

Approved
7.20.2026

**City of Keego Harbor
Tax Increment Finance Authority
(TIFA) Meeting Minutes -REVISED
Wednesday, June 17, 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:

Pegge Hursley-Landscaping in the TIFA district
Amir Daiza- Agenda suggestions

Approval of the Agenda:

Motion by Council Member Streng; supported by Secretary Clark to approve the agenda with an amendment to add City Manager comments as item #6.

Unanimous Vote Ayes: 7 Nays: 0

Motion carries

Approval of Meeting Minutes:

Motion by Council Member Streng; supported by Board Member Daelemans to approve the minutes from May 20, 2026.

Unanimous Vote: Ayes: 7 Nays: 0

Motion carries

Financial Report

Motion by Board Member Santia; supported by Vice Chair Wade to accept the financial report.

Unanimous Vote: Ayes: 7

Nays: 0

Motion Carries

New Business:

Appointment of Officers:

Motion by Vice Chair Wade; supported by Board Member Drain to extend the TIFA board appointments as listed through the end of fiscal year 2027.

Roll Call: Emerling yes, Wade yes, Clark yes, Daelemans yes, Santia yes, Drain yes, Streng yes.

Motion Carries

Review Bylaws

City Manager Gacioch is drafting an update to the bylaws due to governance gaps.

Treasurer Hanley leaves at 5:25pm

City Street Banners

There are 100 light poles and there are banners missing or damaged. Secretary Clark will do inventory to determine an action plan.

Webb Park

To reduce maintenance in the city parks, Secretary Clark has discussed options with DPW. Fencing is an issue at Webb Park.

Project Ideas

Board members will come back with two project ideas.

- Adding color to Fran Leaf parking lot.

Manager Update

- Strategic planning session with City Council, Planning Commission and TIFA to create a Streetscape Plan.

Old Business:

Main Street Update

Motion by Council Member Streng; supported by Secretary Clark to approve the City Manager spending \$375 to join the Main Street National Organization.

Roll Call: Emerling yes, Wade yes, Clark yes, Daelemans yes, Santia yes, Drain yes, Streng yes.

Motion Carries

City Owned Property in TIFA District

New map will need to be updated and add the Main Street designation.

TIFA Marketing Support

- **Developer's Day Discussion**
- **Newsletter Update**
- **Grant Application Update**

Ms. Mariuz from Fleis & Vandenbrink was unable to attend. Newsletter comments will be directed to the City Manager.

TIFA Projects:

Fran Leaf Park

- **Walkway-** Creative Brick is revising landscaping contract details. Mobile watering supply was discussed.
- **Kayak Launch-** Subject to any impact on the Brock Street grant the board would like to move forward with a second kayak launch.

Motion by Chairman Emerling; supported by Board Member Drain buy a second kayak launch and install at Fran Leaf, not to exceed \$20,000.

Roll Call: Emerling yes, Wade yes, Clark yes, Daelemans yes, Santia yes, Drain yes, Streng yes.

Motion Carries

- **Arch**

Motion by Vice Chair Wade; supported by Board Member Daelemans to approve the Stefani & Co. quote for the Fran Leaf archway, not to exceed \$21,000.

Roll Call: Clark yes, Santia yes, Daelemans yes, Wade yes, Streng yes, Emerling yes, Drain yes.

Motion Carries

- **Wall Art Display-** 24-feet of fencing to cover the dumpsters at Margaret's.

Motion by Secretary Clark; supported by Vice Chair Wade to approve spending not exceed \$6,000 on 24-foot screening fence for the sidewalk next to Margaret's.

Roll Call: Daelemans yes, Santia yes, Drain yes, Streng yes, Emerling yes, Wade yes, Clark yes.

Motion Carries

Two bids were received for the raised walkway.

Motion by Secretary Clark; supported by Board Member Santia to recommend the expenditure not to exceed \$30,000 for an appropriately vetted raised walkway over the sunken walkway in Fran Leaf Park supposing that the proposed specifications pass muster with a qualified engineer.

Roll Call: Drain yes, Wade yes, Clark yes, Emerling yes, Streng yes, Santia yes, Daelemans yes.

Motion Carries

Board Member Comments:

The next meeting was scheduled for Monday, July 20, at 5:00 pm.

Adjournment:

Chairman Emerling adjourned the meeting at 7:44 pm.

David Emerling
David Emerling (Jul 21, 2026 14:12:55 EDT)

David Emerling
TIFA Board, Chairman

Stacy Goodall
Stacy Goodall
TIFA Board, Recording Secretary

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Final Audit Report

2026-07-21

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