

APPROVED 03/23/2022

CITY OF RICHMOND

TAX INCREMENT FINANCE AUTHORITY

MINUTES

FEBRUARY 23, 2022

THE MEETING OF THE TAX INCREMENT FINANCE AUTHORITY WAS CALLED TO ORDER AT 7:02 P.M., ON TUESDAY, FEBRUARY 23, 2022, BY CHAIRMAN RUFF

Present: Ball, Ruff, LaFore, Reindel, Weinert and Yelencich

Absent: Garant

Others: Director Moore

Visitors: RAHGS President Jon Beard, RLL Treasurer Christie Cramton and RLL President Josh Fouchia

Motion by **Reindel**, supported by **LaFore**, to excuse Authority Member Garant from tonight's meeting due to being out of town.

All yeas

Motion passes

APPROVAL OF MINUTES

Motion by **Reindel**, supported by **Ball**, to approve the minutes from January 24, 2022.

All yeas

Motion passes

APPROVAL OF BILLS

Motion by **LaFore**, supported by **Reindel**, to approve the Payroll Expenses for January 14th through February 14, 2022, in the amount of \$14,192.19.

All yeas

Motion passes

Motion by **Ball**, supported by **Reindel**, to approve the Schedule of Bills for January 19th through February 10, 2022, in the amount of \$9,831.17.

All yeas

Motion passes

CORRESPONDENCE

Revenue and Expense Report for January 2022
City Council Meeting Minutes of January 3, 2022
City Council Quarterly Roundtable Meeting Minutes of January 17, 2022
City Council Meeting Minutes of January 17, 2022
Organizational Special Meeting Minutes of January 24, 2022

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PUBLIC COMMENTS

None.

ADOPTION OF AGENDA

Motion by **Reindel**, supported by **Ball** to adopt the Agenda was adopted as presented.

All yeas

Motion passes

ITEMS FOR CONSIDERATION

1. Discussion of FY2022-23 TIFA Budget

The TIFA Director provided an overview potential projects for the upcoming FY2022/2023 TIFA Budget.

Some of the ongoing or recommended projects are:

- Across the street lighting in the traditional downtown areas. TIFA is currently working on an alternate to this project with lighting going from the poles to the building facades.
- Christmas Decorations. Continued replacement of garland and decorations.
 - Six (6) green branched
 - Four (4) red metallic
 - Four (4) gold metallic
 - One new ornament needs to be purchased for the pole at Kens Country Kitchen
- Small Ice Rink. TIFA at the last meeting discussed the possibility of having a small ice rink in the North Business District possibly at the Roosevelt Auditorium.
- Leaf Pick Up. Potentially contribute toward a leaf vacuum truck if City Council determines that the community should move in that direction.
- Municipal Parking Lot Improvements. The City is currently working with Tetra-Tech and DTE to develop layout and engineering plans for parking lot improvements in the North business district. DTE has been slow in getting back to us about burying the utilities, but recently discussed some alternatives to re-routing the primary lines under M-19. This may help move the project forward.
- The Aud. The City Council, Recreation Board and TIFA are discussing the long-term future of the building. TIFA currently has \$160,000 budgeted for the masonry and roof projects.

The following projects that have been incorporated and are ongoing in previous budgets or the City's six-year Capital Improvement Plan are listed below.

- Continued support of the Façade Programs (Project Clean-Up, Downtown Revitalization and the Façade Loan Program)
- Continued support of the Streetscape Improvements
 - Potential new banner pole locations

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- Possible new bump outs locations
- Community Marketing Efforts through the Vacationland Magazine and Macomb County Magazine
- Continued support of special events designed to bring people into the downtowns or TIFA District (Community Tree Lighting and Santa Parade, Easter Egg Hunt, Chili Cook Off).
- DPW Barn. The City has been planning to take down the current meter room and break room barn at DPW and extend the existing equipment barn over top of this location. The current budget included funds to do the utility prep work for the new barn. A percentage (33%) or \$230,000 of the project has been included in TIFA in the six-year plan showing the project in FY2022/2023.
- City Hall Parking Lot – The City Hall parking lot needs to be resurfaced. TIFA’s percentage (5%) is estimated at \$11,250 in the FY2023/2024 budget.

There are some projects that have been talked about and some that have either been informally or formally submitted.

- Richmond Area Good Old Days Barn/Pavilion – I have been told that the Good Old Days Committee has been discussing the building of a barn that would at least in part replace the tent. At this point no plans or cost estimates have been submitted, but from my understanding, the RAGODF will be coming to TIFA to ask for assistance. Some estimates thrown out have a basic barn at \$300,000 - \$350,000; if you add a concrete floor and some of the amenities the cost could be in the area of \$400,00 - \$450,000. This doesn’t include any site work related to storm water or utilities.
- Richmond Area Historical and Genealogical Society Gas Station – RAHGS has formally submitted paperwork. It is included in item 2 on the agenda.
- Richmond Little League – RLL is looking to purchase a Polaris Ranger for field maintenance. This is item 3 on the agenda.

The TIFA Board discussed many of the projects listed above. The Board felt they were all good projects that have been discussed before. The Director and Board understand that they may not all be able to be funded in one year, but the Director will try to put a budget together that funds them over the next two years.

2. RAHGS Request – Gas Station

RAHGS President Jon Beard made a presentation on behalf of RAHGS regarding their plan to convert the old garage at the corner of Beebe and Park into a vintage gas station. The approximate cost of the project is \$60,000. The RAHGS Foundation has pledged \$10,000 and they have some in-kind service pledges. They are asking TIFA for \$10,000 and will be challenging their membership for donations.

Moved by **Reindel**, seconded by **LaFore** to approve the RAHGS request for \$10,000 toward their gas station project out of the FY2022/23 Budget.

All yeas

Motion passes

3. RLL Request – Ranger UTV

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Richmond Little League (RLL) Treasurer Christie Cramton presented a request to TIFA from RLL to help them purchase a Polaris Ranger for field maintenance. Their current golf cart is very old and needs to be replaced. They originally looked at replacing it with a golf cart, but it is difficult to purchase a golf cart currently. They then were able to get a quote on the ranger for \$8,540. RLL had \$6,000 budgeted for the purchase of the vehicle, and are asking TIFA to fund the difference \$2,540. The TIFA Director mentioned that TIFA normally doesn't fund vehicle requests for user groups of the park, but in this case because RLL already had funds set aside for the vehicle and RLL is only asking for the difference, he is fine with the proposal. Also the vehicle will be used for field maintenance.

Moved by **LaFore**, seconded by **Reindel** to approve the RLL request for \$2,540 toward a Polaris Ranger.

All yeas

Motion passes

MISCELLANEOUS MATTER FROM THE DIRECTOR

None.

CHAIRMAN AND AUTHORITY MEMBERS

None.

ADJOURNMENT

Motion by **Ball**, supported by **Yelencich**, to adjourn the Tax Increment Finance Authority meeting at 7:55 p.m.

All yeas

Motion passes

Respectfully Submitted:
Jon Moore
City Manager/TIFA Director