

"Heart of the Lakes"

CITY OF KEEGO HARBOR
TAX INCREMENT FINANCE AUTHORITY
(TIFA)
MEETING MINUTES
MONDAY, OCTOBER 7, 2019

Call the Meeting to Order: Chairman Daelemans called the meeting to order at 6:00pm

Roll Call:

Present: Chairman Paul Daelemans, Vice-Chairman David Emerling, Secretary Leslie Clark, Commissioners Gino Santia, Chuck Svaluto and Sue Williams

Absent: Commissioner Pat Ostroske

Motion to excuse Commissioner Ostroske by Vice- Chairman Emerling; seconded by Secretary Clark

AYES: 6

NAYS: 0

MOTION PASSED

Staff Present: City Manager Jered Ottenwess and Administrative Clerk Jennifer Gilman

Public Comments:

No one addressed the Commissioners, Closed to Public Comment

Approval of Meeting Minutes:

Motion to approve the June 6, 9019 TIFA Meeting Minutes by Vice- Chairman Emerling; seconded by Commissioner Svaluto

AYES: 6

NAYS: 0

MOTION PASSED

Old Business:

Gibbs Planning Group Presentation - Residential and Retail Market Analyses

Robert J. Gibbs discussed the completed Market Study. The study was done in 4 parts, Residential with current Zoning Ordinances, Residential in a walkable City, Retail with current Zoning Ordinances, and Retail in a walkable City. He indicated the studies are not based on current available land. These analyses will aid the City in planning policies, help existing businesses identify customers, spending potential and be a tool to get developers interested in Keego Harbor. Commissioners and Mr. Gibbs discussed the ways to start implementing the analyses. These include sidewalks through-out the entire City, new Sign Ordinances, adding crosswalks on Orchard Lake Road and Cass Lake Road, filling the vacant buildings and land with new businesses, add on street parking to Cass Lake Road and ensure Code Enforcement helps to maintain standards. Mr. Gibbs will present this to City Council at the November 21, 2019 meeting.

New Business:

Hubbell, Roth and Clark (HRC) Path and Streetlight Proposals

Commissioners discussed the proposal and the best ways to find and fix any broken light poles. Some light poles have broken hooks, some need repainting and some have broken bases.

Motion to direct Manager Ottenwess to find vendors to help fix light poles by Vice- Chairman Emerling; seconded by Chairman Daelemans

AYES: 6

NAYS: 0

MOTION PASSED

Commissioners discussed the path by Fran Leaf Park, the quote in the proposal will not fix the drainage issue. Manager Ottenwess will see if the SAW Grant funds can be used to fix this issue.

Motion to table the Path Proposal until more information can be given by Chairman Daelemans; seconded by Vice- Chairman Emerling

AYES: 6

NAYS: 0

MOTION PASSED

Streetlight Banner Discussion

Commissioners discussed keeping the current banners for now. After the broken streetlights have been identified, this topic can be brought back to the TIFA board.

Cass Lake Road Street Tree Discussion

Commissioner Santia would like to remove the trees in front of his restaurant, as they block the Santia Hall sign from south bound traffic. While the trees were not purchased with TIFA funds, the restaurant is located in the TIFA district. Commissioner Santia would like to replace the trees with planter boxes and would pay for the removal and the planter boxes himself. Commissioner Santia will bring this matter to the November 21, 2019 City Council Meeting.

Motion to allow Commissioner Santia to remove the trees and add planter boxes with City Council approval by Commissioner Svaluto; seconded by Vice- Chairman Emerling

AYES: 4

NAYS: 1 (Williams)

ABSTAIN: 1 (Santia)

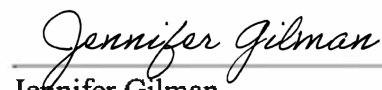
MOTION PASSED

Mural at Sunset Park Discussion

Commissioners discussed the value art adds to a City. Vice-Chairman Emerling has a mural he would like to donate.

Adjournment: Chairman Daelemans adjourned the meeting at 9:08pm.


Paul Daelemans
Chairman TIFA Board


Jennifer Gilman
Keego Harbor, Administrative Clerk