

**TAX INCREMENT FINANCE AUTHORITY (TIFA) MINUTES
MEETING HELD JUNE 15, 2022
CITY HALL 27600 JEFFERSON ST CLAIR SHORES MI 48081**

PRESENT:

TIFA Members:

Richard Widgren, Chair

Joseph Claycomb, Vice Chair came in at 7:55

Stan Simek

Tony Bellestri

Paul Ellis

Donna Flaherty

Kenneth Blondell

Tony Rascano

Kyle McKee

Richard Albrecht

Geri Hofmann

ABSENT: Mayor Kip Walby

ALSO PRESENT:

Denise Pike, CDI Director

Cheryl Samu, Recording Secretary

Laura Stowell, Finance Director

APPROVAL OF MINUTES OF MARCH 31, 2022

Motion by Rascano , seconded by Flaherty to approve the minutes of MARCH 31, 2022, as presented.

Ayes: All – 10

Receive & File Financial Statement/Treasurer’s report/Payment of Bills

Mr. Ellis discussed the financials, keep in mind this is for the end of April
There is \$376.031 in fund balance

Motion by Hofmann seconded by Rascano to receive and file financial report.

Ayes All – 10

Motion by Hofmann, seconded by Rascano, to approve the invoices as presented, which read as follows:

Ayes: All – 10

Pg #	Date	Company	Amount	Invoice #
1	5/11/2022	AMAZON	\$44.00	1L9C-WW3Q-YC9Q
2	3/21/2022	BNY MELLON	\$417,269.91	WIRE
3	5/26/2022	BOB'S SPECIALTY COMPANY	\$286.00	62126
4	3/21/2022	CITY OF SCS - UTILITY FUND	\$100,626.50	
5	4/6/2022	CITY OF SCS - TIFA ADMIN APRIL	\$4,166.67	65778
6	5/3/2022	CITY OF SCS - TIFA ADMIN MAY	\$4,166.67	65924
7	6/2/2022	CITY OF SCS - TIFA ADMIN JUNE	\$4,166.67	66159
8	4/21/2022	CITY OF SCS - WATER BEACH HOUSE	\$18.96	28794
9	4/21/2022	CITY OF SCS - WATER N.M N ROW	\$102.08	27660

		SPRINKLER		
		CITY OF SCS - WATER N.M S ROW		
10	4/21/2022	SPRINKLER	\$102.08	27659
11	5/5/2022	COLLINS FLAGS(COMERICA CARD)	\$443.00	136263
12	6/6/2022	COLLINS FLAGS(COMERICA CARD)	\$738.50	136236
13	5/23/2022	ECKERT'S GREENHOUSE INC	\$2,146.50	10-20312
14	5/5/2022	GILBERT'S PRO HARDWARE	\$15.51	777921
15	4/1/2022	HOME DEPOT	\$106.64	
16	5/1/2022	LANDSCAPE SERVICES	\$75,000.00	J-206326
17	5/1/2022	LANDSCAPE SERVICES	\$2,463.30	J-206143
18	5/7/2022	LANDSCAPE SERVICES	\$464.97	206729
19	4/22/2022	LANDSCAPE SERVICES	\$316.50	205824
20	5/31/2022	LANDSCAPE SERVICES	\$250.00	207239
21	6/1/2022	LANDSCAPE SERVICES	\$2,463.30	J-207369
		TOTAL	\$615,357.76	

Approval of additional LSI invoice of \$43,119.50 for Wahby/Blossom Heath Park Holiday Light

Ayes: All - 10

NEW BUSINESS –

A. TIFA Annual Review – Richard Widgren

- a. Boundaries extend from Jefferson Ave to Lake St Clair
- b. Operations – Administration budget \$50,000 and Repairs and maint of \$75,000 covers cameras, screens, bollards, banners and flowers pots along nautical mile.
- c. Activities – holiday lights and Santas Castle (\$75,000)
- d. We support Aqua Fest Summer Festival
- e. Infrastructure ramp, this was completed 6.30.21, this cost was split between city and TIFA
- f. Infrastructure pier, substantial completion 9.21.22. final completion December 16th.

4th Annual Literary Walk by the Lake; August 20, 2022, Blossom Heath Park 12-3 pm – Rosemary Orlando

Last year around 50 people in attendance and about 500 watched virtually

This year we expect several 100 people. This year getting national and international participants, the latest person to participate is the last living member of the Four Tops.

Motion by Flaherty, seconded by Simek to approve the request of \$ 2,350

Ayes: All – 11

B. Budget 2023 – Paul Ellis

City of St. Clair Shores							
Tax Increment Finance Authority							
FY 2023 Proposed							
Fund 865		FY 2020	FY 2021	FY 2022			FY2023
Description		6/30/20	6/30/21	Adopted	Amended	YTD Actual	Proposed
Acct		Audited	Audited	Budget	Budget	at 6/8/22	Budget
Revenues							
Property taxes	410000	\$687,207	\$720,070	\$745,000	\$745,000	\$754,331	\$806,707
Interest	664000	2,093	550	750	750	467	500
Other	695000	(280)	(555)				(7,000)
Total Revenues		689,020	720,065	745,750	745,750	754,798	\$800,207
Expenditures - Dept 865							
Administration	806000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Professional services	810000	7,372	7,506	7,000	7,000	3,901	7,000
Bicycles-GOTCHA	810901		25,500				
Services - MKSK	810905		21,269			231	
Services - Christmas Lighting	810970		52,209	35,000	118,000	75,000	75,000
Insurance	910000	1,145	(2,267)				
Utilities	920000	7,218	13,346	15,000	15,000	4,706	15,500
Repairs and maintenance	930000	39,689	119,574	75,000	75,000	24,708	50,000
Blossom Heath Inn	930700						30,000
Miscellaneous	950000	1,614	5,832	2,500	2,500		2,500
AquaFest Summer Festival	950890	13,611	(140)	5,000	5,000		5,000
Contributions -Debt	960309				419,000	417,770	420,000
Blossom Heath Bath House	980100	1,037,164	117,850				5,000
Pier Project	980848	31,808		398,880		10,602	
Ramp Project	980895		298,563			(19,782)	
Debt service							
Est Bond Principal & Interest	991000						
Interest	992000	3,759	2,506	750	750	1,253	
Total Expenditures		1,193,380	711,748	589,130	692,250	568,389	\$660,000
Excess of Revenue Over Expenditures / Change in Net		(504,360)	8,317	\$156,620	\$53,500	\$186,410	\$140,207
Adj. for Loan Payments							
Fund Balance / Net Assets (Deficit) - Beginning of year		596,503	91,525	188,643	99,842	99,842	153,342
Fund Balance / Net Assets (Deficit) - End of year		92,143	99,842	\$345,263	\$153,342	\$286,252	\$293,549

Discussion regarding the budget for holiday lighting for 2022 and 2023. The board agreed to stay at \$75,000 for Christmas lighting for 2023 and the reasoning behind that is large portion is squirrel control, added significant numbers of lights on Jefferson which we won't have to replace on Jefferson in

2023, we did Santa Castle, and we did another section row of tunnel lights. That should leave us maintenance of lights and money for lighting of the pier.

Widgren - The city is redoing Blossom Heath Inn, there is a significant expense related to terrazzo tile. Council have asked if TIFA can help with this need, which would be about \$30,000. This is currently shown in the 2023 budget to show what it will look like should we do this. The goal would be to restore the Terrazzo tile and it should be completed prior to October.

Pike – The Terrazzo tile is existing, and the goal is to restore it. The tile is currently in the entrance hallway, the bar area, and bathrooms on the second floor and some of the offices on the first floor.

Ellis – those are the changes on the budget.

Motion by Rascano, seconded by Hofmann to approve the 2023 budget

Ayes: All – 11

C. Amendment of 2022 Budget – Richard Widgren/Paul Ellis

City of St. Clair Shores								
Tax Increment Finance Authority								
FY 2022 Updated 6/27/22								
Fund 865								
		FY 2020	FY 2021			FY2022		
		6/30/20	Adopted	Amended	Audited	Approved	Amended	Actual at
Description	Acct	Actual	Budget	Budget	at 6/30/21	Budget	Budget	6/1/2022
Revenues								
Property taxes	410000	\$687,207	\$773,580	\$720,000	\$720,070	\$745,000	\$745,000	\$754,331.36
Interest	664000	2,093	1,500	1,500	550	750	750	467.05
Other	695000	(280)			(555)			
Total Revenues		689,020	775,080	721,500	720,065	745,750	745,750	\$754,798.41
Expenditures - Dept 865								
Administration	806000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$45,833.37
Professional services	810000	7,372	10,000	10,000	7,506	7,000	7,000	3,795.84
Bicycles-GOTCHA	810901		50,000	25,500	25,500			
Services - MKSK	810905			21,000	21,269			231.25
Services - Christmas Lighting	810970			45,000	52,209	35,000	118,000	75,000.00
Insurance	910000	1,145		1,100	(2,267)			
Utilities	920000	7,218	10,000	14,000	13,346	15,000	15,000	4,705.92
Repairs and maintenance	930000	39,689	50,000	135,000	119,574	75,000	75,000	21,958.55
Miscellaneous	950000	1,614	10,000	1,000	5,832	2,500	2,500	
AquaFest Summer Festival	950890	13,611			(140)	5,000	5,000	
Contributions -Debt	960309							417,769.91
Blossom Heath Bath House	980100	1,037,164	250,000	128,000	117,850			10,601.80
Pier Project	980848	31,808	750,000			398,880	419,000	
Ramp Project	980895			302,000	298,563			(19,781.92)
Debt service								
Est Bond Principal & Interest	991000							
Interest	992000	3,759	1,253	2,506	2,506	750	750	1,253.00
Total Expenditures		1,193,380	1,181,253	735,106	711,748	\$589,130	\$692,250	\$561,367.72
Excess of Revenue Over Expenditures / Change in Net		(504,360)	#####	(\$13,606)	\$8,317	\$156,620	\$53,500	\$193,430.69
Adj. for Loan Payments								
Fund Balance / Net Assets (Deficit) - Beginning of year		596,503	306,262	92,143	91,525	78,537	99,842	99,842.38
Fund Balance / Net Assets (Deficit) - End of year		92,143	(\$99,911)	\$78,537	\$99,842	\$235,157	\$153,342	\$293,273.07

Ellis - We had to move the Christmas lighting from \$75,000 to \$118,000 to pay the bills.

Leave the budget item for repairs and maintenance at \$75,000. At the end of the year, we end up getting a lot of his bills charged back so I would suggest leaving it as is.

Motion by Simek, seconded by Rascano to approve the amended budget for FY 2022.

Ayes: All - 11

Old Business

A. Update – Denise Pike

- a. Sept 21st substantial completion – October for landscaping, final completion December 16th. Currently working on third cell, which is the one furthest from the lake.
- b. Blossom Heath ceiling has been completely skim coated and painted; bathrooms are being completely renovated. Men’s room will be ADA compliant, and women’s room will have a face lift. The vendor is supposed to take over the facility July 1st.
- c. Council will consider additional funding to finish renovations for this project
- d. Chaption pump station – Council will be holding a public meeting to vacate the eastern end of 9 Mile rd. They are working on the canal as well. From the Canal to the lake. All with the intent of eliminating discharge into Lake St Clair. The bad part of this is, they will be closing the boat ramp for three years.
- e. Another development that is purposed for the district is a 4 1/2 story condo on Jefferson between ridgeway and Stephens – must go through special land use because it is over two stories.

B. Update on cell tower and decorative enclosure at Blossom Heath – Denise Pike

Still in conversation with American tower about who’s responsibility that is.

Discussion regarding Blossom Heath Park pertaining to resident only. There is a big push to get people who are not from St Clair Shores in to SCS, spend money but the park is almost completely without access. Sometimes the park is open to public sometimes it is not, people are confused if it is public or not public.

Donna Flaherty – Wednesday 9am the 22nd Denise will meet with Nautical Mile Merchants Association. Requesting TIFA board members to be there. This will get their questions answered and help them become familiar with this area.

Donna handed out informational pamphlet that included events for the year pertaining to the Nautical Mile.

AUDIENCE PARTICIPATION – None

NEXT MEETING AND ADJOURNMENT – Sept 15, 2022

Motion by Simek, seconded by Rascano to adjourn the meeting at 9:04 p.m.

Ayes: All - 11