



## MINUTES

**Call to Order:** Windell called the meeting to order at 1:03 pm. Voice rollcall was then taken.

**Members Present:** Deborah Windell, Gale Goldberg, Tracey Lipps, Bill Hegg, S Hegg, Amy Trudell

**Members absent:** Caleb Griffis

**Others present:** Nichole Kleiner, Chad Gale

**Approval of Agenda:** Motion by Trudell, supported by Lipps to approve the agenda with the addition of Action Item 7.b. to vote on Chad Gale's request. Motion carried.

**Public Comment:** Chad Gale requested TIFA allow him to use the entire building at 3 E Main St where he rents to store his pallets. He would the option to use the front portion for retail. He indicated that he would pay for required upgrades such as heating and plumbing which aren't currently working and asked that he be given first right of refusal after preferred development is determined.

**Approval of May 2024 Minutes** – motion by Lipps, supported by Goldberg, to approve the May 2024 minutes. Motion carried.

**Approval of May Financials** – Nichole reviewed the financial reports. TIFA's checking balance is \$212,609.29 with \$175,000 now in the Michigan Class account. Trudell asked for clarification on last months gas payment of \$1000. Nichole reported that it was 2 months of gas payments for all buildings. Motion by S Hegg, supported by B Hegg to approve the May financials. Motion carried.

### Action Items:

- a) Review and Adopt TIFA Bylaws – tabled for review at the July meeting
- b) Rent 3 E Main to Chad Gale – board discussed Gales request from public comments asking how his investments in the plumbing and heating would work. Chad agreed to pay out of pocket. S Hegg suggested we amend Gale's lease agreement to "include retail"
  - a. Motion by S Hegg, supported by B Hegg to amend lease at 3 E Main St to include retail use for a one year term with 90-day notice to terminate agreement from both parties and first right of refusal to Gale to purchase the building at fair market value beginning July 1, 2024 at a monthly rate of \$700.

### Discussion Items

- a. **Match on Main Grant** – Nichole announced that Hart Pizza had been selected as a \$25,000 recipient
- b. **Church Review Committee Update – B Hegg** reported that the priority of the committee established at their first meeting was to protect the history, and consider the future use. Amy added that creating a tax base by the type of occupant selected was a factor and that the committee was looking at the two proposals that would do just that. Bill & Amy reported that they were looking for the church to remain under TIFA for use as a community/performing arts center. S Hegg suggested that a community center would need someone to run it which should be considered. Windell suggested asking the White Lake Performing Arts if they were looking for another location to expand.
- c. **Dale & Gale window replacement** – Nichole reported that Dale & Gale asked about Property Improvement Funds for replacement windows. Nichole shared that she let them know there were no funds remaining but that she would bring their concerns to the board. This brought up the discussion of "how soon" can grant funds

be requested. It was decided that no awards will be given prior to the upcoming fiscal year when the funds reset however applicants can apply if they're willing to wait.

- d. **Walkers Parking Lot Update** – Nichole reported that Request for Proposals are being solicited and bid opening will be Tuesday July 17<sup>th</sup> at 2pm. S Hegg would like to know how many spaces that provides.

**Public Comment** – none

**Communications From Members:** Nichole asked the board about public parking signs letting people know they can park at the Ceres Property. Lipps did not think this should be promoted. Nichole also shared about her experience attending the Michigan Small Business Awards ceremony where Lakeside Fitness received an award for the Top 50 Companies to Watch.

**Adjournment:** Meeting adjourned at 2:10pm

Respectfully submitted Nichole Kleiner, TIFA Administrator