

**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Chairperson May reported that Act 57 repealed the old TIFA laws and said the new TIFA laws don't preclude someone from creating new TIFA's. He further said the changes made it more inclusive, enabling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