

**City of Keego Harbor  
Tax Increment Finance Authority (TIFA)  
Meeting Minutes  
Monday December 19, 2022**

**Call the Meeting to Order:**

Council Member Brian Lampl (TIFA Chairman) called the meeting to order at 4:02pm

**Roll Call:**

**Present:** Chairman Council Member Brian Lampl, Vice Chairman David Emerling, Secretary Leslie Clark, Board Member Paul Daelemans, Board Member Pat Ostroske, Board Member Gino Santia, and Board Member Sue Williams

**Staff Present:**

City Manager / City Clerk Tammy Neeb, City Treasurer / TIFA Treasurer Denise Hanley, and TIFA Recording Secretary Lori Gilman

**Public Comment:**

No one address the TIFA Board

**Approval of the Agenda:**

*Motion by Vice Chairman Emerling; seconded by Secretary Clark to add Village Overlay District Update and Cass Lake Road Resurfacing Project to the agenda under old business*

*Ayes: 7*

*Nays: 0*

*Motion carried*

**Approval of Meeting Minutes:**

*Motion by Board Member Williams; seconded by Board Member Daelemans to approve the August 23, 2022 meeting minutes*

*Ayes: 7*

*Nays: 0*

*Motion carried*

**New Business:**

**Financial Report**

Treasurer Hanley reviewed the Revenue and Expenditure report, indicating 95% of revenue (taxes) in the TIFA District has been collected. The board discussed having a meeting with Oakland County to discuss options for TIFA once the bond is completed in 2025.

**Old Business:**

## Sunset Park - Fence

Board Members discussed wanting a more specific invoice from the fence company. They would like to see the amount in feet of each fence, an actual invoice instead of an email, written confirmation the price quotes are locked in, and the invoice should include exact

locations of each fence. Manager Neeb indicated she has spoken with Sylvan Lake Condos to get their approval. City Staff will get a definitive answer from City Attorney and Hubbel, Roth and Clark (HRC) as to when this project can move forward.

*Resolution by Chairman Council Member Lampl; seconded by Secretary Clark to rescind the resolution made at the August 7, 2022 TIFA meeting*

*Unanimous Roll Call Vote Ayes: 7                      Nays: 0                      Motion carried*

*Resolution by Board Member Williams; seconded by Secretary Clark for removal and installation of two decorative fences at Sunset Park not to exceed \$11,000.00*

*Unanimous Roll Call Vote Ayes: 7                      Nays: 0                      Motion carried*

## Sunset Park - Tree Removal

Board Members discussed wanting verification from the tree removal company that the tree to be removed is the Catalpa tree. Once the paperwork is in order and Sylvan Lake Condos signs off, the tree will be removed.

## Follow-Up of Items from Last Meeting

## Sidewalks in TIFA District

DPW Foreman Waldon indicated the sidewalks on Cass Lake look good. Board Members discussed the sidewalks on Orchard Lake Road, from Cass Lake to Willow Beach, in the TIFA District, as those need replacing. City Staff will ask HRC for a study and price on how to fix these sidewalks.

*Resolution by Vice Chairman Emerling; seconded by Secretary Clark to get a bid from HRC to evaluate sidewalks on Orchard Lake Road, in the TIFA District not to exceed \$5,000.00*

*Unanimous Roll Call Vote Ayes: 7                      Nays: 0                      Motion carried*

## Light Pole Base Repair

DPW Foreman Waldon indicated he has beauty bands that once painted he can use. He provided a list of which light poles need repair. He will patch and paint those he can and replace the bands on those which cannot be repaired.

### **City Owned Property Surface Lots**

Board Members discussed turning the City owned property on Cass Lake Road into surface lots. They discussed focusing on one section, they questioned how the City will enforce and maintain the lots. Discussion on whether to sell some of the properties for future development. TIFA would like the Planning Commission to include the City owned properties in the 2023 Master Plan discussion.

*Motion by Chairman Council Member Lampl; seconded by Vice Chairman Emerling to provide copy of this report to Planning Commission and City Council*

*Ayes: 7*

*Nays: 0*

*Motion carried*

Board Members discussed the email from Brad Shelpler, indicating the cost estimate for HRC to provide a quote for conceptual plan of surface lots. The cost estimate listed in the email was \$827.40.

*Resolution by Vice Chairman Emerling; seconded by Board Member Williams to approve payment to HRC for probable construction cost for surface lots to not to exceed \$827.40*

*Unanimous Roll Call Vote Ayes: 7*

*Nays: 0*

*Motion carried*

### **Cass Lake Road Resurfacing**

Board Members indicated their displeasure with how the Cass Lake Road resurfacing project turned out. They feel RCOC does not care about feedback from the City.

### **Village Overlay District Update**

Chairman Council Member Lampl gave an update as to where the City stands with this update.

### **Adjournment:**

Mayor Pro Tem Lampl adjourned the meeting at 6:34pm.

*Brian Lampl*  
Brian Lampl (May 25, 2023 18:10 EDT)

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Brian Lampl  
Council Member and Chairman TIFA Board

*Lori Gilman*  
Lori Gilman (May 25, 2023 15:14 EDT)

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Lori Gilman  
TIFA Recording Secretary











# December 19, 2022 TIFA Meeting Minutes (r)

Final Audit Report

2023-05-25

Created:	2023-05-25
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