



AGENDA - Tax Increment Finance Authority

DATE: January 12, 2023 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. Annual Officer Selection
- IV. Approval of Meeting Minutes
 - I. Approval of December 8, 2022 Minutes
- V. Public Comment
- VI. Unfinished Business
- VII. New Business
 - I. Closed Session - to consider material exempt from discussion or disclosure by state or federal statute pursuant to MCL 15.268(h)
 - II. Consideration of Development Agreement
 - III. Survey Review and Goal Setting
- VIII. Adjournment

Public Comment: Public Comments are limited to three minutes.

Live Stream: The meeting will be livestreamed to the Official City of Grosse Pointe Park YouTube Channel.

Tax Increment Finance Authority MEETING - December 8, 2022
7:00 PM

CALL TO ORDER - INFORMATIONAL MEETING

The informational meeting was called to order by Vice Chair Ralstrom.

ROLL CALL

The following were present: Boardmembers Anton, Chamberlain, Cousineau, King-Piepenbrok, Secord, Tompkins, and Vice Chair Ralstrom.

Also present: Warren Rothe, TIFA Director and Assistant City Manager; and Kevin Kilby, City Attorney.

Motion by Boardmember Anton, seconded by Boardmember Cousineau, to excuse the following board members: Boardmembers Kokoshi, Lee, Mullen, and Chairman Hughes.

AYES: Boardmembers Anton, Chamberlain, Cousineau, King-Piepenbrok, Secord, Tompkins, and Vice Chair Ralstrom.

NAYS: None

EXCUSED: Boardmembers Kokoshi, Lee, Mullen, and Chairman Hughes.

PUBLIC COMMENT

No public comments were made.

OVERVIEW OF ANNUAL ACTIVITIES

Pursuant to PA 57 of 2018, the TIFA is required to hold two informational meetings per year. This is the first information meeting of 2022, and this report summarizes TIFA activities and accomplishments since the June 09, 2022, informational meeting. Activities & accomplishments include the following:

DPW Building – A Certification of Occupancy inspection is scheduled for the week of December 5th. The interior of the building is substantially complete, with drywall, flooring, and windows installed. Comcast installed the internet connection prior to Thanksgiving, and installation of computer networking equipment and the alarm system will be finished in the next few days. Availability of concrete has increased significantly in November and the paving of the alleyway is complete, and the drive approaches are scheduled to be poured the week of December 5th. Asphalt plants have closed for the year, so a portion of the exterior yard will be finished in the spring of 2023. Other exterior work finishing up in December includes permanent fencing and the brick wall. Mack Avenue has been resurfaced from the fire suppression system tap and the fire suppression system was successfully inspected by the Fire Inspector. A formal grand opening/community open house will be scheduled for early spring. This will give DPW staff ample time to move all their equipment and materials from the old DPW facility.

Business and Residential Grant Programs – All funds (\$90,000) that were budgeted for the residential and business improvement grant programs have been committed. 23 grants were for

the residential program and two for the business program.

New Attorney Selected – A RFP for legal services was issued and several responses were received. Kevin Kilby of McGraw Morris was appointed as legal counsel for the TIFA at its September 29th , 2022 meeting.

Parking Improvements – The TIFA's two major projects for FY 2023 include the development of parking lots behind Pointe Hardware and in the Maryland/Lakepointe block immediately adjacent to the Pointe Hardware lot. A status update, including the presentation of a development agreement framework, will occur as part of the December 8th informational meeting.

Goal Setting/Priorities – An online community survey was circulated along with a worksheet that was sent to the TIFA Board. The objectives of these were to solicit ideas and generate a list of goals/priorities that would be formally adopted by the Board as objectives for 2023 and 2024. The results of the survey are being summarized and reviewed. New TIFA members are expected to be appointed at the December 12th City Council meeting. As a result, discussion of the survey and generation of priorities for the upcoming 2024 and 2025 fiscal years will occur throughout the early TIFA meetings of 2023, so the new Board members can be included in the process.

PRESENTATION ON PARKING LOT PROJECTS

TIFA Director Rothe gave a presentation on the parking lot projects. The Tax Increment Finance Authority (the "TIFA") proposes coordinating with the Grosse Pointe Park Business District Improvement Foundation (the "Foundation") to plan, construct, and complete the Park Grill/Atwater parking lot. The Tax Increment Finance Authority (the "TIFA") will plan, construct, and complete the parking lot behind Pointe Hardware. The goal is to plan, construct, and complete parking lots in the Kercheval Business District during the 2023 calendar year. The lots are located behind Pointe Hardware and behind Park Grill/Atwater.

The proposed roles include the following: design and construction of both parking lots; operations of Park Grill/Atwater parking lot; property ownership; and then next steps.

ADJOURNMENT OF INFORMATIONAL MEETING

Motion by Boardmember Cousineau, seconded by Boardmember Chamberlain, to adjourn the informational meeting.

AYES: Boardmembers Anton, Chamberlain, Cousineau, King-Piepenbrok, Secord, Tompkins, and Vice Chair Ralstrom.

NAYS: None

EXCUSED: Boardmembers Kokoshi, Lee, Mullen, and Chairman Hughes.

With no further business, the informational meeting adjourned at 7:42 pm.

CALL TO ORDER - REGULAR MEETING

The regular meeting was called to order by Vice Chair Ralstrom.

APPROVAL OF MEETING MINUTES

Motion by Board Member Anton, seconded by Board Member Tompkins, to approve the September 29, 2022 minutes.

AYES: Boardmembers Anton, Chamberlain, Cousineau, King-Piepenbrok, Secord, Tompkins, and Vice Chair Ralstrom.

NAYS: None

EXCUSED: Boardmembers Kokoshi, Lee, Mullen, and Chairman Hughes.

PUBLIC COMMENT

No public comments were made.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS: SET 2023 MEETING DATES

Motion by Boardmember Cousineau, seconded by Boardmember King-Piepenbrok, to approve the amended 2023 meeting dates of: January 12, March 9, May 4, July 13, September 7, and November 9, 2023.

AYES: Boardmembers Anton, Chamberlain, Cousineau, King-Piepenbrok, Secord, Tompkins, and Vice Chair Ralstrom.

NAYS: None

EXCUSED: Boardmembers Kokoshi, Lee, Mullen, and Chairman Hughes.

ADJOURNMENT

Motion by Boardmember Cousineau, seconded by Boardmember Tompkins, to adjourn the meeting.

AYES: Boardmembers Anton, Chamberlain, Cousineau, King-Piepenbrok, Secord, Tompkins, and Vice Chair Ralstrom.

NAYS: None

EXCUSED: Boardmembers Kokoshi, Lee, Mullen, and Chairman Hughes.

With no further business, the meeting adjourned at 7:45 pm.



TAX INCREMENT FINANCE AUTHORITY MEETING

DATE: January 12, 2023

SUBJECT: Closed Session - to consider material exempt from discussion or disclosure by state or federal statute pursuant to MCL 15.268(h)

SUMMARY:

FINANCIAL IMPACT:

RECOMMENDATION:

PREPARED BY:



TAX INCREMENT FINANCE AUTHORITY MEETING

DATE: January 12, 2023

SUBJECT: Consideration of Development Agreement

SUMMARY:

FINANCIAL IMPACT:

RECOMMENDATION:

PREPARED BY:



TAX INCREMENT FINANCE AUTHORITY MEETING

DATE: January 12, 2023

SUBJECT: Survey Review and Goal Setting

SUMMARY: As the budget season approaches, the TIFA will need to identify priorities and projects for the upcoming fiscal year. To aid with this, a community survey was circulated online in late 2022. There were 293 responses to the survey and a summary of the results is attached for your review. Written responses to Question #5 largely centered on 6 categories. These categories, including the number of times an idea was mentioned, are included in a table in the attached document. The full written responses themselves can be viewed at this [link](#).

Also attached to help in the discussion of goals and objectives are pages from the current Development Plan that was prepared in early 2020. Since then, the TIFA's available captured taxes are already at their 2033 goal, meaning our revenue collection is approximately 10 years ahead of schedule. The future of the TIFA is bright and Board Discussion on goals and objectives for the upcoming fiscal year is welcomed.

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

PREPARED BY: Warren Rothe, Assistant City Manager

TIFA Community Survey

293

Responses

08:44

Average time to complete

Closed

Status

1. Do you live/work within the TIFA? The boundaries are roughly Wayburn to Beaconsfield; from Mack to Jefferson.

● Yes	119
● No	174



2. Where do you live in the TIFA?

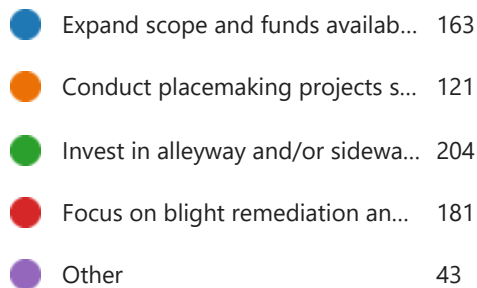
● 1000, 1100, 1200, 1300, or 1400 ...	16
● 1000, 1100, 1200, 1300, or 1400 ...	25
● 1000, 1100, 1200, 1300, or 1400 ...	32
● 1000, 1100, 1200, 1300, or 1400 ...	34
● I do not live in the TIFA.	186



3. Have you heard about the TIFA's business and residential grant programs?



4. What kinds of projects/focus would you like to see the TIFA undertake? Mark all that apply.



5. List/describe projects and activities you would like to see the TIFA pursue.

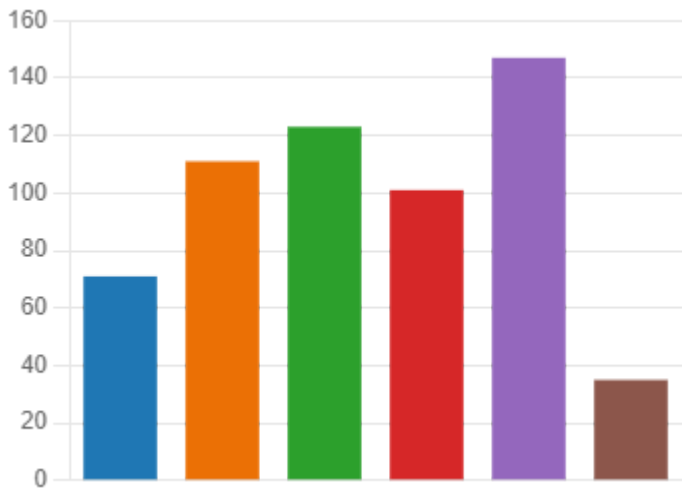
109

Responses

<u>Category</u>	<u># of Mentions</u>	<u>%</u>
Infrastructure Improvements	23	21%
Parking Improvements	17	16%
Against Parking Expansion/Home Demolition	7	6%
Streetscapes and Signage	22	20%
Business Growth/Development/Diversification	14	13%
Residential Improvements & Blight Management	28	26%

6. The TIFA is looking to improve how it communicates with the community. Which of the following communication strategies do you think should be pursued? Mark all that apply.

Through the existing website	71
Quarterly Newsletter - electroni...	111
Through the City's Communicat...	123
More use of surveys like this one.	101
All of the above	147
Other	35



7. Do you find it difficult to find street side parking in your neighborhood?

Yes, and I would be interested in...	38
Yes, but I don't think a permit sy...	58
No	123
No, but I do think a permit syste...	74



4. A Description of Improvements to be Made in the Development Area, a Description of any Repairs and Alterations Necessary to Make the Improvements, and an Estimate of the Time Required for Completion of the Improvements. (MCL §125.4316(2)(d)).

GOALS AND OBJECTIVES

The proposed improvements were developed based on a set of goals and objectives to ensure that each project was consistent with the overall vision for the TIFA, as described above. The following includes these goals and objectives and provide a framework for the proposed projects included in this section.

The overall goals of the Amended Development Plan is to offer improvement projects that seek to visually enhance the City of Grosse Pointe Park and reflect its character thereby creating an attractive, memorable environment for businesses and residents.

The improvements in the Amended Development Plan are intended to encourage greater investment and revitalize the TIFA District by halting any decline in commercial or residential property values, increase property valuations, and promote diversity of commercial and residential growth within the TIFA District defined areas.

The TIFA anticipates the development of many projects over the upcoming sixteen (16) year period. It is anticipated during this period further projects will be taken under consideration. However, these projects may not be implemented until compliance with the Act has been satisfied. At this time, the City Council is continuing this plan within the District for the remaining sixteen (16) year period as the TIFA proposes the improvements described below.

The full extent of demolition, repair, or alteration of existing improvements is not yet known. Demolition, repair, construction, enhancement, and/or replacement of existing infrastructure are planned as part of the various projects, including sidewalks, curbing, pavement, pavers, streets and grates, lighting, utility, street furniture, and others.

The Grosse Pointe Park City Council will review and improve the amendment to the TIFA's Amended Development Plan to make a determination as to whether or not it constitutes a public purpose.

A. Facade, Landscape And Public Parking Improvements.

To encourage the continuous upgrading of properties within the TIFA District, it is the intent of the TIFA to continue to provide facade and landscape improvements to the businesses and residents within the TIFA District. These services would include the architectural renderings of homes and business transferable landscape schemes for the TIFA District. These improvements,

when undertaken, will not only improve the aesthetics of the TIFA District and the City, but will generate new captured assessments for the Authority.

Public parking improvements will continue to be undertaken to support both existing commercial properties and encourage location of new businesses in existing buildings that support the residential character of the City as a whole. Estimated cost is \$4,000,000.00. The time frame of undertaking these improvements will be primarily, but not limited to, the first five (5) to eight (8) years of the improvement plan beginning in 2020.

Initial parking improvements will be undertaken along Mack Avenue in conjunction with the construction of the public works facility described herein and are expected to cost approximately \$200,000. Beginning in fiscal year 2021, parking improvements are expected to begin on Charlevoix and are expected to cost approximately \$400,000. Also, during fiscal year 2021, parking lot improvements will be undertaken along Kercheval and the completion of parking lot construction along Maryland. During the balance of the TIF Plan, parking improvements will continue to be active and pursued if opportunities become available to create off-street parking along alleyways and parcels adjoining or frontage upon the commercial streets of Mack Avenue, Charlevoix and Kercheval. These improvements will be undertaken throughout the remainder of the TIF Plan.

B. Housing And Commercial Property Rehabilitation.

Many single family, multiple family and commercial structures within the TIFA District had been neglected or unimproved over the years. Accordingly, the TIFA may continue to acquire and renovate properties where it is beneficial to increase their values and/or facilitate the expansion of greenspace, placement of landscaping or possible off street parking improvements. Renovating properties throughout the TIFA District will continue to be a catalyst encouraging other property owners to improve their properties through private investment as well. Property owners in the TIFA District will be assisted in maintaining and improving their properties. These renovations will consist of practical improvements and architectural styles that property owners can learn from and thereby develop a greater sense of pride within throughout the TIFA District. Should any large commercial development become feasible and desirable for the District (including at the western end of Kercheval), the TIFA will assist in that development after consultation with all interested parties and compliance with applicable law.

Estimated cost is \$3,000,000 and such activities are expected to be undertaken continually throughout the course of the remaining sixteen (16) year term of the TIF Plan.

C. Street, Facility And Overall Public Safety and Facility Improvements.

The streetscapes on Mack Avenue between Nottingham and Somerset, Charlevoix Ave and Kercheval Ave, while once deteriorated, have been improved over the last twenty (20) years. However, these streetscapes now require further capital investment for reconstruction as recently undertaken along the Mack Avenue Business District. In order to do so, funding is required for these projects and for the consideration of a boulevard improvement upon Mack Avenue between Wayburn and Somerset streets. When these streetscapes, and accompanying parking improvements, and possible boulevard improvements, are completed the TIFA District will be able to more effectively attract and retain businesses in the Development Area and will fill the empty commercial properties that currently exist therein. Also commercial and residential lighting improvements, and commercial and residential alley and fence improvements will be undertaken. Additional general public safety enhancements including, traffic signals, control devices, markings and other health or safety and security related equipment will be pursued as well.

Public facility improvements will also be undertaken. This shall include the construction of offices and storage facility for the Grosse Pointe Park Department of Public Works on Mack Avenue between Wayburn and Maryland. Presently, there is a building that was once used for a bakery that has been closed for many years.

By increasing the amount of activity and presence of City employees at that location, this construction and resulting public facility will improve the image and security along the City's western border and correspondingly support local businesses along the Mack Avenue Business District and enhance the surrounding commercial and residential underlying values. Costs of that improvement shall include accompanying administrative costs.

Other locations within the City were considered by the TIFA, with the advice and consultation of OHM Advisors. However, OHM concluded that the proposed location on Mack Avenue between Maryland and Wayburn were the best locations and would promote the TIFA's objectives of removal of blight and supporting local businesses along the Mack Avenue Business District.

The TIFA is confident that the combination of all of these programs will aesthetically improve both the residential and commercial properties within the Development Area and create an overall sense of continued revitalization of the entire TIFA District and promote the establishment of new business throughout its commercial districts. Estimated cost of these capital improvements total \$ 8,008,650.

The first phase of improvements will consist of construction of the public works facility. At this time, costs are estimating between \$3.5 and \$4 million. Some street lighting upgrades will continue this fiscal year and will be undertaken throughout the entire sixteen (16) year TIF Plan.

Alley improvements, including repaving, will begin in fiscal year 2022 and continue for the duration of the TIF Plan. Kercheval and Charlevoix street scope improvements will begin fiscal year 2021 and will be staged block-by-block for each street and phased in during the next eight (8) years.