

**City of Marine City
Tax Increment Finance Authority
February 20, 2018**

A regular meeting of T.I.F.A. was held in the Fire Hall, 200 South Parker Street, Marine City, Michigan, on Tuesday, February 20, 2018, and was called to order at 4:00 PM by Board Member Tisdale.

After observing a moment of silence, the Pledge of Allegiance was led by Board Member Tisdale.

Present: Board Members Babchek, Bryson, Lepley, Seigneurie, Tisdale, Weisenbaugh; City Clerk Baxter

Absent: Chairperson May; City Manager Leven

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

Approve Agenda

Motion by Board Member Lepley, seconded by Board Member Babchek, to approve the Agenda, with the following addition:

- Move Item #11-A (City Attorney's Opinion Letter) from Closed Session to Unfinished Business Item #8-D

All Ayes. Motion Carried.

Motion by Board Member Weisenbaugh, seconded by Board Member Tisdale, to approve the amended Agenda, with the following addition:

- Police Department Lighting – Unfinished Business Item #8-E

All Ayes. Motion Carried.

Approve Minutes

Motion by Board Member Bryson, seconded by Board Member Weisenbaugh, to approve the Minutes of the Regular Tax Increment Finance Authority Meeting held January 16, 2018, as presented. All Ayes. Motion Carried.

Communications

Received:

- Davis-Kirksey Associates, Inc. – January 2018 Report

Motion by Board Member Tisdale, seconded by Board Member Lepley, to receive and file the Communication. All Ayes. Motion Carried.

Public Comment

Rosalie Skwiers, 211 Michigan, commented on TIFA Future Sub-Committee communication in the Agenda packet and said TIFA couldn't be enlarged. She also spoke in opposition of approving the 2018 Summer Flower Program and said business owners should step up and fund the flowers instead of TIFA.

Unfinished Business

2018-2019 Budget

Sub-committee Board Members Weisenbaugh and Seigneurie met with Treasurer McDonald to compile a preliminary 2018-2019 budget for consideration by the Board.

Treasurer McDonald attended the meeting and briefly reviewed the proposed budget.

Motion by Board Member Seigneurie, seconded by Board Member Weisenbaugh, to approve the 2018-2019 fiscal year budget, as presented. All Ayes. Motion Carried.

TIFA Future Sub-Committee – Approval of Communication

Board Member Lepley stated that, at the February meeting, he neglected getting Board approval for distribution of a letter he drafted to Marine City business owners and residents who may have received a grant in the past (Rental Rehab, Façade, New Business Start-up, Exterior Commercial Enhancement). The letter, he explained, asked business owners and residents to speak and/or write to the City Commission opposing the dissolution of TIFA. Mr. Lepley requested approval of the Board to distribute the letter,

signed by all Board Members, with their contact information listed. The letter would also include the following two attachments:

- Highlights of Completed TIFA Projects
- TIFA Board Subcommittee Wish List and Budget Considerations for 2017-2018

Motion by Board Member Lepley, seconded by Board Member Weisenbaugh, to approve distribution of the above documents to people who could write or speak on the TIFA Board's behalf with regard to the continuation of TIFA. All Ayes. Motion Carried.

Improvements to M-29/South Parker Corridor

Board Member Weisenbaugh stated that he didn't receive the requested information and asked that the agenda item be brought back to the March 20, 2018 meeting.

City Attorney's Opinion Letter

At their December 19, 2017 meeting, the Board requested that City Manager Leven speak with City Attorney Davis about the procedure to extend and expand TIFA. They asked him to also collaborate with Attorney John Staran.

In the legal opinion, City Attorney Davis referred back to prior legal opinions, and outlined the purposes of a TIFA Authority. He explained that once a TIFA Authority had completed the purposes for which it was organized, it should be dissolved by a resolution of the City Commission.

City Attorney Davis wrote that Attorney John Staran was provided his prior legal opinions and that he agreed with the purpose of TIFA, the procedures on how a TIFA was formed, and how a TIFA was terminated.

City Attorney Davis advised the Board that they needed to develop and present evidence that showed the purposes of TIFA were not completed.

Board Member Lepley outlined reasons why TIFA should continue and said it was not in the best interest in serving the residents and business owners of Marine City. Without TIFA, he said the city would need an investment vehicle.

Board Member Weisenbaugh stated that the City Attorney's position was one-sided. He suggested sending a letter to Attorney John Staran and asking him for direction.

Board Member Seigneurie commented that new circumstances had presented themselves in the past few months concerning the city's economic climate. He said the TIFA Board, if allowed to continue, could be helpful in finding a way to draw more people to Marine City to recover lost revenue from the closure of the Bluewater Ferry.

Board Member Tisdale, responding to all the ideas put forward by other Board Members on how they should move forward, said they were missing the point and were not answering the question put to them by the City Attorney in the last paragraph of his opinion letter. He said that the Board needed to prove that TIFA wasn't done; the Board needed to develop and present evidence that showed the purposes of TIFA were not completed.

The sub-committee to meet and work together on compiling evidence that shows that TIFA has not completed its work and should continue.

Police Department Lighting

Board Member Weisenbaugh stated that the police department exterior lighting was never resolved. He said the department should be well lit at night and should be easily recognizable from the road.

Mr. Weisenbaugh requested that quotes be obtained and added to the March 20, 2018 meeting.

New Business

Guy Center

The Agenda item was added due to comments made by Keith Jenken during Public Comment that the TIFA Board may want to consider assisting the city with the cost for an architect to assess the Guy Center to make ADA improvements.

No action taken.

2018 Summer Flower Program

Jeanne Frank, on behalf of the Marine City Garden Club, provided a bid from Croswell Greenhouse in the amount of \$4,195.50. The bid would provide for (57) hanging baskets and the materials and plants for (30) barrels.

Motion by Board Member Seigneurie, seconded by Board Member Bryson, to approve the bid from Croswell Greenhouse as presented. Ayes: Babchek, Bryson, Lepley, Seigneurie, Weisenbaugh. Nays: Tisdale. Motion Carried.

Financial Business

Invoice Approval

Motion by Board Member Lepley, seconded by Board Member Tisdale, to approve Davis-Kirksey Associates, Inc. Invoice #2152018 in the amount of \$2,000.00. All Ayes. Motion Carried.

Preliminary Financial Statements

Motion by Board Member Bryson, seconded by Board Member Seigneurie, to accept and file Preliminary Financial Statements for December, 2017 and January, 2018. All Ayes. Motion Carried.

Adjournment

Motion by Board Member Seigneurie, seconded by Board Member Babchek, to adjourn at 5:11 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter

Kristen Baxter
City Clerk