

Approved 3.11.25

**City of Keego Harbor
Tax Increment Finance Authority (TIFA)
Meeting Minutes
Monday, January 7, 2025, 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, and Board Member Paul Daelemans.

Absent: Mayor John Fletcher

Staff Present:

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

Motion by Board Member Santia; supported by Vice Chair Williams to excuse Mayor Fletcher.

Unanimous Vote: Ayes: 5

Nays: 0

Motion Carries

Public Comment:

No one addressed the Board Members

Approval of the Agenda:

Motion by Board Member Santia; supported by Board Member Daelemans to approve the agenda.

Unanimous Vote Ayes: 5

Nays: 0

Motion carries

Approval of Meeting Minutes:

Motion by Board Member Santia; supported by Secretary Clark to approve the minutes from the November 18, 2024, TIFA meeting.

Unanimous Vote Ayes: 5

Nays: 0

Motion carries

Motion by Vice Chair Williams; supported by Secretary Clark to approve the minutes from the December 23, 2024, DACC meeting.

Unanimous Vote: Ayes: 5

Nays: 0

Motion Carries

Financial Report

Motion by Vice Chair Williams; supported by Board Member Daelemans to accept

the financial report.

Unanimous Vote: Ayes: 5 Nays: 0

Motion Carries

Board Member Wade arrived at 4:08 pm.

New Business:

TIFA District and Development Plan

City Planner Huhman gave an overview of the drafted amendment plan for the TIFA District. Discussions included the inclusion of the entire TIFA District and adding road improvements, on-street parking, sidewalk improvements, and DPW support for maintenance. Adjustments were also suggested for goals and listed projects. Ms. Huhman will make the discussed changes and email the final draft to board members.

Motion by Chairman Emerling; supported by Board Member Wade to adopt the Keego Harbor Tax Increment Finance Authority 2025 amended Development Plan and Tax Increment Financing plan, submit the plan to City Council and City Council to hold a public hearing with proposed changes to be emailed to the board members before the City Council meeting.

Roll Call: Santia yes, Wade yes, Emerling yes, Williams yes, Clark yes, Daelemans yes.

Motion Carries

Development Area Citizens Council

Emily Huhman recapped the meeting with Mr. Dennis Kearns.

TIFA Marketing Support

Samantha Mariuz from Fleis & Vanderbrink was approved to assist the city with a marketing plan and presented an overview of her suggestions for economic development. Board members will email City Manager Neeb their individual thoughts and feedback.

Chairman Emerling leaves at 5:20 pm.

DPW Assistant for TIFA District

Resolution by Board Member Santia; supported by Secretary Clark to approve to hire a part-time worker to help Doug in the TIFA area on Cass Lake Road for 20 hours a week from April to October.

Roll call: Williams yes, Clark yes, Daelemans yes, Santia yes, Wade yes.

Resolution Carries

Ratify Expenses for Light Pole Repairs

Resolution by Secretary Clark; supported by Vice Chairperson Williams to approve to ratify expenses for light pole inspection and repairs not to exceed \$2,771 for invoice #682025 to JDS Electric.

Roll Call: Williams yes, Clark yes, Daelemans yes, Santia yes, Wade yes.

Resolution Carries

Adjournment:

Vice Chairperson Williams adjourned the meeting at 5:32 pm.

David Emerling

[David Emerling \(Mar 31, 2025 10:22 EDT\)](#)

David Emerling
Chairman TIFA Board

Stacy Goodall

Stacy Goodall
TIFA Recording Secretary

January 7, 2025 TIFA Meeting Minutes

Final Audit Report

2025-03-31

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