

Approved
9.3.2025

**City of Keego Harbor
Tax Increment Finance Authority (TIFA)
REVISED Meeting Minutes
Wednesday, July 30, 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 Santia

Absent: Board Member Paul Daelemans, and Mayor Fletcher

Motion by Board Member Wade; supported by Vice Chair Williams to excuse the Mayor.

Unanimous vote: Ayes: 4 Nays: 0

Motion Carries

Staff Present:

City Manager / City Clerk Tammy Neeb, Deputy Clerk Stacy Goodall, and Sam Mariuz from Fleis and Vandenbrink.

Public Comment:

No one addressed the Board Members

Approval of the Agenda:

Motion by Secretary Clark; supported by Board Member Santia to approve the agenda as modified.

Unanimous Vote Ayes: 4 Nays: 0

Motion carries

Approval of Meeting Minutes:

Motion by Secretary Clark; supported by Vice Chair Williams to approve the minutes with one correction.

Unanimous Vote Ayes: 4 Nays: 0

Motion carries

Board Member Daelemans arrived at 4:35 pm

Financial Report

Motion by Secretary Clark; supported by Vice Chair Williams to accept the financials for June 30th, 2025.

Unanimous Vote: Ayes: 4 Nays: 0

Motion Carries

New Business:

Oakland County Main Street Program

Annaka Norris is a principal planner with the county and the assistant coordinator for the Main Street Program. She presented the benefits of joining the Main Street Program.

Motion by Board Member Wade; supported by Board Member Santia to take this to council for approval to apply to Main Street Oakland County.

Unanimous Vote: Ayes: 5 Nays: 0

Motion Carries

TIFA Marketing Support -Sam Mariuz with Fleis & Vandenbrink

- **Site and Façade Improvement Grant** -Ms. Mariuz presented the finished application and marketing materials for the program.
- **Fran Leaf Archway and Sidewalk-** Updated renderings from Fleis and Vandenbrink were given to the board. Vice Chair Williams prepared a list of quotes from local fabricators, and Secretary Clark presented bench ideas. More renderings and designs will be obtained.

Fleis & Vandenbrink Service Agreement Extension

Extending the service agreement and continuing with the hourly rate was proposed as the current agreement is expiring.

Resolution by Board Member Daelemans; supported by Secretary Clark to renew the contract with Fleis & Vandenbrink in the amount not to exceed \$14,000 for another 6 months of service.

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

Resolution Carries

Police Officer in TIFA

City Manager requests that one-half of one officer's wages be paid from the TIFA budget.

Motion by Board Member Wade; supported by Board Member Daelemans to table the topic of contributing to a police officer's salary until the next meeting.

Unanimous Vote: Ayes: 5 Nays: 0

Motion Carries

City Properties on Cass Lake Road

Properties purchased from the Road Commission are only allowed for public use, like a park or parking. The board discussed cleaning up and a possible kayak launch at

Dollar Lake. Secretary Clark has information that she will bring to the next meeting.

TIFA Discussion

- **Murals-** TIFA ~~would like to pay for~~ **discussed** a mural to be painted on Margaret’s wall, a hanging canvas, or a gallery wall for several artists to display their art next to Fran Leaf. An artist contest was discussed.
- **Tree Trimming-** Trees need to be pruned. City Manager Neeb will talk to DPW.
- **TIFA Sidewalk Repair-** City Manager will check on the repair.

Board Member Comments:

The next meeting was scheduled for Wednesday, September 3, 2025, at 4:00 pm.

Adjournment:

Chairman Emerling adjourned the meeting at 6:25 pm.

David Emerling
David Emerling (Sep 9, 2025 12:20:4Z EDT)

David Emerling
TIFA Board, Chairman

Stacy Goodall

Stacy Goodall
TIFA Board, Recording Secretary


July 30, 2025 TIFA Meeting Minutes Revised


Final Audit Report


2025-09-09


Created:	2025-09-04
By:	STACY GOODALL (goodall@KEEGOHARBOR.ORG)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXYFCjkFXROYSSh06bpBKSYB-p0lilJge


"July 30, 2025 TIFA Meeting Minutes Revised" History


 Document created by STACY GOODALL (goodall@KEEGOHARBOR.ORG)
2025-09-04 - 1:34:33 PM GMT

 Document emailed to emerling.4@osu.edu for signature
2025-09-04 - 1:34:55 PM GMT

 Email viewed by emerling.4@osu.edu
2025-09-09 - 4:20:05 PM GMT

 Signer emerling.4@osu.edu entered name at signing as David Emerling
2025-09-09 - 4:20:40 PM GMT

 Document e-signed by David Emerling (emerling.4@osu.edu)
Signature Date: 2025-09-09 - 4:20:42 PM GMT - Time Source: server

 Agreement completed.
2025-09-09 - 4:20:42 PM GMT