

**City of Keego Harbor  
Tax Increment Finance Authority (TIFA)  
REVISED Meeting Minutes  
Tuesday, June 10, 2025, at 4:30 pm**

**Call the Meeting to Order:**

TIFA-Chairman Emerling called the meeting to order at pm

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

**Absent:** Board Member Wade, and Mayor Fletcher

*Motion by Secretary Clark; supported by Vice Chair Williams to excuse Mayor Fletcher.*

*Unanimous vote: Ayes: 5                      Nays: 0*

*Motion Carries*

**Staff Present:**

City Manager / City Clerk Tammy Neeb, City Treasurer / TIFA Treasurer Denise Hanley, 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 Vice Chair Williams; supported by Board Member Daelemans to approve the agenda as presented for today's meeting.*

*Unanimous Vote Ayes: 5                      Nays: 0*

*Motion carries*

**Approval of Meeting Minutes:**

TIFA approved \$2,900 for the light pole to be capped, not \$29,000. Meeting minutes will be corrected.

*Motion by Board Member Santia; supported by Secretary Clark to approve the minutes from Tuesday, May 6, 2025, with the one correction.*

*Unanimous Vote Ayes: 5                      Nays: 0*

*Motion carries*

**Financial Report**

The board reviewed the current financial report as of May 31, 2025.

**New Business:**

**TIFA Marketing Support -Sam Mariuz with Fleis & Vandenbrink**

- **Grant Opportunities** -Ms. Mariuz presented the updated grant application for the Site and Façade Improvement Grant Program and reviewed additional changes. To market this program, the TIFA board discussed a possible mailer. The final draft will be presented to the City Council and the City Attorney.

*Board Member Wade arrived at 4:54 pm.*

Treasurer Hanley reports the fund balance amount is \$732,168 as of May 31, 2025. This number fluctuates.

*Resolution by Secretary Clark; supported by Vice Chair Williams, to approve not more than \$500 for printed color copies of the final approved site improvement grant document for distribution to the local businesses.*

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

- **Fran Leaf Park Sidewalk Archway** -5 Examples were presented with high-level cost estimates to gauge feedback from the TIFA board. An archway with low, rounded corners and a bench were suggested. Chairman Emerling presented designs that were drawn by Mrs. Emerling for a less modern, more Keego feel. Ms. Mariuz will take suggestions back to the design team.

**Board Member Comments:**

The next meeting was scheduled for ~~Tuesday~~ Wednesday, July 30, 2025, at 4:00 pm.

**Adjournment:**

Chairman Emerling adjourned the meeting at 6:08 pm.

*David Emerling*  
David Emerling (Aug 5, 2025 15:54:00 EDT)  
\_\_\_\_\_  
David Emerling  
TIFA Board, Chairman

*Stacy Goodall*  
\_\_\_\_\_  
Stacy Goodall  
TIFA Board, Recording Secretary

# June 10, 2025-Revised TIFA Meeting Minutes

Final Audit Report


2025-08-05


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