



# CITY OF MARINE CITY

Tax Increment Finance Authority

## Meeting Agenda

260 South Parker Street, Marine City, MI

Regular Meeting: Tuesday, October 18, 2022; 4:00 PM

---

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Chairperson Craig May; Board Members Rebecca Bryson, Gabriel Costanzo, Kim Turner, Scott Tisdale, Robert Weisenbaugh; City Manager Holly Tatman
4. **COMMUNICATIONS**  
None.
5. **APPROVE AGENDA**
6. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the TIFA Board. Please state name and limit comments to five (5) minutes.*
7. **APPROVE MINUTES**  
July 19, 2022
8. **UNFINISHED BUSINESS**  
None.
9. **NEW BUSINESS**  
None.
10. **FINANCIAL BUSINESS**  
None.
11. **ADJOURNMENT**

**City of Marine City  
Tax Increment Finance Authority  
July 19, 2022**

A regular meeting of T.I.F.A. was held at 260 South Parker Street, Marine City, Michigan, on Tuesday, July 19, 2022, and was called to order at 4:00 PM by Chairperson May.

The Pledge of Allegiance was led by Chairperson May.

**Present:** Chairperson Craig May; Board Members Scott Tisdale, Kim Turner, Robert Weisenbaugh, City Manager Holly Tatman, City Clerk Shannon Adams

**Absent:** Board Member Rebecca Bryson

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

**APPROVE AGENDA**

Motion by Board Member May, seconded by Board Member Tisdale, to approve the Agenda. All Ayes. Motion Carried.

**APPROVE MINUTES**

Motion by Chairperson Tisdale, seconded by Board Member Weisenbaugh, to approve the October 19, 2021 minutes. All Ayes. Motion Carried.

**COMMUNICATIONS**

None.

**PUBLIC COMMENT**

None.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

## Informational Meeting RE: Downtown Development Authority (DDA)

City Manager Tatman presented the idea of forming a Downtown Development Authority (DDA). She explained that a DDA would act as a tax capture entity with clear rules in an established district with a DDA Board comprised of TIFA and CEDB members. The DDA would oversee the management of the captured funds. She further illustrated that the funds would only be used in the district and believed that the City was missing out by not having such a tax capture entity. She described that when the DDA was created it would be established at a threshold amount and when taxes increased, then the capture would be on funds above that established amount. She informed the Board that a properly written DDA plan was designed so that the plan was never fulfilled so it would exist in perpetuity.

Board Member Weisenbaugh explained that one of the issues with TIFA was a lack of understanding of how it worked and what it was meant to accomplish, which was problematic and helped contribute to it being frozen.

Board Member Tisdale suggested that the City could have both TIFA and DDA and the purpose for having kept the TIFA Board was to one day resume the tax capture if it became unfrozen. He illustrated that TIFA funds could be used for upgrades such as park benches, fire hydrant upgrades, paying for grass cutting, snow removal, police services, and labor to water flowers.

Chairperson May informed the Board that one of the benefits of TIFA was that the funds did not have to be used in the TIFA district so long as a benefit to the district could be shown as a result of the spending. He explained that the way TIFA was meant to work was that the district was the entire city but then there were certain plan or project areas designated for the funds from the capture, and additional plans could be created as needed. He suggested that it made sense to continue conversations around whether resurrecting TIFA or starting fresh with a DDA would make more sense.

City Manager Tatman agreed that more research was needed related to the previous TIFA and conversations with the City Attorney would need to continue related to resurrecting TIFA, creating a new DDA, or doing both. She stated that the City was definitely missing out on opportunities from the tax capture funds that could be used for projects in the designated district such as beautification and funding grants for residents or business owners to take advantage of for improvements to their property in the district.

## **FINANCIAL BUSINESS**

None.

**ADJOURNMENT**

Motion by Board Member Weisenbaugh, seconded by Chairperson Tisdale, to adjourn at 4:47 pm. All Ayes. Motion Carried.

Respectfully submitted,

Shannon M. Adams  
City Clerk