

CITY OF FLAT ROCK
TAX INCREMENT FINANCE AUTHORITY (TIFA)
Minutes

Tuesday, July 26 ,2022 at 5:00 p.m.
City Hall – Council Chambers

1. MEETING CALLED TO ORDER: 5:01p.m. Moment of silence for deceased member Tom Neal.
2. ROLL CALL OF MEMBERS: Tom Havera, Chairman; Joanne Beard, Secretary/Treasurer; Frank Hamet, Vice Chairperson; Bill Rice, Bill Barker, Chad Zarbaugh
Also in attendance Liz Hendley, Eco Dev; Owner (Roger Guthier) and daughter Rochelle O'Brien) from Gerotech. Mayor Mark Hammond.
3. APPROVAL OF MINUTES:
Motion by Frank Hamet; supported by Bill Rice to approve the minutes of June 28, 2022.
Motion carried unanimously.
4. CITIZENS TO BE HEARD: None
5. MEMBER'S REPORTS: Motion by Chad Zarbaugh; supported by Frank Hamet to purchase a memorial plaque in honor of Tom Neal. Motion carried unanimously.
6. GENERAL DISCUSSION:
 - a. Liz Hendley displayed map of Tifa District and property owners.
7. FINANCIAL ITEMS:
 - a. Motion by Frank Hamet; supported by Bill Rice to pay the following invoices:
 - GLC \$1,660.00
 - City of Flat Rock \$105,332.77Motion carried unanimously. Also discussed not going below 10% Fund Balance.
8. OLD BUSINESS:
 - a. Discussed Gerotech buying the 2 lots next to them for \$100,000 contingent upon construction of addition within a set amount of time. Mr. Guthier rescinded his offer. Would not commit to building in the next 5 years.
 - b. Noted First Merchants working on a 10 yr. \$500,000 loan for roof replacement at Comm. Center.
9. NEW BUSINESS:
 - a. Motion by Frank Hamet supported by Chad Zarbaugh to sell the 3 remaining lots with the City properties for sale. Motion carried unanimously. Price to be determined at next meeting.
 - b. Noted public hearing set for August 15, 2022 to amend TIFA.
 - c. Motion by Frank Hamet; supported by Bill Barker to pay the Campbell contract as presented. Motion carried unanimously.
 - d. Motion by Chad Zarbaugh; supported by Frank Hamet to get Comm. Center sign prices (both electronic & static). Motion carried unanimously.
10. CORRESPONDENCE and MISCELLANEOUS ITEMS:
 - a. Requested that Comm. Center monthly Rev. & Exp. Report be added to monthly financial items.

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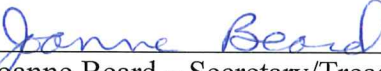
11. ADJOURNMENT:

Motion by Frank Hamet; supported by Bill Barker to adjourn the meeting at 6:36p.m. Motion carried unanimously.

Date Approved: 8-23-2022



Tom Havera, Chairman



Joanne Beard – Secretary/Treasurer