

**City of Keego Harbor  
Tax Increment Finance Authority (TIFA)  
Meeting Minutes  
Monday, May 23, 2023, at 4:00 pm**

**Call the Meeting to Order:**

Council Member Brian Lampl (TIFA Chairman) called the meeting to order at 4:01 pm.

**Roll Call:**

**Present:** Council Member Brian Lampl (TIFA Chairman), Vice Chairperson David Emerling, Secretary Leslie Clark, Board Member Paul Daelemans, Board Member Pat Ostroske, Board Member Gino Santia, and Board Member Sue Williams

**Staff Present:**

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

**Public Comment:**

No one addressed the Board Members

**Approval of the Agenda:**

*Motion by Board Member Santia; seconded by Board Member Daelemans to approve the May 23, 2023, TIFA meeting agenda.*

*Unanimous Vote      Ayes: 7      Nays: 0      Motion carries*

**Approval of Meeting Minutes:**

*Motion by Council Member Lampl; seconded by Board Member Daelemans to approve the December 19, 2022, meeting minutes and April 3, 2023, meeting minutes.*

*Unanimous Vote      Ayes: 7      Nays: 0      Motion carries*

**New Business:**

**Financial Report**

Treasurer Hanley reviewed the Revenue and Expenditure report, including the capital expense breakdown.

*Resolution by Board Member Williams; seconded by Vice Chairperson Emerling to accept the Revenue and Expenditure Report as of April 30, 2023*

*Unanimous Vote:      Ayes: 7      Nays: 0      Motion carries*

**Oakland County Update**

Council Member Lampl reviews the purpose of the Tax Increment Finance Authority (TIFA) District. Brett Rasegan from the planning department for Oakland County answered questions regarding the TIFA District. Keego Harbor is one of four cities in Oakland County

to still have a TIFA District. The district captures taxes that would otherwise go to the county but instead, we are able to allocate the funds for revitalization and improvements to our city's main thoroughfare, the Cass Lake corridor. The community continues to benefit from the TIFA District since its adoption in 1986. By increasing the taxable value of our city, we can reduce our taxes. A Downtown Development Authority (DDA) or a Corridor Improvement Authority (CIA) are the current and similar options that can replace a TIFA District, but the city would lose a significant amount of money and it would take years to rebuild the revenue. The fact that the Roosevelt School site was not included in the district was discussed but the TIFA District boundaries cannot be changed. The residents need to be informed about TIFA District facts which may include a simple flier suggested by Mr. Sarafa or a newsletter. An updated list of the state requirements for the TIFA Board has been requested as the state requirements have become more rigorous. Council Member (TIFA Chairman) Lampl would like to find the outstanding due diligence items such as the expiration date, payments aligning with the expiration period, and if there is time left to extend. The TIFA Board seems to agree the best course of action would be to keep the TIFA District and will submit their recommendation to the city council after more information is reviewed. The board also agrees there is a need to be more proactive, creative, and informative to the residents. Mr. Rasegan comments on the MEDC (Michigan Economic Development Corporation) and Revitalization and Placemaking Program (RAP).

### **Light Pole Expenditure**

City Manager Neeb explains the purchase of replacement bulbs for the light poles. This is an appropriate purchase for the TIFA District because the bulbs are new.

*Resolution by Board Member Emerling; seconded by Board Member Ostroske to approve \$408.57 for 10 light bulbs.*

*Unanimous Roll Call Vote*

*Ayes: 7*

*Nays: 0*

*Motion Carries*

### **Fence at Sunset Park Update**

City Manager Neeb informs the board that the fence has been installed at Sunset Park. \$11,000 was approved and the final cost paid was \$10,900. The condominiums are in violation of the clear vision triangle and need to trim the basswood tree.

### **Surface Lot Update**

HRC provided an engineering and construction cost proposal for the three lots that were previously discussed. The lot on the West side of Cass Lake Road between Moss St. and Glenbroke (PIN 18-02-277-026), the lot on the East side of Cass Lake Road between Moss St. and Stapleton Ct. (PIN 18-02-232-011), and the lot on the West side of Cass Lake Road between Glenbroke St and Grove St (PINs 18-02-278-013 and 18-02-278-014). HRC also suggested a slight increase in the construction costs due to drainage issues that were not addressed. The numbering spots, metering, and enforcement of these lots were discussed. Information from other cities, including revenue, will be researched by board members. It would be helpful to have HRC present to answer questions. Paving these lots would alleviate the parking issues and make the community inviting and walkable. These parcels are for public benefit. The board would like to remove the lots between Glenbroke and Grove from

these plans and would like to discuss these parcels (18-02-278-013 and 18-02-278-014) for possible development with RCOC.

### **Sidewalk on Orchard Lake Road Update**

City Manager Neeb updates the board on the suggestions by HRC regarding the sidewalks on Orchard Lake Road between Willow Beach and Cass Lake Road. HRC recommends waiting for RCOC to complete their project first. The Road Commission is completing ADA-compliant ramps and curbs. A slab replacement program was also suggested and as part of the next meeting, a site visit will be added to the agenda.

### **TerraCast Update**

The agreement with TerraCast was terminated on August 23, 2022, and the deposit payment of \$17,500 was not refunded. Board members discussed the details involved in this matter.

### **Adjournment:**

Council Member (TIFA Chairman) Lampl adjourned the meeting at 6:35 pm.

  
David Emerling (Mar 11, 2024 13:14 EDT)  
David Emerling  
Chairman TIFA Board

  
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Stacy Goodall  
Deputy Clerk/ TIFA Recording  
Secretary







# Tab 1 May 23, 2023 TIFA Meeting Minutes

Final Audit Report

2024-03-11

Created:	2024-03-07
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## "Tab 1 May 23, 2023 TIFA Meeting Minutes" History

-  Document created by TAMMY NEEB (goodall@KEEGOHARBOR.ORG)  
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-  Document emailed to emerling.4@osu.edu for signature  
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-  Email viewed by emerling.4@osu.edu  
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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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