Approved
9.29.26

City of Keego Harbor
Tax Increment Finance Authority
(TIFA) Meeting Minutes
Wednesday, July 20, at 5:00 pm

Call the Meeting to Order:
Chairman Emerling called the meeting to order at 5:00 pm

Roll Call: Chairman David Emerling, Vice Chairperson Colleen Wade, Secretary Leslie Clark, Board Member Gino Santia, Board Member Paul Daelemans, Board Member Ethan Drain, and Council Member Corine Streng.

Staff Present:
Interim City Manager Joe Gacioch, Interim City Clerk Stacy Goodall, and Treasurer Denise Hanley

Public Comment:

Approval of the Agenda:
Motion by Board Member Santia; supported by Board Member Daelemans to approve the agenda.
Unanimous Vote Ayes: 7 Nays: 0
Motion carries

Approval of Meeting Minutes:
Motion by Vice Chair Wade; supported by Board Member Daelemans to approve the minutes from June 17th with the spelling correction.
Ayes: 7 Nays: 0
Motion carries

Financial Report
Motion by Vice Chair Wade; supported by Board Member Daelemans to accept the financial report.
Ayes: 7 Nays: 0
Motion Carries

New Business:
Shoreline Restoration at Dollar Lake
- Stormwater management, retention basin and rebuilding the culvert need to

be addressed.
- Possible SEMCOG grant
- Meet with HRC and the Drain Commission

Old Business:

TIFA Bylaws Update

The bylaws have been re-drafted to align with Main Street Community Standards and Public Act 57; DDA state law. Interim City Manager provided an overview. Board member comments included changes to:

- Term limits
- Bi-monthly or quarterly meetings
- Nominating procedures

TIFA Marketing Support

a. **Developer's Day Discussion**-September 9, 2026, from 10am-12pm. Marketing materials will be provided to reach out to local businesses as well as developers.
b. **Newsletter Update**- Newsletter distribution.
c. **Grant Application Update**- Three Site Improvement grant applications have been received from Gino's, Magnolia, and Merchant of Vino. Board Member Santia recused himself from the vote.

Motion by Secretary Clark; supported by Board Member Daelemans to approve Gino Santia's site improvement grant application in the amount not to exceed $10,000.
Roll Call: Emerling yes, Wade yes, Clark yes, Daelemans yes, Drain yes, Streng yes.

Motion Carries

Magnolia applicant was not present to answer questions. The applicant will need to clarify or amend the application.
Motion by Chairman Emerling; supported by Vice Chair Wade to table.
Ayes: 7 Nays: 0 Motion Carries

Merchant of Vino applicant was not present to answer questions. The application meets the letter of intent, but the applicant will need to present before the board before approval.
Motion by Secretary Clark; supported by Vice Chair Wade to authorize the City Manager to approve the eligible activities within the application.

Roll Call: Emerling yes, Wade yes, Clark yes, Santia No, Daelemans yes, Drain yes, Streng yes.

Motion Carries

City Banners

- Tabled agenda item

Webb Park Fencing Discussion

- TIFA District legal description discrepancy

Motion by Chairman Emerling; supported by Secretary Clark to switch agenda items #5 and #6.
Ayes: 7 *Nays: 0*

Motion Carries

City Manager Update

- National Main Street membership has been completed.
- Cass Lake Corridor Statement of Work- RCOC project scope for 2028, curb to curb. The Streetscape on Cass Lake Road from Orchard Lake Road to Magnolia was presented to RCOC with 30% engineering and distributed to three firms for bids.
- Joint Strategic Planning Meeting- August 12, 2026, 4pm-8pm
- Screening Update- Ordinance concerns. Art installation option.
- ADA Sidewalk Improvements- Inventory of Cass Lake Road and parks for cost purposes.
- Fran Leaf Kayak Launch- Move forward with the 2nd kayak launch.
- Fran Leaf Archway- Stefani has begun fabricating the arch.
- Raised Walkway at Fran Leaf Park- City Manager will contact HRC.

Project Ideas

- Art Displays/Signs
- Business Committee
- Host a roundtable
- Tree trimming on Cass Lake Road
- Streetlight in front of Roosevelt
- Art at Webb Park and Firefighter's Park
- Marketing Taste of Keego

Board Member Comments:

Adjournment:
Chairman Emerling adjourned the meeting at 7:36 pm.

David Emerling
David Emerling (Oct 6, 2026 11:48:09 EDT)

David Emerling
TIFA Board, Chairman

Stacy Goodall

Stacy Goodall
TIFA Board, Recording Secretary

July 20, 2026 TIFA Meeting Minutes

Final Audit Report 2026-10-06

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