

CITY OF FLAT ROCK
TAX INCREMENT FINANCING AUTHORITY (TIFA)
Minutes
Tuesday, March 23, 2021 at 5:00p.m.
City Hall – Zoom

1. MEETING CALLED TO ORDER: 5:01 p.m.

ROLL CALL OF MEMBERS: Vice Chairperson Frank Hamet; Members Bill Rice (via phone); Chad Zarbaugh and Bill Barker. Motion by Barker, supported by Zarbaugh to excuse the absent members. Motion carried unanimously.

ALSO PRESENT: Economic Development Director Elizabeth Hendley; Bruce Hammond, C.E. Raines

2. APPROVAL OF MINUTES: Motion by Zarbaugh, supported by Barker to approve the minutes of the meeting of February 23, 2021. Motion carried unanimously.
3. CITIZENS TO BE HEARD: None.
4. MEMBERS REPORTS: None.
5. GENERAL DISCUSSION:
 - a. None.
 - b. Report from Bruce Hammond, C.E. Raines, regarding Gateway Boulevard repaving, flooding and TIFA History.

Mr. Hammond presented a history of the TIFA district and it's creation at the time that Mazda came to Flat Rock. Noted that there were expectations that JIT (just in time) inventory suppliers would want to locate around the plant and there was a grant through the State of Michigan for Gateway. Tax revenue financed improvements covered the area of Hall and Gateway Boulevard as well as Gibraltar and Commerce. There was a PPG Paint Factory that was demolished. A developer proposed a hotel and banquet center. There were plans for Mannheim and a potential Oakwood Hospital facility as well as Porter Clark Chiropractic and a GMC Car Dealership which ultimately fell through due to the 2008 economy, Two different realtors tried to sell the lots with no success. A tax abatement worth \$50 million was never based on the taxable value of the plant. Mazda paid \$6.5 million for the naming rights of the Community Center.

Originally, there were no utilities on Hall from Gibraltar to Vreeland. A light industrial factory was proposed but there were no utilities. Sewer was extended 1,000 feet from Gibraltar and sanitary sewer installed along the length of Hall Road. Replacement of the middle two lanes on Hall Road was done, the construction of Roche Road was completed and TIFA paid for the streetlights on Gibraltar. There are drainage issues on Hall south of Roche and sticking issues with development, namely stormwater management (whether to store water in a retention pond or underground) and clean water.

Mr. Hammond also distributed the wetland report and plans for the Gateway/Commerce paving by option. It was originally installed in 1988. Members appeared to be more interested in pursuing Gateway/Commerce paving than addressing the floodplain issues on private property along Hall Road.

6. FINANCIAL ITEMS:

a. Review of Current Balance Sheet and Revenue and Expenditure Reports: Table until next meeting.

b. Motion by Zarbaugh, supported by Barker to pay the following invoices:

- City of Flat Rock \$7,113.51
- G.V. Cement \$10,069.24

Motion carried unanimously.

7. NEW BUSINESS:

a. Budget Discussion: Table until next meeting.

b. GLC Contract: Table until next meeting, Member Barker questioned going out to bid.

8. CORRESPONDENCE AND MISCELLANEOUS ITEMS: None.

9. ADJOURNMENT: Motion by Zarbaugh, supported by Rice to adjourn the meeting at 6:25p.m. Motion carried unanimously,

DATE APPROVED: 4-20-21

Frank Huet