

**TAX INCREMENT FINANCE AUTHORITY (TIFA) MINUTES
SPECIAL MEETING HELD OCTOBER 5, 2022
CITY HALL 27600 JEFFERSON ST CLAIR SHORES MI 48081**

PRESENT:

TIFA Members:

Richard Widgren, Chair
Joseph Claycomb, Vice Chair
Stan Simek
Tony Bellestri
Paul Ellis
Donna Flaherty
Kenneth Blondell
Tony Rascano
Kyle McKee
Dustin Lent, City Manager

ABSENT: Mayor Kip Walby
Richard Albrecht
Geri Hofmann

ALSO PRESENT:

Denise Pike, CDI Director
Henry Bowman, Parks & Recreation
Cheryl Samu, Recording Secretary

City Manager, Dustin Lent introduced himself

Motion by Mr Rascano, seconded by Mr Simek to excuse Mayor Walby, Richard Albrecht, Geri Hofmann

Ayes: All - 10

APPROVAL OF MINUTES OF JUNE 15TH, 2022

Motion by Mr Claycomb, seconded by Rascano to approve the minutes of June 15, 2022, as presented.

Ayes: All – 10

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

Mr. Ellis discussed financial report.

Discussion ensued regarding Christmas lighting

Motion by Mr Simek, seconded by Ms. Flaherty to receive and file financial report.

Ayes All – 10

Motion by Mr Simek, seconded by Mr Flaherty, to approve the invoices as presented, other than \$500 BNY MELLON 2021 Capital IMP. Bonds, which read as follows:

Ayes: All – 10

Pg #	Date	Company	Amount	Invoice #
1	8/3/2022	BNY MELLON - 2021 CAPITAL IMP. BONDS	\$500.00	252-2489364
2	7/11/2022	CITY OF SCS ADMIN FEE - JULY	\$4,166.67	66667
3	8/10/2022	CITY OF SCS ADMIN FEE - AUGUST	\$4,166.67	66882
4	7/21/2022	CITY OF SCS WATER FUND - N.M S ROW	\$102.08	27659
5	7/21/2022	CITY OF SCS WATER FUND - N.M W ROW	\$102.08	27660
6	7/21/2022	CITY OF SCS WATER FUND - BEACH HOUSE	\$1,016.72	28794
7	6/9/2022	LANDSCAPE SERVICES -BH IRRIGATION	\$143.09	208074
8	7/14/2022	LANDSCAPE SERVICES - BH IRRIGATION	\$186.35	209331
9	7/14/2022	LANDSCAPE SERVICES - WAHBY PARK IRR.	\$192.39	209330
10	7/2/2022	LANDSCAPE SERVICES - BH BATHHOUSE IRR.	\$52.50	209172
11	6/30/2022	LANDSCAPE SERVICES - WAHBY PARK	\$1,156.02	208481
12	7/1/2022	LANDSCAPE SERVICES - WAHBY PARK	\$2,507.05	J-208662
13	6/30/2022	LANDSCAPE SERVICES - BLOSSOM HEATH	\$1,680.00	208479
14	6/30/2022	LANDSCAPE SERVICES - BLOSSOM HEATH	\$1,588.00	208478
15	7/1/2022	LANDSCAPE SERVICES - NAUTICAL MILE	\$767.45	J-208686
16	6/30/2022	LANDSCAPE SERVICES - NAUTICAL MILE	\$2,274.00	208449
17	6/30/2022	LANDSCAPE SERVICES - WAHBY PARK	\$2,544.00	208480
18	7/22/2022	LANDSCAPE SERVICES - WAHBY PARK	\$173.23	209375
19	8/1/2022	LANDSCAPE SERVICES - WAHBY PARK	\$7,630.00	210446
20	8/1/2022	LANDSCAPE SERVICES - BLOSSOM HEATH	\$2,812.00	210452
21	8/1/2022	LANDSCAPE SERVICES - WAHBY PARK	\$2,498.30	J-209723
22	7/1/2022	LANDSCAPE SERVICES - 9 MILE TO S CITY LIMIT	\$1,160.19	J-208687
23	6/29/2022	LANDSCAPE SERVICES - BLOSSOM HEATH	\$1,200.00	208354
24	6/30/2022	LANDSCAPE SERVICES - BH BATHHOUSE	\$920.00	208476
25	6/30/2022	LANDSCAPE SERVICES SUPPLEMENTAL WATER	\$720.00	208484
26	6/29/2022	LANDSCAPE SERVICES - WAHBY PARK IRR.	\$982.76	208376
27	6/29/2022	LANDSCAPE SERVICES - BH IRRIGATION	\$53.00	208340
28	6/24/2022	LANDSCAPE SERVICES - BH BATHHOUSE	\$52.50	208198
29	6/20/2022	LANDSCAPE SERVICES - BH BATHHOUSE	\$26.25	208168
30	5/1/2022	LANDSCAPE SERVICES - WAHBY PARK	\$43,199.50	J-206326
31	8/30/2022	SPECTRUM - CAMERAS BH	\$3,711.62	4869
32	9/8/2022	CITY OF SCS TIFA ADMIN - SEPT	\$4,166.67	66997
33	9/8/2022	DETROIT WRITERS' GUILD	\$2,350.00	81722
34	7/31/2022	LANDSCAPE SERVICES - WAHBY PARK	\$300.00	209571
35	9/1/2022	LANDSCAPE SERVICES - WAHBY PARK	\$2,498.30	J-210928
36	8/31/2022	LANDSCAPE SERVICES - WAHBY PARK	\$2,004.04	210735
37	8/29/2022	LANDSCAPE SERVICES - BLOSSOM HEATH	\$52.50	210582
38	8/29/2022	LANDCAPE SERVICES - WAHBY PARK	\$26.25	210581
TOTAL			\$99,682.18	

NEW BUSINESS –

A. Squirrels at Blossom Heath – Dustin Lent

The city has done a few things to try to limit the number of squirrels such as: allow dogs on leashes, purchased new trash cans, ask residents to not feed squirrels.

B. Schedule Date for Pier Walk – Denise Pike

Will wait until the Pier is more complete for pier walk. If the board wants to go out there at any time, call Denise or Dustin and will make that happen

Denise will email pictures of updated pictures.

C. Proposed budget with carryovers – Paul Ellis

Cameras were not expensed, that was a carryover. In addition to that there were damaged bollards that need to be carryover. Two items totaling \$21, 140 that need to be increased in this year's budget under repairs and maintenance. Would also suggest increasing Blossom Heath bath house an additional \$15,000 making it \$20,000.

When doing the budget, need to be sure they are synced up properly.

City of St. Clair Shores									
Tax Increment Finance Authority									
FY 2023 Proposed w/carryovers									
Fund 865									
		FY 2020	FY 2021	Preliminary FY 2022			FY 2023		
Description		6/30/20	6/30/21	Adopted	Amended	YTD Actual	Approved	Proposed	Proposed
Acct		Audited	Audited	Budget	Budget	at 6/30/22	Budget	Carryover	Amended
Revenues									
Property taxes		410000	\$687,207	\$720,070	\$745,000	\$745,000	\$754,331	\$806,707	\$806,707
Interest		664000	2,093	550	750	750	536	500	500
Other		695000	(280)	(555)				(7,000)	(7,000)
Total Revenues			689,020	720,065	745,750	745,750	754,867	\$800,207	\$800,207
Expenditures - Dept 865									
Administration		806000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Professional services		810000	7,372	7,506	7,000	7,000	4,320	7,000	7,000
Bicycles-GOTCHA		810901		25,500					
Services - MKSK		810905		21,269			231		
Services - Christmas Lighting		810970		52,209	35,000	118,000	118,200	75,000	75,000
Insurance		910000	1,145	(2,267)					
Utilities		920000	7,218	13,346	15,000	15,000	5,927	15,500	15,500
Repairs and maintenance		930000	39,689	119,574	75,000	75,000	25,587	50,000	71,140
Blossom Heath Inn		930700						30,000	30,000
Miscellaneous		950000	1,614	5,832	2,500	2,500	1,182	2,500	2,500
AquaFest Summer Festival		950890	13,611	(140)	5,000	5,000		5,000	5,000
Contributions -Debt		960309						420,000	420,000
Blossom Heath Bath House		980100	1,037,164	117,850				5,000	5,000
Pier Project		980848	31,808		398,880		10,602		
Ramp Project		980895		298,563					
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	635,070	\$660,000	\$21,140
Excess of Revenue Over Expenditures / Change in Net			(504,360)	8,317	\$156,620	\$53,500	\$119,797	\$140,207	\$119,067
Adj. for Loan Payments									
Fund Balance / Net Assets (Deficit) - Beginning of year			596,503	91,525	188,643	99,842	99,842	153,342	219,639
Fund Balance / Net Assets (Deficit) - End of year			92,143	99,842	\$345,263	\$153,342	\$219,639	\$293,549	\$338,706
Proposed carryovers are:									
Camera's in Blossom Heath - \$3,711.62									
Bollards for replacement of damaged - \$17,428.08									
Both of the above are proposed to come out of 865-865-930000 Repairs and Maintenance									

Motion by Ellis, seconded by Flaherty to add \$21,140 to repairs and maintenance bringing it \$71,140 and to add \$15,000 to Blossom Heath Bath House to the \$5,000 budget bringing \$20,000.

Ayes: Ayes - 10

Old Business

A. Update – Denise Pike

- a. Railings are up
- b. Lights will be up shortly
- c. Date of completion has not changed.

Discussion regarding grand opening of the pier.

Landscape Services is ready to go, they are not waiting on TIFA.

Do everything we did last year, including Santa's castle, and get more lights to do the pier and if can't do, we will at least have them.

B. Gas fire tables/Blossom Heath – Denise Pike

- a. Would like to have 2 gas fire tables, they are \$6200 each without shipping, which does not include piping and concrete pad. Powdered coated steel fire pit.

Discussion regarding block fire pit ensued.

Motion by Rascano, seconded by Flaherty not to exceed \$20,000 for two fire pits with pictures to come. To include gas hook up and concrete pad.

Ayes: All - 10

AUDIENCE PARTICIPATION – Councilman Rubello thanked the TIFA members for all their work.

NEXT MEETING AND ADJOURNMENT – December 15, 2022

Motion by Rascano , seconded by Blondell to adjourn the meeting at 7:41p.m.

Ayes: All - 10