA 3

## Expenditures



TIFA 1 TIFA 2 TIFA 3

## TIFA FUND BALANCE - \$889,519



TIFA 1 TIFA 2 TIFA 3

# TAX INCREMENT FINANCE AUTHORITY

CITY OF MARINE CITY – FY 2015/2016

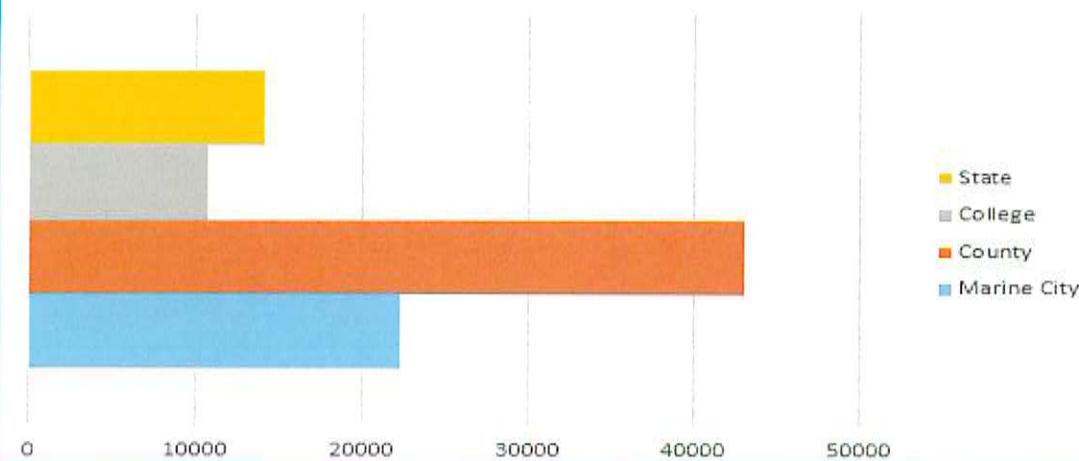


TIFA Net Proceeds  
**\$90,050**

### What did we fund this year?

- Flower Plantings/Mulch
- Lighthouse Repainting
- Holiday Decorations and Banners
- Parking Lot Striping
- Library/Police Building Improvements
- New Business Startup Grants
- LED Lighting Upgrades
- Tree Replacement Program

### Where does the money come from?



**TIFA DEBT**  
**\$102,595**

**26%**

# Memo

To: TIFA Board Members  
 From: Mary Ellen McDonald, CPFA/MiCPT  
 Finance Director/Treasurer  
 Date 8/2/316  
 Re: Invoice Approval

---

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

**Economic Development Alliance of SCC      Invoice #4459      \$2,124.00**  
**(Annual Membership Dues July 2016 – June 2017)**  
**A/C #251-000.000-803.000      \$2,124.00 (TIFA #2 Fund)**  
**(BUDGET AMOUNT - \$0.00      YTD Expenditures - \$0.00)**

**NOTE: TIFA BOARD APPROVED ANNUAL MEMBERSHIP DUES AT MEETING AUGUST 16, 2016.**

If you have any questions, please contact me.

Thank you



Inspiring Innovation. Creating Commerce.

Economic Development Alliance of St. Clair County  
 100 McMorran Blvd. 4th Floor Executive Suite B  
 Port Huron, MI 48060  
 810-982-9511      www.edascc.com

# Invoice

Date	Invoice #
7/26/2016	4459

Bill To
City of Marine City Attn: Elaine Leven 303 S. Water Street Marine City, MI 48039

Terms

Description	Amount
Annual Membership Dues - July 2016 - June 2017	2,124.00
	

Please remit to above address

<b>Total</b>	\$2,124.00
--------------	------------

Wish to use our convenient credit card payment option? Simply log onto [www.edascc.com](http://www.edascc.com)  
 For Investor Payments: Go to "About Us", click "Invest With Us", then click the "Pay Now" button.  
 For Event Payments: Go to "Local Business Support", click "Upcoming Events & Seminars", then click "Pay Now" button.  
 A Pay Pal account is not required to complete your payment transaction.

# Memo

To: TIFA Board Members  
 From: Mary Ellen McDonald, CPFA/MiCPT  
 Finance Director/Treasurer  
 Date 8/30/16  
 Re: Invoice Approval

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

<b>Jerry Currier</b>	<b>Invoice Date 8/21/16</b>	<b>\$1,300.00</b>
<b>(Re-striping-Parking &amp; Crosswalks-ADA Improvement)</b>		
<b>A/C #251-000.000-970.000</b>	<b>\$433.33 (TIFA #2 Fund)</b>	
<b>(BUDGET AMOUNT - \$700.00</b>	<b>YTD Expenditures - \$0.00)</b>	
<b>(Re-Striping-Parking &amp; Crosswalks - ADA Improvement Only)</b>		
<b>A/C #252-000.000-970.000</b>	<b>\$866.67 (TIFA #3 Fund)</b>	
<b>(BUDGET AMOUNT - \$1,400.00</b>	<b>YTD Expenditures - \$0.00)</b>	
<b>(Re-Striping-Parking &amp; Crosswalks – ADA Improvement Only)</b>		

If you have any questions, please contact me.

Thank you

~~Sub-Work~~ • Jerry Currier

Parking Lot Striping  
Asphalt Sealant & Maintenance • Power Washing  
578 Cloverlawn • East China, MI 48054 • 810-841-1655

Customer's Order No. 1001 Date 8-21-16

City of Marine City

Address \_\_\_\_\_

City/State/Zip Marine City, Mich

Quantity	DESCRIPTION	AMOUNT
	Stripe	
	Parking Stalls, Crosswalk	
	Deposit	
	Balance Due Upon Completion	\$ 300.00
	total due	\$ 1,300.00
	Thanks OK	
	<i>[Signature]</i> ME	
	T.I.F.A.	

Received by \_\_\_\_\_ Date \_\_\_\_\_

# Memo

To: TIFA Board Members  
From: Mary Ellen McDonald, CPFA/MiCPT  
Finance Director/Treasurer  
Date 8/25/16  
Re: **PRELIMINARY FINANCIAL STATEMENTS FOR JULY 2016**

---

Please include the attached Preliminary Financial Statements for July 2016 on the agenda of the next TIFA Board Meeting. If you have any questions, please contact me.

Thank you

Fund 250 TIFA 1

GL Number	Description	Balance
*** Assets ***		
250-000.000-001.001	CASH	22,936.21
<b>Total Assets</b>		<u>22,936.21</u>
*** Liabilities ***		
250-000.000-200.000	ACCOUNTS PAYABLE	60.00
<b>Total Liabilities</b>		<u>60.00</u>
*** Fund Balance ***		
250-000.000-353.027	DESIGNATED FUNDS-STREET SCAPE	10,000.00
250-000.000-390.000	Fund Balance	17,107.27
<b>Total Fund Balance</b>		<u>27,107.27</u>
<b>Beginning Fund Balance - 15-16</b>		<u>27,107.27</u>
<b>Net of Revenues VS Expenditures - 15-16</b>		<u>(4,171.06)</u>
<b>*15-16 End FB/16-17 Beg FB</b>		22,936.21
<b>Net of Revenues VS Expenditures - Current Year</b>		(60.00)
<b>Ending Fund Balance</b>		22,876.21
<b>Total Liabilities And Fund Balance</b>		22,936.21

PRELIMINARY  
 FINANCIAL  
 STATEMENTS  
 JULY 2016

\* Year Not Closed

PERIOD ENDING 07/31/2016

PRELIMINARY FINANCIAL STATEMENTS-JULY 2016

SL NUMBER	DESCRIPTION	2016-17		YTD BALANCE	ACTIVITY FOR		ENCUMBERED	UNENCUMBERED	% BDGT
		ORIGINAL BUDGET	2016-17 AMENDED BUDGE	07/31/2016 NORM (ABNORM)	MONTH 07/31/1	(INCR (DECR)			
Fund 250 - TIFA 1									
Revenues									
Dept 000.000									
150-000.000-402.000	CURRENT PROPERTY TAX	53,275.00	53,275.00	0.00	0.00	0.00	0.00	53,275.00	0.00
150-000.000-665.000	INTEREST	10.00	10.00	0.00	0.00	0.00	0.00	10.00	0.00
Total Dept 000.000		53,285.00	53,285.00	0.00	0.00	0.00	0.00	53,285.00	0.00
TOTAL Revenues		53,285.00	53,285.00	0.00	0.00	0.00	0.00	53,285.00	0.00
Expenditures									
Dept 000.000									
150-000.000-702.000	WAGES-FULL TIME	100.00	100.00	0.00	0.00	0.00	0.00	100.00	0.00
150-000.000-703.000	WAGES-PART TIME	100.00	100.00	0.00	0.00	0.00	0.00	100.00	0.00
150-000.000-715.000	FICA-EMPLOYER	20.00	20.00	0.00	0.00	0.00	0.00	20.00	0.00
150-000.000-740.000	GENERAL SUPPLY	2,000.00	2,000.00	60.00	60.00	0.00	0.00	1,940.00	3.00
150-000.000-801.000	PROFESSIONAL SERV.	2,500.00	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
150-000.000-801.100	ADMINISTRATIVE SERVICES	10,600.00	10,600.00	0.00	0.00	0.00	0.00	10,600.00	0.00
150-000.000-802.000	CONTRACTUAL SERV.	3,000.00	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
150-000.000-880.000	COMMUNITY PROMOTION	6,000.00	6,000.00	0.00	0.00	0.00	0.00	6,000.00	0.00
150-000.000-901.000	ADVERTISING	1,000.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
150-000.000-970.000	CAPITAL OUTLAY	10,000.00	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
150-000.000-991.000	PRINCIPAL PAYMENT	30,000.00	30,000.00	0.00	0.00	0.00	0.00	30,000.00	0.00
150-000.000-995.000	INTEREST EXPENSE	4,100.00	4,100.00	0.00	0.00	0.00	0.00	4,100.00	0.00
150-000.000-998.000	AGENT FEES	300.00	300.00	0.00	0.00	0.00	0.00	300.00	0.00
Total Dept 000.000		69,720.00	69,720.00	60.00	60.00	0.00	0.00	69,660.00	0.09
TOTAL Expenditures		69,720.00	69,720.00	60.00	60.00	0.00	0.00	69,660.00	0.09
Fund 250 - TIFA 1:									
TOTAL REVENUES		53,285.00	53,285.00	0.00	0.00	0.00	0.00	53,285.00	0.00
TOTAL EXPENDITURES		69,720.00	69,720.00	60.00	60.00	0.00	0.00	69,660.00	0.09
NET OF REVENUES & EXPENDITURES		(16,435.00)	(16,435.00)	(60.00)	(60.00)	0.00	0.00	(16,375.00)	0.37

PRELIMINARY  
 FINANCIAL STATEMENTS  
 JULY 2016

Fund 251 TIFA 2

GL Number	Description	Balance
*** Assets ***		
251-000.000-001.001	CASH	257,590.86
<b>Total Assets</b>		<u>257,590.86</u>
*** Liabilities ***		
251-000.000-200.000	ACCOUNTS PAYABLE	60.00
<b>Total Liabilities</b>		<u>60.00</u>
*** Fund Balance ***		
251-000.000-390.000	Fund Balance	318,181.86
<b>Total Fund Balance</b>		<u>318,181.86</u>
Beginning Fund Balance - 15-16		318,181.86
Net of Revenues VS Expenditures - 15-16		(58,924.33)
*15-16 End FB/16-17 Beg FB		259,257.53
Net of Revenues VS Expenditures - Current Year		(1,726.67)
Ending Fund Balance		257,530.86
<b>Total Liabilities And Fund Balance</b>		<u>257,590.86</u>

\* Year Not Closed

PRELIMINARY  
FINANCIAL  
STATEMENTS  
JULY 2016

PERIOD ENDING 07/31/2016

PRELIMINARY FINANCIAL STATEMENTS-JULY 2016

IL NUMBER	DESCRIPTION	2016-17		YTD BALANCE	ACTIVITY FOR	ENCUMBERED	UNENCUMBERED	% BDGT	
		ORIGINAL BUDGET	2016-17 AMENDED BUDGE	07/31/2016 NORM (ABNORM)	MONTH 07/31/1 INCR (DECR)				
Fund 251 - TIFA 2									
Revenues									
Dept 000.000									
251-000.000-402.000	CURRENT PROPERTY TAX	28,475.00	28,475.00	0.00	0.00	0.00	28,475.00	0.00	
251-000.000-665.000	INTEREST	50.00	50.00	0.00	0.00	0.00	50.00	0.00	
Total Dept 000.000		<u>28,525.00</u>	<u>28,525.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>28,525.00</u>	<u>0.00</u>	
TOTAL Revenues		<u>28,525.00</u>	<u>28,525.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>28,525.00</u>	<u>0.00</u>	
Expenditures									
Dept 000.000									
251-000.000-740.000	GENERAL SUPPLY	10,000.00	10,000.00	60.00	60.00	0.00	9,940.00	0.60	
251-000.000-801.000	PROFESSIONAL SERV.	23,500.00	23,500.00	1,666.67	1,666.67	0.00	21,833.33	7.09	
251-000.000-801.100	ADMINISTRATIVE SERVICES	15,260.00	15,260.00	0.00	0.00	0.00	15,260.00	0.00	
251-000.000-802.000	CONTRACTUAL SERV.	400.00	400.00	0.00	0.00	0.00	400.00	0.00	
251-000.000-880.000	COMMUNITY PROMOTION	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00	0.00	
251-000.000-901.000	ADVERTISING	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	
251-000.000-970.000	CAPITAL OUTLAY	36,035.00	36,035.00	0.00	0.00	0.00	36,035.00	0.00	
Total Dept 000.000		<u>89,695.00</u>	<u>89,695.00</u>	<u>1,726.67</u>	<u>1,726.67</u>	<u>0.00</u>	<u>87,968.33</u>	<u>1.93</u>	
TOTAL Expenditures		<u>89,695.00</u>	<u>89,695.00</u>	<u>1,726.67</u>	<u>1,726.67</u>	<u>0.00</u>	<u>87,968.33</u>	<u>1.93</u>	
Fund 251 - TIFA 2:									
TOTAL REVENUES		<u>28,525.00</u>	<u>28,525.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>28,525.00</u>	<u>0.00</u>	
TOTAL EXPENDITURES		<u>89,695.00</u>	<u>89,695.00</u>	<u>1,726.67</u>	<u>1,726.67</u>	<u>0.00</u>	<u>87,968.33</u>	<u>1.93</u>	
NET OF REVENUES & EXPENDITURES		<u>(61,170.00)</u>	<u>(61,170.00)</u>	<u>(1,726.67)</u>	<u>(1,726.67)</u>	<u>0.00</u>	<u>(59,443.33)</u>	<u>2.82</u>	

PRELIMINARY  
 FINANCIAL  
 STATEMENTS  
 JULY 2016

Fund 252 TIFA 3

Account Number	Description	Balance
<b>*** Assets ***</b>		
52-000.000-001.001	CASH	603,992.85
<b>Total Assets</b>		<u>603,992.85</u>
<b>*** Liabilities ***</b>		
52-000.000-200.000	ACCOUNTS PAYABLE	60.00
<b>Total Liabilities</b>		<u>60.00</u>
<b>*** Fund Balance ***</b>		
52-000.000-353.025	DESIGNATED FUNDS-LAND ACQUISITION	152,725.21
52-000.000-390.000	Fund Balance	547,227.15
<b>Total Fund Balance</b>		<u>699,952.36</u>
<b>Beginning Fund Balance - 15-16</b>		<u>699,952.36</u>
<b>Net of Revenues VS Expenditures - 15-16</b>		(92,626.18)
<b>*15-16 End FB/16-17 Beg FB</b>		607,326.18
<b>Net of Revenues VS Expenditures - Current Year</b>		(3,393.33)
<b>Ending Fund Balance</b>		603,932.85
<b>Total Liabilities And Fund Balance</b>		603,992.85

PRELIMINARY  
 FINANCIAL  
 STATEMENTS  
 JULY 2016

Year Not Closed

PERIOD ENDING 07/31/2016

PRELIMINARY FINANCIAL STATEMENTS-JULY 2016

FUND NUMBER	DESCRIPTION	2016-17		YTD BALANCE	ACTIVITY FOR	ENCUMBERED	UNENCUMBERED	% BDGT
		ORIGINAL BUDGET	2016-17 AMENDED BUDGET	07/31/2016 NORM (ABNORM)	MONTH 07/31/1 INCR (DECR)			
Fund 252 - TIFA 3								
Revenues								
Dept 000.000								
152-000.000-402.000	CURRENT PROPERTY TAX	79,825.00	79,825.00	0.00	0.00	0.00	79,825.00	0.00
152-000.000-665.000	INTEREST	100.00	100.00	0.00	0.00	0.00	100.00	0.00
Total Dept 000.000		79,925.00	79,925.00	0.00	0.00	0.00	79,925.00	0.00
TOTAL Revenues		79,925.00	79,925.00	0.00	0.00	0.00	79,925.00	0.00
Expenditures								
Dept 000.000								
152-000.000-740.000	GENERAL SUPPLY	15,000.00	15,000.00	60.00	60.00	0.00	14,940.00	0.40
152-000.000-801.000	PROFESSIONAL SERV.	45,000.00	45,000.00	3,333.33	3,333.33	0.00	41,666.67	7.41
152-000.000-801.100	ADMINISTRATIVE SERVICES	49,000.00	49,000.00	0.00	0.00	0.00	49,000.00	0.00
152-000.000-802.000	CONTRACTUAL SERV.	2,800.00	2,800.00	0.00	0.00	0.00	2,800.00	0.00
152-000.000-880.000	COMMUNITY PROMOTION	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00	0.00
152-000.000-901.000	ADVERTISING	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00
152-000.000-970.000	CAPITAL OUTLAY	80,065.00	80,065.00	0.00	0.00	0.00	80,065.00	0.00
Total Dept 000.000		200,365.00	200,365.00	3,393.33	3,393.33	0.00	196,971.67	1.69
TOTAL Expenditures		200,365.00	200,365.00	3,393.33	3,393.33	0.00	196,971.67	1.69
Fund 252 - TIFA 3:								
TOTAL REVENUES		79,925.00	79,925.00	0.00	0.00	0.00	79,925.00	0.00
TOTAL EXPENDITURES		200,365.00	200,365.00	3,393.33	3,393.33	0.00	196,971.67	1.69
NET OF REVENUES & EXPENDITURES		(120,440.00)	(120,440.00)	(3,393.33)	(3,393.33)	0.00	(117,046.67)	2.82

PRELIMINARY  
 FINANCIAL  
 STATEMENTS  
 JULY 2016

# Memo

To: TIFA Board Members

From: Mary Ellen McDonald, CPFA/MiCPT  
Finance Director/Treasurer

Date 9/1/16

Re: **PRELIMINARY FINANCIAL STATEMENTS FOR AUGUST 2016**

---

Please include the attached **Preliminary Financial Statements for August 2016** on the agenda of the next TIFA Board Meeting. If you have any questions, please contact me.

Thank you

Fund 250 TIFA 1

GL Number	Description	Balance
*** Assets ***		
250-000.000-001.001	CASH	22,876.21
Total Assets		<u>22,876.21</u>
*** Liabilities ***		
Total Liabilities		<u>0.00</u>
*** Fund Balance ***		
250-000.000-353.027	DESIGNATED FUNDS-STREET SCAPE	10,000.00
250-000.000-390.000	Fund Balance	17,107.27
Total Fund Balance		<u>27,107.27</u>
Beginning Fund Balance - 15-16		27,107.27
Net of Revenues VS Expenditures - 15-16		(4,171.06)
*15-16 End FB/16-17 Beg FB		22,936.21
Net of Revenues VS Expenditures - Current Year		(60.00)
Ending Fund Balance		22,876.21
Total Liabilities And Fund Balance		<u>22,876.21</u>

\* Year Not Closed

PRELIMINARY  
FINANCIAL  
STATEMENTS  
AUGUST 2016

PERIOD ENDING 08/31/2016

PRELIMINARY FINANCIAL STATEMENTS-AUGUST 2016

GL NUMBER	DESCRIPTION	2016-17		YTD BALANCE 08/31/2016	ACTIVITY FOR MONTH 08/31/1	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
		ORIGINAL BUDGET	2016-17 AMENDED BUDGE					
Fund 250 - TIFA 1								
Revenues								
Dept 000.000								
250-000.000-402.000	CURRENT PROPERTY TAX	53,275.00	53,275.00	0.00	0.00	0.00	53,275.00	0.00
250-000.000-665.000	INTEREST	10.00	10.00	0.00	0.00	0.00	10.00	0.00
Total Dept 000.000		53,285.00	53,285.00	0.00	0.00	0.00	53,285.00	0.00
TOTAL Revenues		53,285.00	53,285.00	0.00	0.00	0.00	53,285.00	0.00
Expenditures								
Dept 000.000								
250-000.000-702.000	WAGES-FULL TIME	100.00	100.00	0.00	0.00	0.00	100.00	0.00
250-000.000-703.000	WAGES-PART TIME	100.00	100.00	0.00	0.00	0.00	100.00	0.00
250-000.000-715.000	FICA-EMPLOYER	20.00	20.00	0.00	0.00	0.00	20.00	0.00
250-000.000-740.000	GENERAL SUPPLY	2,000.00	2,000.00	60.00	0.00	0.00	1,940.00	3.00
250-000.000-801.000	PROFESSIONAL SERV.	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00
250-000.000-801.100	ADMINISTRATIVE SERVICES	10,600.00	10,600.00	0.00	0.00	0.00	10,600.00	0.00
250-000.000-802.000	CONTRACTUAL SERV.	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.00
250-000.000-880.000	COMMUNITY PROMOTION	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.00
250-000.000-901.000	ADVERTISING	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00
250-000.000-970.000	CAPITAL OUTLAY	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00
250-000.000-991.000	PRINCIPAL PAYMENT	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	0.00
250-000.000-995.000	INTEREST EXPENSE	4,100.00	4,100.00	0.00	0.00	0.00	4,100.00	0.00
250-000.000-998.000	AGENT FEES	300.00	300.00	0.00	0.00	0.00	300.00	0.00
Total Dept 000.000		69,720.00	69,720.00	60.00	0.00	0.00	69,660.00	0.09
TOTAL Expenditures		69,720.00	69,720.00	60.00	0.00	0.00	69,660.00	0.09
Fund 250 - TIFA 1:								
TOTAL REVENUES		53,285.00	53,285.00	0.00	0.00	0.00	53,285.00	0.00
TOTAL EXPENDITURES		69,720.00	69,720.00	60.00	0.00	0.00	69,660.00	0.09
NET OF REVENUES & EXPENDITURES		(16,435.00)	(16,435.00)	(60.00)	0.00	0.00	(16,375.00)	0.37

PRELIMINARY  
 FINANCIAL  
 STATEMENTS  
 AUGUST 2016

Fund 251 TIFA 2

GL Number	Description	Balance
*** Assets ***		
251-000.000-001.001	CASH	257,530.86
<b>Total Assets</b>		<u>257,530.86</u>
*** Liabilities ***		
251-000.000-200.000	ACCOUNTS PAYABLE	2,557.00
<b>Total Liabilities</b>		<u>2,557.00</u>
*** Fund Balance ***		
251-000.000-390.000	Fund Balance	318,181.86
<b>Total Fund Balance</b>		<u>318,181.86</u>
Beginning Fund Balance - 15-16		318,181.86
Net of Revenues VS Expenditures - 15-16		(58,924.33)
*15-16 End FB/16-17 Beg FB		259,257.53
Net of Revenues VS Expenditures - Current Year		(4,283.67)
Ending Fund Balance		254,973.86
<b>Total Liabilities And Fund Balance</b>		<u>257,530.86</u>

\* Year Not Closed

PRELIMINARY  
FINANCIAL  
STATEMENTS  
AUGUST 2016

PERIOD ENDING 08/31/2016

PRELIMINARY FINANCIAL STATEMENTS-AUGUST 2016

GL NUMBER	DESCRIPTION	2016-17		YTD BALANCE 08/31/2016	ACTIVITY FOR MONTH 08/31/1 INCR (DECR)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
		ORIGINAL BUDGET	2016-17 AMENDED BUDGE					
Fund 251 - TIFA 2								
Revenues								
Dept 000.000								
251-000.000-402.000	CURRENT PROPERTY TAX	28,475.00	28,475.00	0.00	0.00	0.00	28,475.00	0.00
251-000.000-665.000	INTEREST	50.00	50.00	0.00	0.00	0.00	50.00	0.00
Total Dept 000.000		28,525.00	28,525.00	0.00	0.00	0.00	28,525.00	0.00
TOTAL Revenues		28,525.00	28,525.00	0.00	0.00	0.00	28,525.00	0.00
Expenditures								
Dept 000.000								
251-000.000-740.000	GENERAL SUPPLY	10,000.00	10,000.00	60.00	0.00	0.00	9,940.00	0.60
251-000.000-801.000	PROFESSIONAL SERV.	23,500.00	23,500.00	1,666.67	0.00	0.00	21,833.33	7.09
251-000.000-801.100	ADMINISTRATIVE SERVICES	15,260.00	15,260.00	0.00	0.00	0.00	15,260.00	0.00
251-000.000-802.000	CONTRACTUAL SERV.	400.00	400.00	0.00	0.00	0.00	400.00	0.00
251-000.000-803.000	MEMBERSHIP DUES	0.00	0.00	2,124.00	0.00	0.00	(2,124.00)	100.00
251-000.000-880.000	COMMUNITY PROMOTION	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00	0.00
251-000.000-901.000	ADVERTISING	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00
251-000.000-970.000	CAPITAL OUTLAY	36,035.00	36,035.00	433.00	433.00	0.00	35,602.00	1.20
Total Dept 000.000		89,695.00	89,695.00	4,283.67	433.00	0.00	85,411.33	4.78
TOTAL Expenditures		89,695.00	89,695.00	4,283.67	433.00	0.00	85,411.33	4.78
Fund 251 - TIFA 2:								
TOTAL REVENUES		28,525.00	28,525.00	0.00	0.00	0.00	28,525.00	0.00
TOTAL EXPENDITURES		89,695.00	89,695.00	4,283.67	433.00	0.00	85,411.33	4.78
NET OF REVENUES & EXPENDITURES		(61,170.00)	(61,170.00)	(4,283.67)	(433.00)	0.00	(56,886.33)	7.00

PRELIMINARY  
FINANCIAL  
STATEMENTS  
AUGUST 2016

Fund 252 TIFA 3

GL Number	Description	Balance
*** Assets ***		
252-000.000-001.001	CASH	603,932.85
<b>Total Assets</b>		<b>603,932.85</b>
*** Liabilities ***		
252-000.000-200.000	ACCOUNTS PAYABLE	867.00
<b>Total Liabilities</b>		<b>867.00</b>
*** Fund Balance ***		
252-000.000-353.025	DESIGNATED FUNDS-LAND ACQUISITION	152,725.21
252-000.000-390.000	Fund Balance	547,227.15
<b>Total Fund Balance</b>		<b>699,952.36</b>
Beginning Fund Balance - 15-16		699,952.36
Net of Revenues VS Expenditures - 15-16		(92,626.18)
*15-16 End FB/16-17 Beg FB		607,326.18
Net of Revenues VS Expenditures - Current Year		(4,260.33)
Ending Fund Balance		603,065.85
<b>Total Liabilities And Fund Balance</b>		<b>603,932.85</b>

\* Year Not Closed

PRELIMINARY  
FINANCIAL  
STATEMENTS  
AUGUST 2016

PERIOD ENDING 08/31/2016

PRELIMINARY FINANCIAL STATEMENTS-AUGUST 2016

GL NUMBER	DESCRIPTION	2016-17		YTD BALANCE 08/31/2016	ACTIVITY FOR MONTH 08/31/1 INCR (DECR)	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED
		ORIGINAL BUDGET	2016-17 AMENDED BUDGE					
Fund 252 - TIFA 3								
Revenues								
Dept 000.000								
252-000.000-402.000	CURRENT PROPERTY TAX	79,825.00	79,825.00	0.00	0.00	0.00	79,825.00	0.00
252-000.000-665.000	INTEREST	100.00	100.00	0.00	0.00	0.00	100.00	0.00
Total Dept 000.000		79,925.00	79,925.00	0.00	0.00	0.00	79,925.00	0.00
TOTAL Revenues		79,925.00	79,925.00	0.00	0.00	0.00	79,925.00	0.00
Expenditures								
Dept 000.000								
252-000.000-740.000	GENERAL SUPPLY	15,000.00	15,000.00	60.00	0.00	0.00	14,940.00	0.40
252-000.000-801.000	PROFESSIONAL SERV.	45,000.00	45,000.00	3,333.33	0.00	0.00	41,666.67	7.41
252-000.000-801.100	ADMINISTRATIVE SERVICES	49,000.00	49,000.00	0.00	0.00	0.00	49,000.00	0.00
252-000.000-802.000	CONTRACTUAL SERV.	2,800.00	2,800.00	0.00	0.00	0.00	2,800.00	0.00
252-000.000-880.000	COMMUNITY PROMOTION	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00	0.00
252-000.000-901.000	ADVERTISING	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00
252-000.000-970.000	CAPITAL OUTLAY	80,065.00	80,065.00	867.00	867.00	0.00	79,198.00	1.08
Total Dept 000.000		200,365.00	200,365.00	4,260.33	867.00	0.00	196,104.67	2.13
TOTAL Expenditures		200,365.00	200,365.00	4,260.33	867.00	0.00	196,104.67	2.13
Fund 252 - TIFA 3:								
TOTAL REVENUES		79,925.00	79,925.00	0.00	0.00	0.00	79,925.00	0.00
TOTAL EXPENDITURES		200,365.00	200,365.00	4,260.33	867.00	0.00	196,104.67	2.13
NET OF REVENUES & EXPENDITURES		(120,440.00)	(120,440.00)	(4,260.33)	(867.00)	0.00	(116,179.67)	3.54

PRELIMINARY  
FINANCIAL  
STATEMENTS  
AUGUST 2016