



AGENDA - Tax Increment Finance Authority

DATE: December 11, 2025 7:00 PM City Council
Chambers

- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Minutes
 - I. Approval of September 4, 2025 Minutes
- IV. Public Comment (Agenda Items)
- V. Unfinished Business
- VI. New Business
 - I. Set 2026 Meeting Dates
 - II. 1167 Maryland Option Agreement Consideration
 - III. Closed Session
 - IV. Possible action on Closed Session item.
- VII. Public Comment (Non-Agenda Items)
- 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 - September 4, 2025
7:00 PM

CALL TO ORDER

Chairman Ralstrom called the meeting to order at 7:02 PM.

ROLL CALL

MEMBERS PRESENT: Mullen, Robson, King-Piepenbrok, Chamberlain, Anton, Czerny, Tompkins, Distel and Secord

MEMBERS ABSENT: Cousineau, Chamberlain

ALSO PRESENT: Nick Sizeland, City Manager

APPOINTMENT OF TIFA DIRECTOR

Motion by Robson, seconded by Tompkins to appoint the City Manager Nick Sizeland as Interim TIFA Director

The motion passed unanimously by voice vote.

INFORMATIONAL MEETING

Activity Highlights of the TIFA District presented by City Manager to TIFA Board

APPROVAL OF March 6, 2025 MINUTES

Motion by Anton, seconded by Mullen approving the March 6, 2025 Minutes. The motion passed unanimously by voice vote.

PUBLIC COMMENT

No public comments were given.

UNFINISHED BUSINESS

NEW BUSINESS

Municipal Landscape Agreement

Director Sizeland presented the Municipal Landscape Agreement to the TIFA Board recommending Russell Landscaping as the awarded contractor to take care of watering and maintaining flower pots, parking lots and easements within the TIFA District. Russell will also work in the City and DDA District.

Motion by Mullen, seconded by Tompkins to approve the agreement as presented.

The motion passed unanimously by voice vote.

CLOSED SESSION PURSUANT TO MCL 15.268 1(H)

Motion by Mullen and Seconded by Tompkins to enter into closed session

The motion passed unanimously by voice vote.

Motion by Tompkins and Seconded by King Piepenbrok to pursue as discussed in closed session

The motion passed unanimously by voice vote.

CLOSED SESSION PURSUANT TO MCL 15.268 1(D)

Motion by Robson and Seconded by Tompkins to enter closed session

The motion passed unanimously by voice vote.

Motion by Anton and Seconded by Mullen to pursue as discussed in closed session

The motion passed unanimously by voice vote.

ADJOURNMENT

Motion by Tompkins and Seconded by Mullen.

The motion passed unanimously by voice vote.

The Meeting was adjourned at 8:05PM



TAX INCREMENT FINANCE AUTHORITY MEETING

DATE: December 11, 2025

SUBJECT: Set 2026 Meeting Dates

SUMMARY: Propose the Following Meeting Dates:

February 4, 2026
May 7, 2026
August 14, 2026
November 5, 2026

FINANCIAL IMPACT: N/A

RECOMMENDATION: Motion to Approve the Following Meeting Dates:

February 4, 2026
May 7, 2026
August 14, 2026
November 5, 2026

PREPARED BY: Cindy Paparelli, Assistant City Manager



TAX INCREMENT FINANCE AUTHORITY MEETING

DATE: December 11, 2025

SUBJECT: 1167 Maryland Option Agreement Consideration

SUMMARY: In 2012 the TIFA bought a two family home in 2012 for \$128,000. The home was knocked down and left as gravel for parking in the TIFA District. The purchase price as proposed is \$35,000 by Pointe Hardware Group with an option consideration of \$5,000 for one year. If the TIFA were to accept this option agreement, the Buyer has one year to exercise it, otherwise the property stays with the TIFA and \$5,000.

In 2022 there was discussion amongst the TIFA Board to surface this property as a formal parking lot. The cost to do this for approximately 10 parking spaces was \$265,000. The TIFA decided not to spend the significant cost proposed.

Pointe Hardware Group if the TIFA were to consider the agreement would like to expand Pointe Hardware and or other development on a vacant property that has sat for Thirteen years as a gravel lot.

For reference an empty new-build two-family home in the TIFA District had a previous taxable value of \$28,000 in 2022. After the sale and build of that home the taxable value of that property is now \$337,500.

FINANCIAL IMPACT: Up to \$35,000 in revenue pending buyer exercising option

RECOMMENDATION: Motion to Approve the Option Agreement and Authorize the City Manager to Sign

PREPARED BY: Nick Sizeland, City Manager

OPTION AGREEMENT

This OPTION AGREEMENT (“Agreement”) is entered into on _____, 2025 by and between the City of Grosse Pointe Park Tax Increment Financing Authority, whose address is 15115 East Jefferson Avenue, Grosse Pointe Park, Michigan 48203 (hereinafter “Seller”) and POINTE HARDWARE GROUP LLC, whose address is 15000 KERCHEVAL AVENUE GROSSE POINTE PARK MI 48230 (hereinafter “Buyer”). The Seller and Buyer are sometimes hereinafter referred to collectively as the parties or the party if in the singular.

The Option is given on the terms and conditions set forth in this Agreement. If the Option is exercised by Buyer in accordance with its terms, this Agreement shall constitute the purchase agreement for the transaction contemplated by this Agreement.

1. **Grant of the Option.** In consideration of \$5,000.00 (the “Option Consideration”) paid by Buyer to Seller to Buyer, receipt of which Seller acknowledges, Seller grants Buyer an exclusive option (the “Option”) to purchase the real property described on the attached Exhibit A, with all improvements, easements, rights, and appurtenances (the “Property”).
2. **Term of Option.** The Option shall remain in effect for one (1) year from the effective date of this Agreement, as defined below.
3. **Exercise of the Option.** Buyer may exercise the Option by giving written notice to Seller at its address stated in Section 32. Notwithstanding anything to contract, the notice must be sent by certified mail and received by Seller before the Option expires.
4. **Failure to Exercise the Option.** If Buyer fails to properly exercise the Option before this Agreement expires, the Option shall terminate, and Seller may retain the consideration and shall have no further obligation to Buyer.
5. **Purchase price.** The purchase price for the Property is \$35,000.00. The Option Consideration shall be credited to the Purchase Price.
6. **Survey.** If Buyer exercises the Option, Buyer shall order a survey of the Property to be conveyed to be prepared by the surveyor for the Property. Buyer shall be solely responsible for the cost of the survey. The survey shall be certified to Seller, Buyer, and any other parties Buyer designates.
7. **Due Diligence, Right of Entry.** If Buyer exercises the Option, Seller shall provide Buyer with or permitted access to all information, contracts, studies, reports, and other documentation relating to the Property in Seller’s possession or to which Seller has access. After exercising the Option and upon Buyer’s written notice to Seller and Seller’s written approval to Buyer, Buyer and its agents or employees may enter the Property to conduct such inspections or investigations as it may deem reasonable and prudent regarding the Property including, without

limitation, environmental and wetland investigations. After exercising the Option, Seller shall within five (5) business days provide Buyer with such additional or supplementary information as may be requested by Buyer in connection with its due diligence investigations of the Property. Buyer shall hold Seller harmless from any and all liability or damages which Seller may sustain by reason of any entry on the land by Buyer or its agents or employees. If the Closing is not consummated, Buyer shall return the Property to Seller in the same condition and status as it was in at the time this Agreement was executed.

8. **Preparations for the Closing.** If Buyer exercises the Option, the following obligations shall be performed before or at the Closing:
 - a. Seller shall prepare the necessary conveyance documents to transfer its title to Buyer and forward them to Buyer for Buyer's review at least ten (10) days before the scheduled date of the Closing.
 - c. At least ten (10) days before the scheduled date of Closing Buyer shall provide Seller with the survey set forth in Section 6 of this Agreement to confirm the Purchase Price.
9. **Closing.** If Buyer exercises the Option, the Closing of the transaction contemplated by this Agreement ("Closing"), shall take place on or before sixty (60) days after the Option is exercised at the Seller's offices unless the parties mutually agree on some other location.
10. **Prorations.** There will be no real property taxes due or prorated at the Closing because the Property is tax exempt. Buyer shall pay real estate taxes invoiced after the date of the Closing for the Property. Seller shall pay any special assessments levied against the Property to be conveyed before the date of the Closing, whether or not the assessments are payable in installments.
11. **Payment of Fees and Costs.** Buyer shall pay all title company fees, the cost of any title commitment, any title insurance premium, real estate transfer taxes, and recording costs and other costs and expenses relating to the Deed. Each party shall pay its own attorney's fees and all other expenses, except as otherwise expressly set forth herein.
12. **Title.** If the Option is exercised, title to the Property shall be conveyed by Warranty Deed (the "Deed") subject to existing use restrictions, reservations, easements and encroachments of record, and zoning ordinances, if any, anything discoverable by survey or inspection.
13. **Conditions.** Upon exercise of the Option, the obligations of Buyer under this Agreement to consummate the Closing and purchase of the Property is subject to and conditioned upon Seller conveying title in the condition required by Section

12 of this Agreement and Buyer determining the condition of the Property is acceptable based on the Survey and the inspections of the Property.

14. **Possession.** Buyer shall have possession of the Property immediately after the Closing.
15. **Consideration.** The parties are entering into this Agreement to allow the Buyer to develop the Property within three (3) years of the Buyer taking possession pursuant to Section 14 herein. The parties agree that the three (3) year period for development means that a certificate of occupancy shall be issued for any structure that is included on the plans. The Buyer agrees to submit to the Seller all plans for construction for review prior to the submission of any plans for any approvals required by any governmental or regulatory entity. The Seller shall have a minimum of thirty (30) days to review the plans submitted by the Buyer. If the Seller is concerned with any part of the plans, it will bring those concerns to Buyer's attention within the thirty (30) day review period. Thereafter, the Seller and Buyer shall work to mutually resolve any concerns regarding the plans.
16. **Right of Reversion.** Should Buyer exercise the Option to purchase as herein described, or any extension thereof; and, should the Buyer be unable to complete the development of the Property within the three (3) year period set forth in Section 15 herein, then the Seller shall have the right upon a written demand to the Buyer to repurchase the Property. If required by Seller, Buyer shall execute any and all documents necessary to convey title to the Property in Seller and to extinguish and remove any cloud or potential cloud on the title to the Property. At the time of said reversion, Seller shall remit to Buyer the Purchase Price described in Section 5 of this Agreement.
17. **Exclusivity.** Seller shall not, prior to expiration of the Term or, if the Option is exercised, prior to the Closing, sell, convey, mortgage, or Option the Property.
18. **Default.** A party's failure to fully or timely perform any of its obligations under this Agreement shall be an event of default under this Agreement. Upon the occurrence of an event of default by a party, the other party may at its sole discretion exercise any remedy or remedies in accordance with the applicable laws, including, without limitation, specific performance of the parties' obligations under this Agreement.
19. **Termination of the Option.** If Buyer exercises the Option, but does not consummate the Closing, this Agreement shall automatically terminate and neither party shall have any further obligations hereunder except for those obligations that expressly survive termination of this Agreement.
20. **Binding effect.** This Agreement shall bind and benefit the parties' successors and assigns and shall run with the land affected by this Agreement.

21. **Assignment.** Buyer may assign its interest under this Agreement only with Seller's written consent.
22. **Time of the essence.** Time is of the essence in the performance of this Agreement.
23. **Governing law and venue.** This Agreement shall be construed and enforced in accordance with applicable provisions of Michigan Law. Any dispute, controversy or issue arising hereunder shall be submitted to the competent courts with jurisdiction in the State of Michigan.
24. **Entire agreement.** This Agreement contains the entire agreement of the parties regarding the transaction described in this Agreement, and this Agreement may not be amended or released, in whole or in part, except by a document signed by both parties.
25. **Exhibits.** The following exhibit is attached to and a part of this Agreement:
 - a. Exhibit A – Legal description of the Property.
26. **Severability.** The parties hereto specifically agree that in case any one or more of the sections, subsections, provisions, clauses or words of this Agreement or the application of such sections, subsections, provisions, clauses or words to any situation or circumstance should be, or should be held to be, for any reason, invalid or unconstitutional, under the laws or constitutions of the State or the United States of America, or in contravention of any such laws or constitutions, such invalidity, unconstitutionality or contravention shall not affect any other sections, subsections, provisions, clauses or words of this Agreement or the application of such sections, subsections, provisions, clauses or words to any other situation or circumstance, and it is intended that this Agreement shall be severable and shall be construed and applied as if any such invalid or unconstitutional section, subsection, provision, clause or word had not been included herein, and the rights and obligations of the parties hereto shall be construed and remain in force accordingly.
27. **Agreement Extension or Renewal.** The term of this Agreement and the expiration date thereof may be extended or renewed by mutual agreement of the Seller and the Buyer. Any such extension of this Agreement or any renewal thereof shall require renegotiation and mutual agreement by the Seller and the Buyer as to the terms and conditions of any extension or renewal.
28. **Interpretation.** For purposes of interpretation of this Agreement, neither the Seller nor the Buyer shall be deemed to have been the drafter of this Agreement.
29. **Construction.** This Agreement has been prepared and negotiations have occurred in connection with said preparation pursuant to the joint efforts of the

parties hereto. This Agreement therefore shall not be construed against any party to this Agreement.

30. **No third-party beneficiaries.** This Agreement is not intended to confer upon any person or entity, other than the parties hereto, any rights or remedies of any kind or nature whatsoever.
31. **Captions and bylines.** The captions and bylines used in this Agreement are for the convenience of reference only and in no way define, limit or describe the scope of intent of any provision of this Agreement.
32. **Addresses and notice.** Unless otherwise provided herein and except for invoices for construction, any other notice, communication, request, reply or advice (herein severally and collectively, for convenience, called "Notice") herein provided or permitted to be given, made or accepted by any party to any other party must be in writing and may be given or be served by depositing the same in the United States mail postpaid and registered or certified and addressed to the party to be notified, with return receipt requested, or by delivering the same to an officer of such party, addressed to the party to be notified. Notice deposited in the mail in the manner described above shall be conclusively deemed to be effective, unless otherwise stated herein, from and after the expiration of three (3) days after it is so deposited. Notice given in any other manner shall be effective only if and when received by the party to be notified. For the purposes of notice, the addresses of the parties shall, until changed as hereinafter provided, be as follows:

If to Seller, to:

City of Grosse Pointe Park Tax Increment Finance Authority
Attn: Director
15115 East Jefferson Avenue
Grosse Pointe Park, Michigan 48230

If to Buyer, to:

POINTE HARDWARE GROUP LLC

The parties hereto shall have the right from time to time and at any time to change their respective addresses and each shall have the right to specify as its address any other address by at least fifteen (15) days written notice to the other party hereto.

33. **Effective date.** This Agreement shall be effective as of the date when all the parties listed below have signed and this Agreement has been approved by the City of Grosse Pointe Park Tax Increment Financing Board.

IN WITNESS WHEREOF, the parties hereto acting under authority of their respective governing bodies have caused this Agreement to be duly executed as of the day and year first above written, which is the Agreement Date.

WITNESS:

SELLER:

City of Grosse Pointe Park Tax Increment
Financing Authority

By:

Its:

Date: _____

PURCHASER:

Pointe Hardware Group, LLC



By: Waref Hawasli

Its: Member

Date: 11-6-2025



TAX INCREMENT FINANCE AUTHORITY MEETING

DATE: December 11, 2025

SUBJECT: Closed Session

SUMMARY: Closed Session pursuant to MCL 15.268(1)(d) to consider the purchase or lease of real property.

FINANCIAL IMPACT: N/A

RECOMMENDATION: Motion to go into Closed Session pursuant to MCL 15.268(1)(d) to consider the purchase or lease of real property.

PREPARED BY: Cindy Paparelli, Assistant City Manager



TAX INCREMENT FINANCE AUTHORITY MEETING

DATE: December 11, 2025

SUBJECT: Possible action on Closed Session item.

SUMMARY: Possible action on Closed Session item

FINANCIAL IMPACT: TBD

RECOMMENDATION: TBD

PREPARED BY: Cindy Paparelli, Assistant City Manager