Tax Increment Finance Authority MEETING - January 12, 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, King-Piepenbrok, Mullen, Robson, Secord, Tompkins, Vice Chair Ralstrom and Chairman Hughes.

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

ANNUAL OFFICER SELECTION

Motion by Boardmember Anton, seconded by Boardmember Cousineau, to reappoint Boardmember Hughes to Chairman.

AYES: Boardmembers Anton, Chamberlain, Cousineau, Distel, King-Piepenbrok, Mullen, Robson, Secord, Tompkins, Ralstrom and Hughes.

NAYS: None

Motion by Boardmember Hughes, seconded by Boardmember Cousineau, to reappoint Boardmember Ralstrom to Vice Chair.

AYES: Boardmembers Anton, Chamberlain, Cousineau, Distel, King-Piepenbrok, Mullen, Robson, Secord, Tompkins, Ralstrom and Hughes.

NAYS: None

APPROVAL OF MEETING MINUTES

Motion by Boardmember Anton, seconded by Boardmember Chamberlain, to approve the December 8, 2022 minutes.

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

NAYS: None

PUBLIC COMMENT

One public comment was made.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS:
CLOSED SESSION - TO CONSIDER MATERIAL EXEMPT FROM DISCUSSION OR

DISCLOSURE BY STATE OR FEDERAL STATUE PURSUANT TO MCL 15.268(H)

Motion by Boardmember Mullen, seconded by Chairman Hughes, to move into closed session to consider material exempt from discussion or disclosure by state or federal statue pursuant to MCL 15.268(h) at 7:15 pm.

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

NAYS: None

RECUSED: Boardmembers Chamberlain and Secord.

Motion by Boardmember Mullen, seconded by Vice Chair Ralstrom, to reconvene to open session at 8:36 pm.

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

NAYS: None

RECUSED: Boardmembers Chamberlain and Secord.

CONSIDERATION OF DEVELOPMENT AGREEMENT

Motion by Boardmember Cousineau, seconded by Boardmember Anton, to approve the proposed development agreement with the understanding that the site plan be provided to the TIFA Board prior to the execution of the financing agreement.

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

NAYS: None

RECUSED: Boardmembers Chamberlain and Secord.

SURVEY REVIEW AND GOAL SETTING

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 given to the Board. Chairman Hughes requested Boardmembers to review the new proposed budget and provide input on where funds should be allocated prior to the next TIFA meeting date to be complied for Board review.

ADJOURNMENT

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

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

NAYS: None

With no further business, the meeting adjourned at 8:42 pm.