



HIGHLAND PARK TAX INCREMENT FINANCE AUTHORITY (TIFA)

Robert B. Blackwell Municipal Building
12050 Woodward Avenue
Highland Park, Michigan 48203
(313) 252-0050 ext. 257

PROPOSED MINUTES OF THE IN-PERSON MEETING OF THE HIGHLAND PARK TAX INCREMENT FINANCE AUTHORITY

Date: August 20, 2024

Location: 25 Gerald St, Highland Park, MI 48203

Time: 5:30pm

MEETING AGENDA

1. Discussion on TIFA Tax Capture
2. Resolution Approving Fiscal Year 2024-2025 Budget
3. Request for Parcel Information
4. Vote to Approve the Budget
5. Resolution Approving Revised TIFA Bylaws
6. Resolution to Approve the Sale of 13928 Woodward
7. Public Comment

DISCUSSION: TIFA TAX CAPTURE

- The meeting opened with a discussion on the TIFA Tax Capture.
- A request for additional information regarding specific parcels was made.

A. RESOLUTION TO VOTE TO APPROVE THE TIFA BUDGET

Discussion Points:

- The Board discussed the budget for the fiscal year 2024-2025.
- It was noted that TIFA hasn't completed a budget since 2018.
- Bishop Thomas expressed concern about approving a budget without full information and recommended taking the necessary time to review the details as a newly appointed board.
- Madame Chair proposed approving the budget now and amending it later.

Motion: Approve the 2024-2025 TIFA Budget

Moved by: Madame Chair

Supported by: Chris Woodard

Vote Results:

- Madame Chair: NO
- Bishop Thomas: NO
- Kaci Jackson: YES
- Gregoire Eugene Louis: YES
- Chris Woodard: YES
- Trevor Sarter: YES
- Scott Boswell: Absent

Resolution Outcome:

The budget was approved by a majority vote.

B. RESOLUTION APPROVING REVISED TIFA BYLAWS

Discussion Points:

- Kaci Jackson inquired about the specific changes made to the TIFA Bylaws.
- It was clarified that changes were made by the TIFA attorney as requested by the Board.
- Bishop Thomas requested that information be provided in advance of meetings for thorough review.

Motion: Approve the revised TIFA Bylaws

Vote Results:

- Kaci Jackson: YES
- Trevor Sarter: YES
- Gregoire Louis: YES
- Chris Woodard: YES
- Bishop Thomas: YES
- Madame Chair:** YES

Resolution Outcome:

The revised TIFA Bylaws were approved unanimously.

C. RESOLUTION TO APPROVE THE SALE OF 13928 WOODWARD

Discussion Points:

- The Board discussed the sale of the property located at 13928 Woodward.
- It was noted that a Purchase Agreement and Development Agreement must be received by Mr. Carlton Clyburn before proceeding.

Motion: Approve the sale of 13928 Woodward

Supported by: All present members

Resolution Outcome:

The motion to approve the sale of 13928 Woodward was supported by all and carried unanimously.

PUBLIC COMMENT

- Mayor McDonald commended the Board for their ongoing efforts and encouraged them to keep up the good work.
- Councilwoman Harris raised a question regarding what TIFA can do in the City and suggested looking into similar initiatives in other cities like River Rouge.
- Bishop Thomas recommended holding a TIFA Workshop to better understand the board's functions and responsibilities. He stressed the importance of reviewing the binder material thoroughly.
- Attorney Ron agreed to provide research on the functions of TIFA and the individual duties of board members.
- Bishop Thomas also mentioned a citizen's complaint regarding inhumane conditions at the Manchester property, including issues like mold and lack of power. He advised contacting the State, specifically MISHDA, and filing a complaint with the Building Department for inspection and proper action.

MOTION TO ADJOURN

Motion: To adjourn the meeting

Supported by: All present members

Outcome:

The motion to adjourn was carried unanimously.

Meeting adjourned at: 6:24pm

Next meeting scheduled for: September 17, 2024 @ 5:30pm

Minutes submitted by: Trevor Sarter, Secretary of TIFA Highland Park**