



AGENDA - Tax Increment Finance Authority

DATE: May 4, 2023 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. Informational Meeting of the T.I.F.A.
 - I. Public Comment
 - II. Overview of Annual Activities
 - III. Adjournment of Informational Meeting
- IV. Approval of Meeting Minutes
 - I. Approval of March 9, 2023 Minutes
- V. Public Comment
- VI. Unfinished Business
- VII. New Business
 - I. Purchase of Parking Meter Equipment
 - II. Review of proposed Fiscal Year 2024 Residential Programs
- 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 - March 9, 2023
7:00 PM

CALL TO ORDER

The meeting was called to order by Chairman Hughes.

ROLL CALL

The following were present: Boardmembers Anton, Chamberlain, Cousineau, Distel, Mullen, Robson, Secord, Vice Chair Ralstrom and Chairman Hughes.

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

Excused Absence: Boardmembers King-Piepenbrok and Tompkins.

APPROVAL OF MEETING MINUTES

Motion by Boardmember Cousineau, seconded by Boardmember Anton, to approve the January 12, 2023 minutes.

AYES: Boardmembers Anton, Chamberlain, Cousineau, Distel, Mullen, Robson, Secord, Vice Chair Ralstrom and Chairman Hughes.

NAYS: None

ABSENT: Boardmembers King-Piepenbrok and Tompkins.

PUBLIC COMMENT

No public comments were made.

UNFINISHED BUSINESS:
REVIEW OF MARYLAND/LAKEPOINTE LOT SITE PLAN

Director Rothe presented an update on the Maryland/Lakepointe parking lot site plan and answered questions from Boardmembers.

UNFINISHED BUSINESS:
CONSIDERATION OF FINANCING AGREEMENT

Motion by Boardmember Cousineau, seconded by Chairman Hughes, to accept the recusal of Boardmembers Chamberlain and Secord..

AYES: Boardmembers Anton, Cousineau, Distel, Mullen, Robson, Vice Chair Ralstrom and Chairman Hughes.

NAYS: None

ABSENT: Boardmembers King-Piepenbrok and Tompkins.

RECUSED: Boardmembers Chamberlain and Secord.

Motion by Boardmember Cousineau, seconded by Boardmember Ralstrom, to approve the financing agreement.

AYES: Boardmembers Anton, Cousineau, Distel, Mullen, Robson, Vice Chair Ralstrom and Chairman Hughes.

NAYS: None

ABSENT: Boardmembers King-Piepenbrok and Tompkins.

RECUSED: Boardmembers Chamberlain and Secord.

UNFINISHED BUSINESS:
REVIEW OF POINTE HARDWARE LOT SITE PLAN

Working with a local architect, a preliminary site plan was prepared for the gravel lot located behind Pointe Hardware. The design takes into account the existing DTE pole with its anchoring wire. 8 spots are proposed to be added, with decorative landscaping to be placed around the property. In order to proceed with the project, the services of an engineer will need to be solicited to prepare a final design, bid documents, and provide construction oversight. Engineering services could be solicited with the use of an RFP.

The City Engineer and the City Building Official, newly constructed parking lots can typically cost \$10,000 per spot. Engineering services will need to be secured to finalize the design and prepare the necessary bid documents. Given the need for engineering work, and unknowns, the preliminary budget figure for this project is estimated at \$100,000. The TIFA Board advised Director Rothe to reach out to the City Engineer to solicit bids for the work to be completed.

NEW BUSINESS:
CONSIDERATION OF THE PRELIMINARY FISCAL YEAR 2024 BUDGET

The preliminary Fiscal Year 2024 Budget was presented for consideration. Revenues and expenditures were balanced. The budget was created using input and ideas submitted by TIFA Boardmembers. Director Rothe and Chairman Hughes thanked all for submitting their ideas as they greatly aided in generating the proposed budget.

Per Public Act, 57 of 2018, before the budget can be adopted by the TIFA Board, the governing body of the municipality must approve the budget. Therefore, staff will present a final budget to the Board to consider after the City Council approves it at the May 8th regular City Council meeting.

Motion by Boardmember Mullen, seconded by Boardmember Cousineau, to amend the proposed budget to increase the Residential Programs/Grants from \$160,000 to \$170,000 and decrease the Future Project Fund from \$125,000 to \$115,000, and recommend the amended preliminary budget to be submitted to the City Council for final approval.

AYES: Boardmembers Anton, Chamberlain, Cousineau, Distel, Mullen, Robson, Secord, Vice Chair Ralstrom and Chairman Hughes.

NAYS: None

ABSENT: Boardmembers King-Piepenbrok and Tompkins.

ADJOURNMENT

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

AYES: Boardmembers Anton, Chamberlain, Cousineau, Distel, Mullen, Robson, Secord, Vice Chair Ralstrom and Chairman Hughes.

NAYS: None

ABSENT: Boardmembers King-Piepenbrok and Tompkins.

With no further business, the meeting adjourned at 8:08pm.

DRAFT PENDING APPROVAL



TAX INCREMENT FINANCE AUTHORITY MEETING

DATE: May 4, 2023

SUBJECT: Purchase of Parking Meter Equipment

SUMMARY: The 2024 Fiscal Year Budget included funds for the purchase of 3 pay stations. This was done to comply with our requirements under the development agreement for the Maryland/Lakepointe parking lot, as well as to address the recommendations from the parking study. The quoted Luke II pay station is the same model that is used in Grosse Pointe City. Additionally, Grosse Pointe Farms placed an order for three stations of their own earlier in April. This will help create a uniform parking experience for visitors and residents of the Grosse Pointe communities. The local vendor for the Luke II stations is Traffic and Safety Control Systems, the same vendor used by the other Grosse Pointe communities and are located in southeast Michigan.

The pay stations are solar powered and connected to the cellular network. They are capable of processing transactions via coin or credit card, and the City's existing mobile-pay system will continue to be available.

FINANCIAL IMPACT: \$90,000 is budgeted in Fiscal Year 2024 for parking improvements. Sufficient funds are available to make this purchase.

RECOMMENDATION: Motion to accept the quote from Traffic & Safety Control Systems for the purchase of 3 Luke II Pay Stations, subject to the City Council's final approval of the Fiscal Year 2024 TIFA Budget on May 8th, 2023.

PREPARED BY: Warren Rothe, Assistant City Manager



Traffic & Safety Control Systems, Inc.

April 20, 2023

City of Grosse Pointe Park
Warren Rothe / Assistant City Manager
15115 E. Jefferson Ave, G.P.P., MI 48230
(313) 822-1183
(313) 822-6200 ext 273

SUBJECT: (3) LUKE II Parking Pay Stations

Traffic and Safety is pleased to present the below pricing and details to provide and install (3) LUKE II pay stations for the City of Grosse Pointe Park. Each pay station includes a 12 month parts, software, and labor warranty. Costs included training, set-up, and testing. Please note that all concrete, electrical, signage, and conduit is provided by others.

EQUIPMENT LIST

(3) LUKE II Parking Pay Stations Featuring: Coin Acceptance, Mag-stripe Credit Card Acceptance, Solar Panel Power, Verizon Cellular Communications, (3) Rolls Thermal Paper, (3) Spare Collection Bins, (1) USB BOSS Key, (3) Verizon Sim Card, (1) Set of GREEN Pay Station Keys, (2) Coin Canister Keys.

Equipment	\$ 32,125.00
Labor / Installation / 1 Year Warranty	\$ 2,475.00
Shipping Estimate	\$ 750.00
Total Project Cost	\$ 35,350.00

*Please add 6% Michigan Sales Tax if applicable

Notes:

1. This quote is valid for 30 days. 2. Terms are 50% of project cost due upon quote acceptance. 25% due upon start of installation. Remaining 25% due upon job completion. If paying with a debit/credit card add 3% to the total cost of the quote. A 6% sales tax will be added if applicable. 1 1/2% per month finance charge will be added to all invoices older than 30 days. 3. 3rd party processing fees will be billed back to customer upon completion of work. 4. Change orders to job need to be submitted in writing and will be quoted separately. 5. This work to be completed during normal business hours. M-F, 8:30a – 5pm. 6. Cancellations of all or part of this order will be subject to a 25% restocking charge. 7. Any custom orders or incurred subcontractor fees are not refundable. 8. Training is included in the cost of installation. All additional hours will be invoiced as a separate item. 9. High speed internet connection to be provided by others / City. 10. Warranty covers only normal wear and tear. Misuse or intentional damage is not covered. Antivirus software or other applications on the laptop are not covered. 11. Shipping costs are an estimate from the manufacturer only. Any additional shipping costs incurred by Traffic & Safety will be passed on. 12. Unexpected return site



Traffic & Safety Control Systems, Inc.

visits that are due to factors out of T&S control will be billed (i.e. - customer says they're ready for our scope of work to proceed - we arrive and there is no power at a machine location.) 13. Monthly cellular fees and monthly IRIS cloud fees apply and will be quoted separately.

Tom Neff
Traffic and Safety
Sales Representative
248-756-7027
tomn@trafficandsafety.com

QUOTE ACCEPTANCE

NAME

DATE

*I, the above signee, agree to the terms and dollar amount indicated in the quotation and authorize Traffic and Safety to proceed with the quoted work.

Multi-Space Pay Station

For On- and Off-Street Parking Environments

Public and private parking operators are realizing the benefits of multi-space pay stations: increased revenue, reduced operational costs, and superior customer service, to name just a few. Consumers also enjoy the added convenience, diverse payment options, and ease of use provided by pay stations. The LUKE® II pay station is highly secure, flexible, and suitable for both on- and off-street deployments. LUKE II fulfills customer service expectations and delivers superior performance and significant contributions to operators' top and bottom line.

LUKE® II Features for Consumers

- Range of convenient payment options, such as coins, bills, credit cards, smart cards, value cards, campus cards, coupons, and Pay-by-Phone services
- Contactless payments for rapid parking transactions
- Extend-by-Phone service provides expiry reminders and the ability to add time via mobile phone
- Large color screen that is easy to read
- Prompts in multiple languages
- Ability to pay for parking or add time using any pay station in the system
- Coin escrow refunds consumers' money upon a cancelled transaction
- 38-key full alphanumeric keypad for easy license plate entry
- Easily recognizable design identifies machine as a parking pay station

LUKE® II Features for Parking Operators

- Separate maintenance and collections compartments for enhanced security
- Theft-resistant design to protect coins, bills, and internal components
- Enhanced locking mechanism and electronic lock support for added security
- PCI compliant and PA-DSS validated system ensures credit card data security
- Pay-and-Display, Pay-by-Space, and Pay-by-License Plate on the same pay station
- Remote configuration of rates and policies saves time and money
- Integration with leading parking technology partners for a complete solution
- Flexible rate structures and diverse payment options can increase revenue
- Reduced maintenance and collections costs
- Real-time credit card processing to reduce processing fees and eliminate bad debt
- Real-time reporting and alarming
- Complete audit trail and rich analytics

LUKE® II Specifications

Cabinet:	12-gauge cold rolled steel protected with an anti-corrosion coating
Payment Options:	Coins, bills, credit cards, contactless payments, smart cards, value cards, campus cards, coupons, Pay-by-Phone services. Coin escrow optional
Card Reader:	Cards are not ingested – no moving parts. Reads Tracks 1, 2, and 3 of all magnetic stripe cards conforming to ISO 7810 and 7811. Reads and writes to chip-based smart cards conforming to ISO 7810 and 7816
Bill Stacker:	1,000-bill capacity (U.S. only)
Printer:	2" receipt width
Display:	Color backlit LCD with 640 x 480 resolution
Keypad:	38-key alphanumeric with tactile buttons
Locks:	Can be re-keyed twice without removal of lock cylinder. Electronic locks optional
Access:	Separate compartments for maintenance and collections
Communications Options:	GSM/GPRS, CDMA, Ethernet
Environmental Requirements:	-40°F to +140°F (-40°C to +60°C)* Relative humidity: up to 95%
Power:	120 V AC. Slimline solar panel optional
Operational Modes:	Pay-and-Display, Pay-by-Space, Pay-by-License Plate
Multilingual Support:	Up to four languages using roman or non-roman characters
Audible Alarm:	Senses shock and vibration
Color:	Charcoal gray. Additional colors optional
Standards:	UL/CSA approved, ADA compliant, PCI compliant, PA-DSS validated

*using separately purchased heater/insulator option.
Low end of range is -4°F (-20°C) ambient without heater/insulator option



Standard



Charcoal
Gray

Premium



Jet
Black



Pebble
Gray



Racing
Green



Marine
Blue



Citrus
Yellow

Think Technology. Think Solutions. Think T2.



Since 1994, T2 Systems has been providing the parking industry with solutions that meet the ever-changing needs of parking managers and parkers alike. T2's unified parking management platform combines quality products and services with a commitment to thought leadership and strong customer relationships. T2's intelligent platform of Solutions-as-a-Service (SaaS)—including enforcement, permits, payments, PARCS, event parking and real-time parking availability—is trusted by over 1,000 organizations in the United States and Canada, including universities, cities, towns, private operators, and airports.

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Overview of Proposed Fiscal Year 2024 Residential Programs

The proposed budget for the 2024 fiscal year includes \$170,000 for the following three residential programs.

1. Street tree planting program
2. Assistance towards purchase of garbage and recycling bins.
3. Residential Improvement Grant (RIG) Program

Street Tree Planting Program – City Forester Brian Colter has prepared the attached memo for your review regarding the proposed street tree planting program.

Garbage and Recycling Bins – It is proposed that this program would be a 50% credit towards the purchase of a garbage cart, recycling bin, or recycling cart, or any combination thereof. Current prices are as follows:

- Garbage Cart (96 gallon)
 - Regular Cost: \$100
 - Discounted Cost: \$50
- Recycling Cart (64 gallon)
 - Regular Cost \$65
 - Discounted Cost: \$32.50
- Recycling Bin (18 gallon)
 - Regular Cost: \$12
 - Discounted Cost: \$6

RIG Program –For Fiscal Year 2024 the following is being proposed:

- Add the following street-facing exterior property improvements (must be facing a street) as eligible items for grant awards:
 - Porches
 - Overhangs
 - Guardrails
 - Stairs
 - Railings
- Existing eligibility activities of fences and parking/garage improvements will remain.
- Grants will be awarded via a dollar-for-dollar match up to the following amounts:
 - Fences \$2,000,
 - \$7,000 for all other categories.

March 9, 2023

To TIFA Board of Commissioners,

RE: Tree Planting on City Property

Due to the Dutch elm disease, the emerald ash borer epidemic and storm damage events, there is a significant opportunity for tree planting on city property (strip between the sidewalk and curb) within the TIFA district. A door hanger would be left notifying residents that a tree will be planted and to contact the city forester if they do not want one, or if they have any questions. Residents are not required to accept a tree. A variety of desirable tree species would be planted to guard from future epidemics; preference would be given to native species. This information will be posted on the City's web site.

The cost to the TIFA would be \$350 per planted tree; trees will be the standard 2.5" caliper, 8'-12'. Trees will be staked and mulched.

Potential planting sites have been identified on the following streets in the TIFA district:

- Wayburn = 40 potential planting sites
- Beaconsfield = 25 potential planting sites
- Lakepointe = 26 potential planting sites
- Maryland = 25 potential planting sites

If a tree is planted in every identified planting site, the total cost would be \$40,600.

Sincerely,



Brian Colter
City Forester
Certified Arborist #MI-0389A

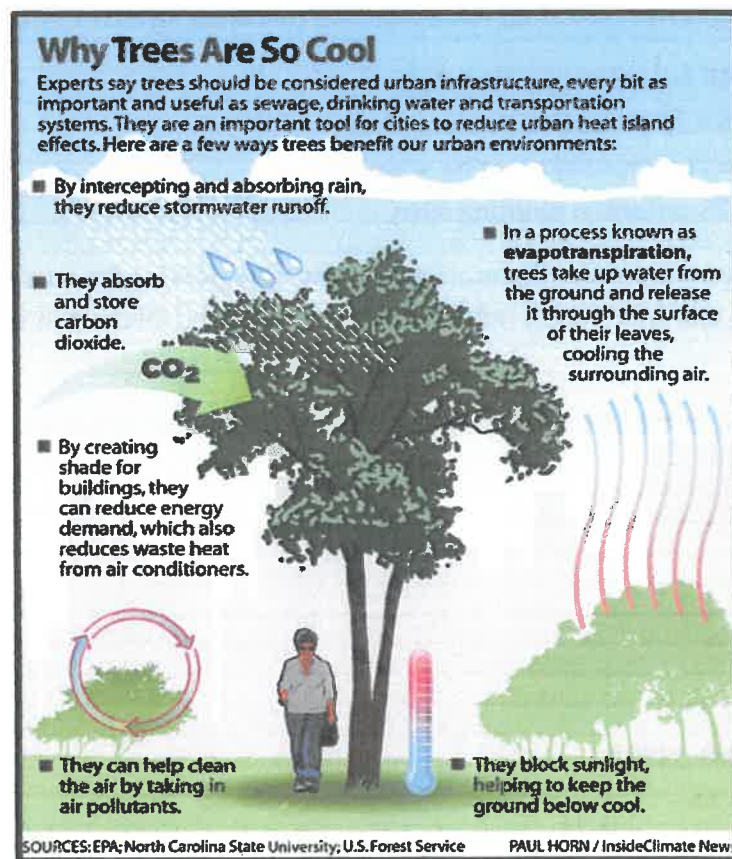


Warren Rothe
TIFA Director

Benefits of a Healthy Tree Canopy

The importance of a healthy tree canopy cannot be understated. These considerations are essential for controlling climate change and providing a cleaner environment for all of our Grosse Pointes:

- Trees absorb carbon dioxide, sulfur oxide, nitrous oxides and other air pollutants, thereby reducing conditions that cause asthma and other respiratory illnesses.
- Tree coverage reduces UV exposure by 50%.
- A mature tree canopy can reduce air temperatures by 5-10 degrees Fahrenheit.
- Trees shading parking areas reduce ozone emissions from vehicles.
- Trees reduce noise pollution by absorbing sounds.
- Trees also absorb and neutralize ground pollutants. The Grosse Pointes are a watershed for Lake St Clair. A green watershed protects our rivers and lakes.
- Tree canopies intercept flash flooding rains, slowing the water's descent to the ground, thereby allowing increased time for water absorption into the soil.
- Studies have shown that driving speeds are slower when trees are present; yet another important safety consideration because the Grosse Pointes are walking and biking communities.



Financial benefits of a healthy tree canopy include:

- Homes landscaped with trees are worth 4-15% more and sell faster.
- Trees can reduce household energy consumption up to 25%.
- Consumers in tree lined business districts spend up to 12% more for goods and services.
- Tree shade reduces pavement cracking and other road issues saving infrastructure costs.

The best time to plant a tree was 20 years ago. The second-best time is now!