

Approved  
3.4.26

**City of Keego Harbor  
Tax Increment Finance Authority  
(TIFA) Meeting Minutes  
Wednesday, December 3, 2025, at 4:00 pm**

**Call the Meeting to Order:**

TIFA Chairman Emerling called the meeting to order at 4:00 pm

**Roll Call:** Chairperson David Emerling, Secretary Clark, Board Member Santia, and Council Member Dahl

**Staff Present:**

City Manager / City Clerk Tammy Neeb, and Treasurer Denise Hanley.

**Public Comment:**

Public comment was made to the TIFA board.

**Approval of the Agenda:**

*Motion by Secretary Clark; supported by Board Member Santia to approve the agenda as modified item 5 to item 1.*

*Unanimous Vote Ayes: 4 Nays: 0*

*Motion carries*

**Approval of Meeting Minutes:**

*Motion by Board Member Santia; supported by Council Member Dahl to accept the minutes from September 3<sup>rd</sup>.*

*Unanimous Vote: Ayes: 4 Nays: 0*

*Motion carries*

*Board Member Colleen Wade arrived at 4:15 pm*

**Financial Report**

*Motion by Secretary Clark; supported by Board Member Santia to accept the revenue and expenditure report for the period ending November 30<sup>th</sup>.*

*Unanimous Vote: Ayes: 5 Nays: 0*

*Motion Carries*

**New Business:**

**Main Street Program Update**

City Planner, Emily Huhuman submitted the Main Street application in October. Feedback from Oakland County suggested the application start with a smaller target area as opposed to the entire TIFA district. The target area can be expanded later. Resubmitting the application as soon as possible would allow Oakland County to get visits and training scheduled for the city. June 11<sup>th</sup> will be the official onboarding date with Main Street. City Manager Neeb will put it on City Council's agenda for December.

*Motion by Secretary Clark; supported by Board Member Wade to approve and recommend to City Council that we reduce the size of the target area to the smaller scope recommended by McKenna and that the OCSM duties be carried out by the TIFA Board.*

*Unanimous Vote:                   Ayes: 5                   Nays: 0*

*Motion Carries*

*Board Member Daelemans arrived at 4:23 pm  
City Treasurer, Denise Hanley, and Emily Huhman left at 4:27 pm*

**Appointment of Vice Chairperson**

*Motion by Chairman Emerling; supported by Secretary Clark to nominate Colleen Wade as Vice Chairperson.*

*Roll Call: Emerling yes, Clark yes, Daelemans yes, Santia yes, Wade yes, Dahl yes.*

*Motion Carries*

**TIFA Marketing Support**

Sam Mariuz was unable to attend. The RFI for the corner property has been posted. Ms. Mariuz is looking into hosting a "Developer's Day" in the spring.

**Ratify Sunset Park Fence Expense**

*Resolution by Secretary Clark; supported by Board Member Santia to approve to ratify the expense for the fence repairs at Sunset Park not to exceed \$975, and also the expense for another section that was knocked down for another \$975.*

*Roll Call: Dahl yes, Wade yes, Daelemans yes, Emerling yes, Santia yes, Clark yes.*

*Resolution Carries*

**Ratify Light Pole Expense**

*Resolution by Secretary Clark; supported by Board Member Daelemans to approve to ratify the expense to repair the light poles on Cass Lake Road not to*

exceed \$2,241.

Roll Call: Emerling yes, Clark yes, Daelemans yes, Santia yes, Wade yes, Dahl yes.

*Resolution Carries*

**TIFA Projects**

• **Fran Leaf Park**

Archway discussion.

○ **Landscape/Approach**

Secretary Clark presented a landscape concept and will draft requirements for an RFP with minimum maintenance.

○ **Benches**

Secretary Clark suggested two benches or one bench and a swing. Benches should match existing benches.

• **Murals/Art Contest/Enhancing Cass Lake Road**

A panel of undetermined material that can be reconfigured with art installed potentially on city property to block Margaret's dumpster.

• **Dollar Lake/Kayak Launch**

Installation of the launch in the spring. The location is still to be determined.

**Board Member Comments:**

The next meeting was scheduled for Wednesday, March 4th, at 4:00 pm.

**Adjournment:**

Chairman Emerling adjourned the meeting at 5:49 pm.

*David Emerling*

David Emerling (Mar 26, 2026 13:07:20 EDT)

David Emerling

TIFA Board, Chairman

*Stacy Goodall*

Stacy Goodall

TIFA Board, Recording Secretary






# December 3, 2025 TIFA Meeting Minutes1

Final Audit Report

2026-03-26

Created:	2026-03-25
By:	STACY GOODALL (goodall@KEEGOHARBOR.ORG)
Status:	Signed
Transaction ID:	CBJCHBCAABAABF3KU_x_KqYSQ3H-P50fZ_4MjZQpQI79

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-  Document created by STACY GOODALL (goodall@KEEGOHARBOR.ORG)  
2026-03-25 - 6:45:46 PM GMT
-  Document emailed to David Emerling (emerling.4@osu.edu) for signature  
2026-03-25 - 6:45:52 PM GMT
-  Email viewed by David Emerling (emerling.4@osu.edu)  
2026-03-26 - 8:52:00 AM GMT
-  Document e-signed by David Emerling (emerling.4@osu.edu)  
Signature Date: 2026-03-26 - 5:01:20 PM GMT - Time Source: server
-  Agreement completed.  
2026-03-26 - 5:01:20 PM GMT