

**City of Marine City  
Tax Increment Finance Authority  
October 20, 2015**

A regular meeting of T.I.F.A. was held in the Fire Hall, 200 South Parker Street, Marine City, Michigan, on Tuesday, October 20, 2015, and was called to order at 4:00 PM by Chairperson May.

**Present:** Chairperson May; Board Members Babchek, Bryson, Seigneurie, Tisdale, and Weisenbaugh; City Manager Leven; City Clerk Baxter

**Absent:** Board Member Lepley

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

**Approve Agenda**

The following was added to the Agenda:

- **Item #9-B:** Brownfield Plan Resolution

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

**Approve Minutes**

Motion by Board Member Bryson, seconded by Board Member Tisdale, to approve the Minutes of the Regular Tax Increment Finance Authority Meeting held September 15, 2015, as presented. All Ayes. Motion Carried.

**Communications**

The following Communication was received:

- Marine City Festival, Inc.

Motion by Chairperson May, seconded by Board Member Bryson, to accept the Communication and place it on file. All Ayes. Motion Carried.

## **Public Comment**

None.

## **Unfinished Business**

### ***Update from Strategic Communication Solutions***

Mike Hilfinger presented updates from Strategic Communication Solutions which included the following:

- Inn at Water Street ~ The MDEQ approved a grant for \$249,000 and a loan for \$167,000 for the project. These numbers will be added to the Brownfield Redevelopment process and the loan will be paid back with incremental tax capture.
- Coastal Zone Management Grant ~ Strategic Communication Solutions is exploring a grant opportunity for a transient boat marina or beach project.
- Matching Grants for TIFA's Small Business Start-up Grant Program ~ The St. Clair County Community Foundation is considering matching TIFA's \$2,000 Small Business Start-up Grant Program, on a case-by-case basis.

### ***Business Start-up Grant Application Requests***

A sub-committee was formed to discuss/clarify guidelines for awarding the grants. The following was established:

- Application time limited to July, August, and September of each calendar year and would be reviewed by a sub-committee.
- The focus will be on "new" businesses in an effort to fill vacant store fronts.
- Interpretation to be kept open so as to not limit prospects.
- Program shall begin on October 20, 2015.

Motion by Board Member Tisdale, seconded by Board Member Bryson, to initiate the Business Start-up Grant Program, effective October 20, 2015. All Ayes. Motion Carried.

It was reiterated that the main goal of the Business Start-up Grants was to bring new businesses to empty store fronts within the city. Board Members agreed that each application will pose different questions and, therefore, should be considered individually.

Business Start-up Grant Applications that were received previously from the Riverbank Theatre and The Snug Theatre were then discussed. It was decided, after a long discussion, that the Snug Theatre had been in business too long for consideration.

Motion by Board Member Tisdale, seconded by Board Member Seigneurie, to deny the application for the Snug Theatre, as it falls outside the date range specified for new businesses. Ayes: Seigneurie, Tisdale, and Weisenbaugh. Nays: May, Babchek. Abstain: Bryson. Motion Carried.

Motion by Board Member Tisdale, seconded by Board Member Babchek, to approve the application for the Riverbank Theatre. All Ayes. Motion Carried.

A short discussion ensued about the benefit of local realtors, the St. Clair County Economic Development Authority, and the Marine City Chamber of Commerce being made aware of the Business Start-up Grant. Motion by Board Member Tisdale, seconded by Board Member Seigneurie, to direct City Clerk Kristen Baxter make notification of the new program. All Ayes. Motion Carried.

### ***Leaf Vacuum***

DPW Superintendent, Michael Itrich, informed the Board that he was still searching for a used unit that would fit the city's needs. Mr. Itrich asked for the Board's approval to postpone purchasing the leaf vacuum until 2017 due to the immediate need for tree removal, tree replacement, and sidewalk repair for South Water Street. Mr. Itrich reported that in the past month, two slip and falls occurred on South Water Street, mainly due to the overgrown tree roots heaving the sidewalks. Mr. Itrich was asked to keep looking for leaf vacuums.

Mr. Itrich was also asked to put his request in writing for the tree removal, tree replacement, and sidewalk repairs and bring it to the Board at the next meeting for their consideration. It was decided, at this time, that a Special Meeting would be set for Monday, October 26, 2015 at 4:30 pm so, if approved, work could be completed this fall before the weather was prohibitive.

## **New Business**

### ***Discover the Blue Program***

Georgia Phelan, of the Marine City Chamber of Commerce, appealed to the Board for financial support in the amount of \$5,000 for the 2016 Discover the Blue Campaign. As this item was already budgeted for 2016, no motion was made.

### ***Brownfield Plan Resolution***

Michael Hilfinger, of Strategic Communication Solutions, presented a resolution that would approve a Brownfield Plan for the city which provides an estimate of captured values and payback. Upon approval of the resolution, it would be presented to the City Commission for approval.

Motion by Board Member Weisenbaugh, seconded by Board Member Babchek, to accept Brownfield Resolution #26-2015, as presented.

As the resolution was added as an amendment to the agenda, and Board Members had no time prior to the meeting to review it. City Manager Leven suggested taking a recess to review the material.

Motion by Chairperson May, seconded by Board Member Tisdale, to take a 10-minute recess in order to reevaluate the resolution at 5:16 pm. All Ayes. Motion Carried.

At 5:26 pm, the meeting was reconvened and Chairperson May called the meeting to order.

A brief discussion ensued with Chairperson May asking if the Board was voting on a draft. Mr. Hilfinger explained that the Board was presented with a plan that said that they approved forgoing tax capture on the property. Once approved, the final draft would go to the City Commission for approval.

Roll Call Vote. Ayes: May, Seigneurie, Tisdale, Weisenbaugh. Nays: None. Abstain: Babchek, Bryson. Motion Carried.

## **Financial Business**

***Invoice Approval***

Motion by Board Member Tisdale, seconded by Chairperson May, to approve Strategic Communication Solutions Invoice #1925 in the amount of \$5,000.00. All Ayes. Motion Carried.

Motion by Board Member Seigneurie, seconded by Board Member Bryson, to approve Marine City Nursery Invoice #1061007 in the amount of \$120.00. All Ayes. Motion Carried.

Motion by Chairperson May, seconded by Board Member Tisdale, to approve Marine City Nursery Invoice #39820 in the amount of \$250.00. All Ayes. Motion Carried.

***Preliminary Financial Statements***

Motion by Board Member Weisenbaugh, seconded by Board Member Babchek, to accept the Preliminary Financial Statements for August & September, 2015, and place them on file. All Ayes. Motion Carried.

***Adjournment***

Motion by Board Member Seigneurie, seconded by Chairperson May, to adjourn at 5:45 pm. All Ayes. Motion Carried.

Respectfully submitted,

*Kristen Baxter*

Kristen Baxter  
City Clerk