

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

Call the Meeting to Order:

Deputy Clerk Goodall called the meeting to order at 4:00 pm

Roll Call: Board Member David Emerling, Board Member Colleen Wade, Board Member Leslie Clark, and Board Member Paul Daelemans.

Motion by Chairman Emerling; supported by Board Member Daelmans to excuse Board Member Santia.

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:

No Public Comment

Approval of the Agenda:

Motion by Board Member Daelemans; supported by Board Member Emerling to approve the agenda.

Unanimous Vote Ayes: 4 Nays: 0

Motion carries

Approval of Meeting Minutes:

Motion by Board Member Wade; supported by Board Member Emerling to approve the meeting minutes from December 3, 2025.

Unanimous Vote: Ayes: 4 Nays: 0

Motion carries

Financial Report

Motion by Board Member Wade; supported by Board Member Emerling to accept the financial report.

Unanimous Vote: Ayes: 4

Nays: 0

Motion Carries

New Business:

Appointment of Officers

The by-laws state the appointment of officers should be done in June and was removed from the agenda.

Motion by Chairman Emerling; supported by Secretary Clark to remove from the agenda.

Unanimous Vote: Ayes: 4

Nays: 0

Motion Carries

Motion by Board Member Daelemans; supported by Chairman Emerling to approve tonight's agenda with the deletion of the appointment of officers.

Unanimous Vote: Ayes: 4

Nays: 0

Motion Carries

Kayak Launch Signs

Signs are needed at the launch and in the parking lot.

Resolution by Board Member Daelemans; supported by Chairman Emerling to approve not to exceed \$300 for kayak signs at both the site and in the parking lot.

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

Resolution Carries

TIFA Newsletter

TIFA requests Sam Mariuz to help draft a TIFA newsletter. City Council will approve a draft newsletter concept and layout. Board members discussed options to showcase the TIFA District's projects.

Motion by Vice Chairperson Wade; supported by Board Member Daelemans to create a draft newsletter together to be presented to Council for approval.

Unanimous Vote: Ayes: 4

Nays: 0

Motion Carries

Fran Leaf Park- Flooded Walkway

Board members discussed a raised walkway concept for the last ~~200~~ 20 feet of the 115-foot walkway on the west end of the park. This section is not in the TIFA district therefore the city will have to fund a portion of the project. City Manager Neeb will discuss pricing with the city engineers, Hubbell, Roth, and Clark (HRC).

Old Business:

TIFA Marketing Support -Fleis & Vandenbrink

- **TIFA Overview:** This will be reviewed at the next meeting.
- **2890 Orchard Lake Road-** RFI: TIFA Board would like to have a “For Sale” sign placed on the property.

Motion by Vice Chairperson Wade; supported by Chairman Emerling to ask City Council to post a “for sale” sign on the 2890 Orchard Lake Rd property while they continue to pursue the RFI.

Unanimous Vote: Ayes: 4 Nays: 0

Motion Carries

- **Developer’s Day** – Oakland County is not conducting a community showcase this year. The board members discussed a weekday event for promoting the city potentially in June. Ms. Mariuz will draft a flyer.
- **Site Improvement Grant Update-** Board members suggested walking to businesses to distribute flyers.

TIFA District Maintenance- DPW

- **Lawn Maintenance-** Mr. Waldon proposed hiring a subcontractor for lawn maintenance in TIFA and he presented two quotes. Board members discussed landscaping.

Resolution by Secretary Clark; supported by Board Member Daelemans to approve spending TIFA funds up to \$30,000 a year for the next two years to cover mowing and landscape work in the TIFA district, recommending Kennedy Lawn and Snow.

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

Resolution Carries

- **Street Sweeping-** The city has contacted Eagle Eye to sweep Cass Lake Road again this year.

Resolution by Vice Chairperson Wade; supported by Chairman Emerling to approve the services of Eagle Eye Parking Lot Sweeping for \$620 to sweep Cass Lake Road for the Memorial Day parade this year.

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

Resolution Carries

- **Painting/Lighting-** DPW painted and replaced rings on most of the city’s light poles. The contracted electrician will do a spring and fall check because the DPW lift is broken.

TIFA Projects

- **Fran Leaf Park**

- **Landscape/Approach**

Secretary Clark presented a landscape concept with Julie Obrien's help. A bid format will be drafted, and the city will send it out.

- **Benches**

Board members discussed one bench and one garbage can that will match existing benches in other parks.

- **Arch**

The board members would like to present the quote for the arch from Stefani & Co. to City Council again for approval to move forward.

Resolution by Vice Chairperson Wade; supported by Chairman Emerling to dedicate up to \$25,000 to pay for an arch for the Fran Leaf walkway based on the quote from Stefani & Co.

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

Resolution Carries

- **Murals/Art Contest/Enhancing Cass Lake Road**

The board will hold off on this discussion.

- **Main Street Program Update**

City Planner, Emily Huhuman presented updates on the Main Street Program. The target area has decreased, and the city will be officially onboarded in June. Ms. Huhuman is working with Oakland County to set up training and site visits. The road project, interventions and grant opportunities were discussed.

Board Member Comments:

The next meeting was scheduled for Wednesday, April 1, at 4:00 pm.

Adjournment:

Chairman Emerling adjourned the meeting at 5:56 pm.

David Emerling

David Emerling (Apr 7, 2026 12:22:11 EDT)

David Emerling
TIFA Board, Chairman

Stacy Goodall

Stacy Goodall
TIFA Board, Recording Secretary


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Final Audit Report


2026-04-07


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