



CITY OF MARINE CITY

Tax Increment Finance Authority

Meeting Agenda

Marine City Fire Hall, 200 S. Parker Street

Regular Meeting: Tuesday, September 18, 2018; 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 21, 2018
6. **COMMUNICATIONS**
 - A. Davis Kirksey Associates, Inc. – August Report
 - B. Linda Gabler
 - C. Coastal Water Grant
7. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the TIFA Board. Please state name and address. Limit comments to five (5) minutes.*
8. **UNFINISHED BUSINESS**
 - A. Dissolution of TIFA Update
9. **NEW BUSINESS**
 - A. Public Forum
10. **FINANCIAL BUSINESS**
 - A. Invoice Approval
 - Davis Kirksey Associates, Inc., Invoice #September 15, 2018 (\$2,000.00)
11. **ADJOURNMENT**

**City of Marine City
Tax Increment Finance Authority
August 21, 2018**

A regular meeting of T.I.F.A. was held in the Fire Hall, 200 South Parker Street, Marine City, Michigan, on Tuesday, August 21, 2018, and was called to order at 4:00 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, Seigneurie; City Manager Leven, City Clerk Baxter

Absent: Board Members Tisdale & Weisenbaugh

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

Approve Agenda

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

Approve Minutes

Motion by Board Member Lepley, seconded by Board Member Seigneurie, to approve the Minutes of the Regular Tax Increment Finance Authority Meeting held July 17, 2018. All Ayes. Motion Carried.

Communications

None.

Public Comment

Rebecca Lepley, 539 N. William, requested to speak during item 8-A – Dissolution of TIFA Update.

Linda Gabler, 544 Pearl, asked how it would benefit the City by dissolving the TIFA Board.

Gary Gabler, 544 Pearl, spoke on behalf of supporting TIFA and commented that road repairs were needed desperately.

Kim Turner, 361 N. Main, asked if money could be designated for road repair from TIFA. She asked that the City have the funds earmarked.

Unfinished Business

Dissolution of TIFA Update

Chairperson May reported that Act 57 repealed the old TIFA laws and said the new TIFA laws don't preclude someone from creating new TIFA's. He further said the changes made it more inclusive, enabling municipalities to possibly align with other municipalities who have TIFA. In addition, he said the State of Michigan had reported steady increases in TIFA since 2002. With this in mind, Chairperson May inquired why the City was ending TIFA.

Rebecca Lepley addressed the Board and stated that she had consulted with Attorney John Staran on a list of questions. She stated that her meeting with Mr. Staran provided a lot of answers to questions, such as:

- Is a new plan necessary to get an extension from the State of Michigan to continue our TIFA?
- Does the City get to keep already captured County money for use in the City's budget?
- Can the existing City funds captured from the TIFA Districts be used at will by the City?
- Can the City Commission dictate or interfere with the granting or denial of TIFA funds by the TIFA Board?
- Can the parliamentary procedural error in the April 5, 2018 City Commission meeting be called to account?
- Can TIFA funds be used to fund infrastructure, the acquisition of, or improvement of city property, outside the identified TIFA Districts?
- Can we still apply for an extension?
- Are they currently writing DDA's?
- Is new tax capture legislation being currently written?
- Are tax capture vehicles such as TIFA's and DDA's used as criteria for grant considerations?

Motion by Board Member Lepley, seconded by Board Member Babchek, to Close the Debate. All Ayes. Motion Carried.

Motion by Board Member Seigneurie, seconded by Board Member Lepley, to discuss TIFA in an Open Forum, with Attorney John Staran in attendance for questions and answers (pending date/location). All Ayes. Motion Carried.

Board Member Seigneurie to contact Tom and Kathy Vertin about using the Riverbank Theatre to hold the forum.

Board Member Lepley distributed a list, created by the City's Infrastructure Committee, which provided recommendations for the repair and upgrades to the city's infrastructure. Mr. Lepley stated that roads that connected the three TIFA Districts could be justified to be fixed with TIFA funds.

Closed Session

A list of permissible purposes the Board may meet on in Closed Session, per the Open Meeting Act, was provided. After a short discussion, it was decided that none of the permissible purposes applied to meeting in Closed Session for discussion about continuing TIFA.

No action taken.

New Business

None.

Financial Business

Invoice Approval

Motion by Board Member Lepley, seconded by Board Member Babchek, to approve Davis Kirksey Associates, Inc., Invoice #August 15, 2018 in the amount of \$2,000.00. All Ayes. Motion Carried.

Board Member Seigneurie commented, for the record, that he was disappointed with grant writing firm Davis Kirksey Associates, Inc. due to no return on the city's money, and said it was his hope that their contract was not renewed.

Motion by Board Member Bryson, seconded by Board Member Babchek, to approve US Bank, Invoice #1180264 in the amount of \$35,910.00. All Ayes. Motion Carried.

Preliminary Financial Statements

Motion by Board Member Lepley, seconded by Board Member Seigneurie, to accept and file Preliminary Financial Statements for June and July, 2018. All Ayes. Motion Carried.

Adjournment

Motion by Board Member Seigneurie, seconded by Board Member Bryson, to adjourn at 4:49 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter
City Clerk

Marine City
August City Commission Report

New Availability- Federal Grant- FEMA Michigan State Police Flood Mitigation Assistance Program and Pre-Disaster Mitigation Program Funds Available -

Notice of Intent Due September 17, 2018

Full Proposal Due December 14, 2018 to MSP

After Review- Revision- E-Grants are due to MSP/EMHSD by no later than January 31, 2019-

Purpose:

Hazard mitigation activities are intended to reduce or eliminate future property damages and loss of life from natural hazards such as floods, tornadoes and storms. FEMA's FMA and PDM programs provide funds for hazard mitigation planning activities and implementation of mitigation projects. Most grants within the eligibility criteria are funded 75% percent federal with a 25% per cent match.

Some examples of eligible mitigation project activities include construction of safe rooms, retrofit of structures for wind protection, protective measures for utility infrastructure, voluntary acquisition of elevation of flood prone structures, storm water management projects that reduce flood risk, vegetation management for dune preservation or wildfire prevention, development and implementation of community flood mitigation or update of an existing hazard mitigation plan.

New Availability- St. Clair Community Foundation
Application Deadline October 31, 2018

REQUEST FOR PROPOSALS

Thanks to the generous support from the Ralph C. Wilson, Jr. Foundation, the Community Foundation of St. Clair County is seeking grant proposals for at least 15 grants up to \$10,000 each to support the renovation or new construction of multi-purpose outdoor recreation courts within St. Clair County.

Grant Request Criteria

A. Grants may only be used to support the refurbishing and/or repurposing of existing outdoor courts within St. Clair County and converting them into multi-purpose courts such as tennis, sicklebill, basketball, street hockey, etc.

B. New construction for multi-purpose courts are eligible.

C. Applications should fully describe the court(s) that are intended to be either built or rebuilt; the timeframe of the project, and a complete budget showing all sources of

revenue or gifts and all related expenses.

D. Applicants must provide at least a dollar-for-dollar match from any source.

E. Applicants may seek up to \$5,000 in matching funds per court project from St. Clair County Parks & Recreation. Contact Mark Brochu (810) 989-6960

F. Total funds requested may not exceed 50% of the total project budget or \$10,000.

G. Project budgets may also include ball bins, which provide free access to balls and sports equipment for local residents.

H. Applications must be signed by an officer or executive such as a Mayor, City Manager, or Superintendent

J. Application deadline is October 31st, 2018.

K. Funding decisions will be made before November 30th, 2018.

L. All court projects must be fully completed by June 30th, 2019.

M. Applications can be sent via email to Derek Daly at derek@stclairfoundation.org or mailed to the Community Foundation of St. Clair County, 500 Water Street, Port Huron, MI 48060

New- Firehouse Subs Foundation Grant- Due November 29, 2018 - The Foundations Mission is to impact life saving capabilities and the lives of local heroes and their communities. This is accomplished by providing life saving equipment and prevention education tools to first responders and public safety organizations.

Grant are between \$15,000 Minimum and \$25,000 maximum (no match required) however specific quotes for equipment and or resources in Foundation required format.

**Respectfully Submitted,
Linda Davis-Kirksey**

August 28, 2018

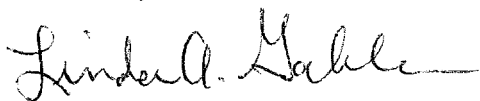
City of Marine City
 Dave Vandebossche, Mayor
 Lisa Hendrick, Mayor Pro Tem
 Terrance Avery, Commissioner
 Wendy Kellehan, Commissioner
 William Klaassen, Commissioner
 Rebecca Lepley, Commissioner
 James Turner, Commissioner
 303 S Water Street
 Marine City, MI 48039

It recently came to my attention that on April 5, 2018 the Marine City Commission voted (4-3) for the dissolution of the Tax Increment Finance Authority (TIFA) funds on its anniversary date, December 18, 2018. I am extremely interested in why this action was taken. Besides funding various city improvements TIFA's are used as criteria for grant considerations. Seventy to 80% of grant application processes give preference to municipalities and organizations with access to tax capture vehicles (TIFA'S). TIFA funds are received from state, county and local government. Local funds come from taxes paid by businesses and residents in those TIFA districts. **All residents pay the same tax rate** and those in a TIFA district **do not pay more in taxes** than those who are not in a TIFA district. **No** monies for the TIFA funds are captured from Public Schools. Marine City has been receiving TIFA funds since the mid 80's. Since the inception of the TIFA program there has never been a municipality that requested to discontinue these funds.

I feel this vote was a political move and was not properly vetted. Nor were the City's best interests taken into consideration.

I have two questions for the City Commission. 1 – If Marine City discontinues receiving TIFA funds, do they have money in the budget (\$168,500 per year) to replace these funds? 2 – What does the City gain by the dissolution of the TIFA funds? I wasn't aware that the City had a surplus of money in the general fund.

Sincerely,



Linda A. Gabler
 544 Pearl St.
 Marine City, Mi 48039
 586-707-4476

RECEIVED
 AUG 27 2018

City of Marine City



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
OFFICE OF THE GREAT LAKES
LANSING



August 20, 2018

Ms. Elaine Leven, City Manager
The City of Marine City
303 South Water Street
Marine City, Michigan 48039

SUBJECT: Coastal Water Trails Special Grant Funding Opportunity, 17-WT-O

Dear Ms. Leven:

The Michigan Department of Natural Resources, Office of the Great Lakes has completed the selection process for the National Oceanic and Atmospheric Administration, U.S. Department of Commerce fiscal year (FY) 2017 Coastal Water Trails Special Grant Funding Opportunity. After careful consideration of the 16 applications received, the grant application *Mariner Park Shoreline Accessibility* your organization submitted was not selected for this award.

Thank you for your interest in protecting or restoring our precious coastal resources. For further information about the CZM Program, please visit our website at <http://www.michigan.gov/coastalmanagement>. If questions arise, please feel free to contact me at wuycheckr@michigan.gov, or at 517-284-5040.

Sincerely,

Ronda Wuycheck, Chief
Coastal Zone Management Program
Office of the Great Lakes

cc: Application File

RECEIVED
AUG 30 2018

City of Marine City

City of Marine City

Memo

To: Elaine Leven, City Manager
From: Mary Ellen McDonald, CPFA/MiCPT
Finance Director/Treasurer
Date 8/7/18
Re: Invoice Approval

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

Davis Kirksey Associates Invoice ID #September 15, 2018

Prof. Serv.-\$2,000.00

(Retainer Fee-Consulting Services for September 2018)

A/C #246-000.000-801.000 \$666.67 (TIFA #2 Fund)

(BUDGET AMOUNT - \$12,000.00 YTD Expenditures - \$1,333.34)

A/C #247-000.000-801.000 \$1,333.33 (TIFA #3 Fund)

(BUDGET AMOUNT - \$23,000.00 YTD Expenditures - \$2,666.66)

**NOTE: TIFA BOARD APPROVED EXTENSION OF CONTRACT FOR ONE YEAR
ENDING IN OCTOBER 2018 AT TIFA BOARD MEETING 10/17/17.**

If you have any questions, please contact me.

Thank you

INVOICE FOR PROFESSIONAL SERVICES

DAVIS KIRKSEY ASSOCIATES, INC.

Marine City

INVOICE ID: 2018 September 15th

Per Professional Services Agreement between the City of Marine City and Davis Kirksey Associates, Inc., please remit the following flat monthly rate per agreement. **Due September 15, 2018**

\$2,000.00

Please disburse and remit to:

Davis Kirksey Associates, Inc.

1337 North Acre Drive

Rochester Hills, MI 48306

(248) 608-8141 (Office)



Thanking you in advance for your time and consideration!