

**City of Keego Harbor  
Tax Increment Finance Authority  
(TIFA) Meeting Minutes  
Wednesday, April 1, at 4:00 pm**

**Call the Meeting to Order:**

Chairman Emerling called the meeting to order at 4:00 pm

**Roll Call:** Chairman David Emerling, Secretary Leslie Clark, Board Member Gino Santia, and Board Member Paul Daelemans.

*Motion by Secretary Clark; supported by Board Member Daelmans to excuse Board Member Drain.*

*Unanimous Vote: Ayes: 4                      Nays: 0*

*Motion Carries*

**Staff Present:**

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

**Public Comment:**

Public comment was made.

**Approval of the Agenda:**

*Motion by Board Member Santia; supported by Board Member Daelemans to add two items to the agenda tonight.*

*Unanimous Vote    Ayes: 4                      Nays: 0*

*Motion carries*

**Approval of Meeting Minutes:**

*Motion by Secretary Clark; supported by Board Member Daelemans to accept the meeting minutes for Wednesday, March 4<sup>th</sup> TIFA meeting with the exception of the change regarding the flooded walkway.*

*Unanimous Vote:    Ayes: 4                      Nays: 0*

*Motion carries*

**Financial Report**

*Motion by Secretary Clark; supported by Board Member Santia to accept the revenue and expenditure report with a period ending March 31<sup>st</sup>.*

*Unanimous Vote: Ayes: 4*

*Nays: 0*

*Motion Carries*

**New Business:**

**Grant for Brock Street Canal Project**

City Manager Neeb has applied for a grant with a 20% match. TIFA may contribute to matching funds for the park side of the canal since it is in TIFA.

**2028 RCOC Cass Lake Road Project-Mckenna**

RCOC plans to asphalt Cass Lake Road curb-to-curb only. The project is not federally funded. TIFA would have to pay for the Michigan State Police to do a traffic study to lower the speed limit.

**Brock Street Canal Fountains**

*Resolution by Board Member Santia; supported by Board Member Daelemans for four floating fountain heads for Brock Street canal not to exceed \$900.*

*Roll Call: Clark yes, Santia yes, Daelemans yes, Emerling yes.*

*Resolution Carries*

**Old Business:**

**Fran Leaf Park- Flooded Walkway**

City Manager Neeb was not able to meet with HRC. Board members discussed obtaining specifications to move forward with getting three bids for this project.

**TIFA Marketing Support**

- **Developer Day** -City Council recommends moving this to September. Board members suggested September 9, 2026, from 10am-12pm.
- **Newsletter** -Board members would like to have a quarterly newsletter. They discussed the possible content. Sam Mariuz, from Fleis & Vandenbrink, will draft the newsletter for City Council.

**TIFA Projects**

- **Fran Leaf Park**
  - **Landscape/Approach-** Reopening the RFP will give a little more time for additional bids.  
*Motion by Secretary Clark; supported by Board Member Daelemans ask City Manager to extend the due date for the bid to 2pm, Wednesday, April 8<sup>th</sup> at which time we will make a recommendation to council for them to review at the April council meeting.*

*Unanimous Vote: Ayes: 4 Nays: 0*

*Motion Carries*

- **Benches** -Penchura provided a quote for one 6-ft Dumor bench,

and one 22-gallon garbage can. Secretary Clark will send the information to Deputy Clerk Goodall to get quotes before either the next City Council meeting or TIFA meeting.

*Motion by Secretary Clark; supported by Chairman Emerling to request fresh quotes from three different bench suppliers including a garbage can in time for the next meeting, and when they come in, we will direct council with our choice.*

*Unanimous Vote:      Ayes: 4                      Nays: 0*

*Motion Carries*

- **Arch-** Clear specifications are needed to put out an RFP.
- **Kayak Launch-** Board members discussed the potential location for the kayak launch on Dollar Lake.

**Board Member Comments:**

The next meeting was scheduled for Wednesday, May 20, at 4:00 pm.

**Adjournment:**

Chairman Emerling adjourned the meeting at 5:54 pm.

*David Emerling*

David Emerling (Jun 2, 2026 17:37:51 EDT)

David Emerling  
TIFA Board, Chairman

*Stacy Goodall*

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Stacy Goodall  
TIFA Board, Recording Secretary






# April 1, 2026 TIFA Meeting Minutes

Final Audit Report

2026-06-02

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