

**City of Keego Harbor
Tax Increment Finance Authority
(TIFA) Meeting Minutes
Wednesday, May 20, 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, Vice Chairperson Colleen Wade, Secretary Leslie Clark, Board Member Gino Santia, Board Member Paul Daelemans, Board Member Ethan Drain, and Council Member Corine Streng.

Staff Present:

Interim City Clerk Stacy Goodall, and Treasurer Denise Hanley.

Public Comment:

Karen Meabrod: Banners, Webb Park fence, and bushes.

Approval of the Agenda:

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

Unanimous Vote Ayes: 7 Nays: 0

Motion carries

Approval of Meeting Minutes:

Motion by Vice Chairperson Wade; supported by Board Member Santia to approve the minutes for the April 1st meeting.

Unanimous Vote: Ayes: 7 Nays: 0

Motion carries

Financial Report

Motion by Vice Chairperson Wade; supported by Board Member Daelemans to accept the financial report.

Unanimous Vote: Ayes: 7 Nays: 0

Motion Carries

New Business:

Oakland County Main Street Introductory Board Training

Annaka Norris reviewed the roles and responsibilities for downtown management

organizations. The board discussed the first steps and set up a committee to focus on organization. Council Member Streng and Board Member Drain volunteered to lead the committee.

City Owned Property in TIFA District

Obtaining community input and ideas for the city owned properties like Dollar Lake boat launch were discussed.

2028 Road Project

An estimate from RCOC for the city's costs was requested for budgeting purposes.

Old Business:

Fran Leaf Park

- **Flooded Walkway-** Working on quotes for a walkway. Board members will put together proper specifications to send to other companies. Budgeting this project was discussed.
- **Kayak Launch-** A second launch was discussed. Placing the kayak launch, that was already purchased, at Fran Leaf or purchasing a new launch was also discussed. The grant for the shoreline restoration may have stipulations and will need to be reviewed.
- **Arch RFP-** The city received two proposals for the fabrication and installation of the Arch in Fran Leaf Park. Minor changes to the specifications will be taken back to the bidding companies.

Chairman Emerling leaves at 5:30 pm

TIFA Marketing Support

- **Newsletter** -Sam Mariuz presented the layout of a draft newsletter. City Council has approved the concept of a TIFA newsletter and delegated authority to city staff and the city attorney to review before posting on the website/Facebook.

Board Member Santia leaves at 5:46 pm

TIFA Projects

- **Fran Leaf Park Landscaping RFP** -Creative Brick was the only response that was received.
- **Benches Quotes** – Three quotes were obtained. The DuMor brand from Penchura matches what the city currently has around the city.

Resolution by Secretary Clark; supported by Board Member Daelemans to ratify Creative Brick Paving and Landscaping's bid in the amount of \$21,908.

*Roll Call: Wade yes, Clark yes, Daelemans yes, Drain yes, Streng yes.
Resolution Carries*

Resolution by Secretary Clark; supported by Vice Chair Wade to recommend the purchase of the DuMor bench and garbage can from Penchura not to exceed \$4,200.


*Roll Call: Streng yes, Drain yes, Daelemans yes, Clark yes, Wade yes
Resolution Carries*


Board Member Comments:

The next meeting was scheduled for Wednesday, June 24, at 5:00 pm.

Adjournment:

Chairman Emerling adjourned the meeting at 6:07 pm.


David Emerling (Jun 18, 2026 10:18:07 EDT)
David Emerling
TIFA Board, Chairman



Stacy Goodall
TIFA Board, Recording Secretary






May 20, 2026 TIFA Meeting Minutes

Final Audit Report

2026-06-18

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