

Approved 12.3.2025

**City of Keego Harbor
Tax Increment Finance Authority (TIFA)
Meeting Minutes
Wednesday, September 3, 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, Board Member Santia, Board Member Wade, and Board Member Daelemans

Absent: Mayor Fletcher

Motion by Board Member Wade; supported by Board Member Daelemans to excuse the Mayor.

Unanimous vote: Ayes: 5 Nays: 0

Motion Carries

Staff Present:

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

Secretary Clark arrived at 4:04 pm.

Public Comment:

Public comment was made to the TIFA board.

City Manager Neeb informed the board that an electrician has been contacted for Fran Leaf Park and he will be out next week.

Approval of the Agenda:

Motion by Board Member Santia; supported by Vice Chair Williams to approve the agenda.

Unanimous Vote Ayes: 6 Nays: 0

Motion carries

Approval of Meeting Minutes:

Motion by Board Member Santia; supported by Secretary Clark to accept the minutes from July 30th.

Unanimous Vote Ayes: 6 Nays: 0

Motion carries

Financial Report

Motion by Board Member Wade; supported by Board Member Daelemans to accept the financials.

Unanimous Vote: Ayes: 6 Nays: 0

Motion Carries

Treasurer Hanley leaves at 4:11 pm.

New Business:

TIFA Marketing Support

Sam Mariuz was not in attendance. She will provide the flyer for the Façade Improvement Grant to be printed and distributed.

DTE Tree Grant

Secretary Clark presented the option for TIFA to participate in the tree grant. By dedicating funds trees could be planted in the TIFA district and other areas of the city.

Resolution by Secretary Clark; supported by Board Member Daelemans to approve recommending a TIFA budget allocation to city council for the DTE Tree Grant if awarded, in the amount not to exceed \$1,500.

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

Resolution Carries

TIFA Projects

- **Fran Leaf Archway Design-** The board discussed the quotes that were provided by Stefani & Co. and Railroad Irons Works. TIFA has already allocated funds for the arch in the 2025-2026 budget. A subcommittee will be established to review the design specifications and details.

Resolution by Secretary Clark; supported by Board Member Wade to recommend to council to accept the quote from Stefani & Company for the archway only and not to exceed \$18,500 and a 50% deposit to begin with certain details to be determined by a TIFA subcommittee.

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

Resolution Carries

- **Murals/Art Contest**

Chairman Emerling suggested Allen Park as an example of a DDA driven public art initiative. The city's mural ordinances currently need work.

- **Dollar Lake/Kayak Launch**

Secretary Clark provided information on the city property at 3052 Andre St. The board discussed the potential location of a kayak launch, the type of kayak launch and reviewed the quotes from Water's Edge and Decks & Docks.

Resolution by Vice Chair Williams; supported by Board Member Daelemans to accept the Decks & Docks proposal for the CanDock brand of the launch not to exceed \$12,000.

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

Resolution Carries

Board Member Santia leaves at 5:43 pm.

- **Oak Park- Nine Mile Redesign**

Chairman Emerling encouraged the board to see Oak Park's Nine Mile Redesign.

- **Main Street Program**

Emily Huhuman, the city's planner, is working on the application.

Police Officer in TIFA

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

Resolution by Secretary Clark; supported by Board Member Wade to approve and recommend to City Council for TIFA to pay from the TIFA budget, half of one police officer's wage and benefits to patrol the TIFA District, not to exceed \$50,722 for one year.

Roll Call: Clark yes, Emerling yes, Wade yes, Daelemens yes, Williams No.

Resolution Carries

Sidewalk Repair/Tree Trimming Update

City Manager gave update. Tree Trimming is ongoing, and the sidewalk will be using leveling concrete to fix the tripping hazards.

Board Member Comments:

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

Adjournment:

Chairman Emerling adjourned the meeting at 6:05 pm.

David Emerling

David Emerling (Dec 16, 2025 10:54:54 EST)

David Emerling
TIFA Board, Chairman

Stacy Goodall

Stacy Goodall
TIFA Board, Recording Secretary


TIFA September 3, 2025


Final Audit Report


2025-12-16


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"TIFA September 3, 2025" History

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