

NORTHWEST TAX INCREMENT FINANCE AUTHORITY OF THE
CITY OF GROSSE POINTE PARK
SPECIAL MEETING
May 11th, 2020
4:00pm

CALL TO ORDER

A meeting of the Grosse Pointe Park Northwest Tax Increment Finance Authority (“TIFA”) was called to order by Director Dale Krajniak

ROLL CALL

Present: James Odell, Joe Tompkins, Sonny Mio, John Hughes, Adi Kokoshi, Patrick Mann, Randy Cousineau, Thomas MacDonald.

Also Present: Dale Krajniak, Administrative Director; Dennis Levasseur, TIFA Attorney; Nick Sizeland, City Manager; and Leah Smith, Assistant to the City Manager

Excused Absences: James Depuys and Curt Ralstrom.

Before the budget was presented, TIFA Attorney Levasseur presented a brief of summary of why the special meeting was called including a brief summary of the applicable Michigan statutes, namely the Recodified Tax Increment Finance Act.

APPROVAL OF THE TIFA 2020-2021 BUDGET

Director Krajniak presented the proposed 2020-2021 budget for approval and consideration. The total proposed budget is \$1,316,500 allocated between the following line items:

- Legal Services: \$45,000
- Financial/Administrative: \$70,000
- Direct Business Support: \$36,000
- Supplies: \$10,000
- Residential Improvements: \$450,000
- Commercial Improvements: \$305,500 of which \$175,000 is set aside for parking improvements.
- Debt Retirement: \$325,000

Director Krajniak also stated that himself, the TIFA Attorney, and City Administration are currently looking into additional ways to utilize TIFA funds to support businesses impacted by COVID-19.

Board Member Tompkins requested clarification on the \$325,000 within the proposed budget and asked for verification that it was the same amount approved at the previous TIFA meeting. TIFA Attorney Levasseur stated that it was.

Board Member Tompkins inquired if the \$175,000 set aside for parking improvements was the total amount needed to tear down the city owned buildings and pave the parking lots. Director Krajniak stated that in addition to the \$175,000, there is also an additional \$92,000 available for additional parking improvement costs.

Director Krajniak stated that the Board could decide to amend the budget at a later time if necessary.

Board Member Hughes inquired on if there is any expectation that the funds that are recaptured will be

changed or decreased due to loss of revenues from COVID-19. Director Krajniak stated that because of the Hedley amendment and the increases the District has seen in the previous three years, a loss of revenues is not anticipated.

Motion by Board Member Tompkins, seconded by Board Member Hughes, to recommend the budget as presented for approval to the City Council.

AYES: Board Members Tompkins, Mio, Hughes, Kokoshi, Mann, Cousineau, MacDonald and Chair Odell.

NAYS: None

EXCUSED: Board Members Depuys and Ralstrom.

Before public comment, Attorney Levasseur stated that himself, Director Krajniak and City Manager Sizeland were continuing to work together to find additional legal ways the TIFA could continue to support businesses. Attorney Levasseur proposed creation of an ad hoc advisory committee to assist with discussions pertaining to COVID-19 assistance and recover similar to the ad hoc advisory committee created by the Downtown Development Authority.

Chairman Odell agreed and asked for volunteers to sit on the ad hoc advisory committee. The ad hoc advisory committee members include Board Members Tompkins, Kokoshi, and Chairman Odell.

PUBLIC COMMENT

Four members of the public made public comment.

With no further business, Chairman Odell adjourned the meeting.