

TAX INCREMENT FINANCE AUTHORITY REGULAR MEETING

July 28, 2009

The meeting was called to order at 7:00 P.M. by Chairman Collison.

Roll Call:

Present: James Collison, Richard Comstock, Mike Luplow, Bert Rivette, Pete Rouech, Karen Sauve, Rolland Spencer and Richard Wegner

Excused: George Gilbert

Also Present: Pat Hascall - TIFA Administrative Director, Butch King - Zilwaukee Police Chief

The minutes of the April 21, 2009 regular meeting and the June 4, 2009 special meeting were referred to. A motion was made by B. Rivette, seconded by R. Wegner, the minutes of both meetings be approved as mailed. The motion passed.

The Treasurer's Report, with a list of current Certificates of Deposit, dated July 28, 2009 was explained by M. Luplow. A motion was made by R. Comstock, supported by K. Sauve, to accept the report as presented. The motion carried.

Correspondence:

- A. 07/09 - Copy of a Purchase Agreement signed by J. Collison by which TIFA offers to purchase the property directly to the west of the former Texaco Gas Station on Adams and Jones for a sum of \$20,000. Also, copy of a Warranty Deed dated April 22, 2004, conveying said property to David Wesolek, the current owner.

Audience Participation: Opened to the Public. None.

Agenda:

With Police Chief King being present, Chairman Collison proposed that TIFA set aside \$25,000 in the current budget for a police car. A motion was made by M. Luplow, supported by B. Rivette, that the 2009/2010 budget be amended by \$25,000 to allow for a line item for a Zilwaukee Police car. A roll call vote was taken and all present voted aye. The motion carried.

Chief King expressed thanks on behalf of all the Public Safety departments and the citizens of Zilwaukee for TIFA's longtime support.

Chairman Collison stated that since the close down of TIFA was in the foreseeable future, it was time to set up a meeting or a talk with Jack Tany about finishing up the TIFA History, which he had drafted up to the end of 2004. R. Spencer said he would contact him to set up a time.

Bell Landscaping has plans for an additional building. Currently there is a power pole in the front of their building and they would like to get rid of it and have underground wiring. After discussion, a motion was made by R. Rivette, seconded by M. Luplow, to approve an expenditure

of up to \$4,000 for underground wiring and the removal of two poles. The motion carried, all voting aye. If the cost is over \$4,000, Bell would be asked to participate in funding the project. G. Gilbert would be asked to look into the project due to his experience with Consumers Energy.

The Chairman recapped the current situation on utility extensions on Adams Street and Westervelt Road north of the bridge.

A copy of a petition from property owners abutting Lindbergh Street from Edison to Bridgeview South to the City Council to abandon that remaining portion was distributed to the members for their attention. If all owners agreed to the petition and the Council approved, 43' on each side of mid road would be deeded to each property owner. The best use of the pile of black dirt currently on the TIFA property on BV South might be to allow contractors on City projects to use as top soil for landscaping.

The bids on the City's portion of the Sewer Project were opened and definitely were not favorable - way over the estimate of \$4 million. The City has problems with some laterals to be lined and some sidewalks to be repaired and needs an allocation of \$50,000 for the sewer lining and \$25,000 for sidewalk repair. A motion was made by B. Rivette, supported by P. Rouech, to authorize transfer in the budget \$50,000 for sewer work, especially sanitary sewer lining or storm sewer work on the Fisher Street storm station, and \$25,000 for sidewalk repair, all in the TIFA district, as increments become available. A roll call vote was taken and all members present voted aye. The motion passed.

The agenda at the MEDA Annual Meeting in Kalamazoo had little pertaining to the problems in Zilwaukee, so attendance was not recommended.

Due to a possible shortage of funds to pay off debt which is caused by a decrease in SEV, especially personal property evaluations, TIFA may have to extend the closing date. It currently is April of 2010.

The Chairman has been working with a real estate attorney, Gary E. Gottlieb, since the death of TIFA's previous attorney, Mike Dwan. Gary is currently is determining how we transfer title of TIFA property to the City at close down.

R. Comstock commented that recently he observed that six out of seven lights on Adams north of the bridge were out. P. Hascall said that it has been reported to Consumers, but they are slow to respond.

A motion was made by B. Rivette, seconded by P. Rouech, that the meeting be adjourned. The motion passed. The meeting adjourned at 8:07 P.M.

The next regular meeting will be held on Tuesday, October 27, 2009 at 7:00 P.M., subject to the call of the Chair if a meeting is needed prior to then.

Respectfully submitted,

Rolland C. Spencer
Recording Secretary