

**City of Keego Harbor  
Tax Increment Finance Authority (TIFA)  
Meeting Minutes  
Monday, August 19, 2024, at 4:00 pm**

**Call the Meeting to Order:**

TIFA-Chairman Emerling called the meeting to order at 4:00 pm

**Roll Call:** Chairperson David Emerling, Vice Chairperson Sue Williams, Secretary Leslie Clark, Board Member Gino Santia.

**Absent:** Board Member Paul Daelemans, Board Member Wade, and Board Member John Fletcher

**Staff Present:**

City Manager / City Clerk Tammy Neeb, City Treasurer / TIFA Treasurer Denise Hanley, and Deputy Clerk Stacy Goodall.

*Motion by Secretary Clark; supported by Chairman Emerling to excuse Board Member Fletcher and Board Member Wade.*

*Unanimous Vote:           Ayes: 4       Nays: 0*

*Motion Carries*

**Public Comment:**

No one addressed the Board Members

**Approval of the Agenda:**

*Motion by Board Member Santia; supported by Secretary Clark to accept the agenda for August 19, 2024, with the update of the day of the week.*

*Unanimous Vote   Ayes: 4                               Nays: 0*

*Motion carries*

**Approval of Meeting Minutes:**

*Motion by Board Member Santia; supported by Secretary Clark to accept the minutes from the June 4, 2024, meeting.*

*Unanimous Vote   Ayes: 4                               Nays: 0*

*Motion carries*

**New Business:**

**TIFA Renewal Update**

McKenna, our planning firm will draft the paperwork for the TIFA Renewal. TIFA has already allocated the funds. City Manager Neeb will get clarification on statutes and details.

### **Budget Update**

Treasurer Denise Hanley reviewed the TIFA budget.

*Motion by Vice Chairperson Williams; supported by Secretary Clark to accept and file the financial report as presented.*

*Unanimous Vote: Ayes: 4 Nays: 0*

*Motion Carries*

### **Replace Plumbing at TIFA Parks**

The pipes are leaking and too difficult to meter. The proposed quote will replace three parks with new plumbing.

*Resolution by Secretary Clark; supported by Board Member Santia to authorize and recommend to the City Council the expenditure not to exceed \$3,000 on replacing the plumbing at the parks in the TIFA District.*

*Roll Call: Board Member Santia yes, Chairman Emerling yes, Vice Chairperson Williams yes, and Secretary Clark yes.*

*Resolution Carries*

### **TIFA Expenditures Update from City Council**

- Light Pole Base Covers- City Council denied this expenditure. The city has five in storage. Doug Waldon is working with local businesses to fabricate our own.
- Refurbish/Replace Street Furnishings – The City Council approved this and trash receptacle parts have been ordered.

### **Terracast Legal Expenses**

Litigation continues with Terracast.

*Resolution by Secretary Clark; supported by Chairman Emerling to approve to ratify the May and June Terracast Lawsuit expenses paid to the Law Office of Lance Denha in the amount of \$3,492.*

*Roll Call: Chairman Emerling yes, Vice Chairperson Williams yes, Secretary Clark yes, Board Member Santia yes.*

*Resolution Carries*

### **Fran Leaf Park Path**

C & G Cement provided a quote based on HRC's specifications. There were some

concerns about the company leaving spoils on site. Board Members would like ADA requirements listed and involvement with the site plan and placement.

*Resolution by Secretary Clark; supported by Vice Chairperson Williams to approve City Manager Neeb to sign the agreement with C & G Cement for the Fran Leaf Park sidewalk from Cass Lake Road into Fran Leaf, not to exceed \$20,000 with the amendments that all spoils are to be removed from the site and the resulting sidewalk will be ADA 2012 compliant, the location within the property will be determined with input from 2 members of the TIFA Board.*

*Roll Call: Secretary Clark yes, Board Member Santia yes, Chairman Emerling yes, Vice Chairperson Williams yes.*

*Resolution Carries*

**McKenna Support for the Cass Lake Road Development**

The Master Plan is a priority and Mckenna is moving forward as the contract has been approved and signed. Contracting a different firm would not be beneficial at this time. The Master Plan will incorporate the Gibbs plan and redevelopment.

**Arborist for TIFA Trees**

Secretary Clark will be meeting with Ron Klein from Save-A-Tree tomorrow. His input will help prioritize the trees. Due to the type of species, a budget increase may be needed.

**Additional Funds**

*Resolution by Secretary Clark; supported by Vice Chairperson Williams to have City Manager Neeb recommend to City Council to authorize the expenditure for up to \$25,000 for tree trimming of our trees in the TIFA district this fall.*

*Roll Call: Chairman Emerling yes, Vice Chairperson Williams yes, Secretary Clark yes, Board Member Santia yes.*

*Resolution Carries*

**Adjournment:**

Chairperson Emerling adjourned the meeting at 5:16 pm.

*David Emerling*  
David Emerling (Oct 22, 2024 17:08 EDT)  
David Emerling  
Chairman TIFA Board

*Stacy Goodall*  
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Stacy Goodall  
TIFA Recording Secretary

# August 19, 2024 TIFA Meeting Minutes

Final Audit Report

2024-10-22

Created:	2024-10-22
By:	TAMMY NEEB (goodall@KEEGOHARBOR.ORG)
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## "August 19, 2024 TIFA Meeting Minutes" History

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 Signer emerling.4@osu.edu entered name at signing as David Emerling

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 Document e-signed by David Emerling (emerling.4@osu.edu)

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