



## CITY OF WILLIAMSTON

### TIFA 2A & TIFA 2B

Regular Meeting Agenda

Monday, June 17, 2024, at 6:00 p.m.

To be held in the City Hall Council Chambers  
161 E. Grand River Ave. Williamston, MI 48895

Phone (517) 655-2774

[www.williamston-mi.us](http://www.williamston-mi.us)

1. Call to Order – 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call
4. Audience Participation- Maximum 5 minutes per presentation. Subject matter on non-agenda items only.
5. Approval of Agenda
6. TIFA Regular Meeting Minutes of March 18, 2024
7. Accounts Payable
8. Staff Reports
  - a. City Treasurer
9. Action Items
  - a.
  - b.
  - c.
  - d.
10. Discussion Items
  - a. Ice House RFP
  - b.
  - c.
  - d.
  - e.
11. Information Received
  - a.
  - b.
12. Outstanding Issues- No Action/No Discussion
  - a. 781 Progress Court Building
  - b. Re-plat
  - c.
13. Audience Participation– Maximum 5 minutes per presentation. Subject matter on non-agenda items only.
14. Attorney Comments
15. TIFA Member Comments
16. Adjournment

**Individuals with disabilities requiring special assistance who are planning to attend a TIFA meeting should contact the City Clerk by writing or calling in advance of the meeting that will be attended.**

**THE NEXT REGULAR MEETING OF THE WILLIAMSTON  
TIFA BOARD WILL BE HELD ON JULY 15, 2024 AT 6:00 P.M. IN THE  
CITY HALL COUNCIL CHAMBERS.**

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CITY OF WILLIAMSTON  
TIFA 2A & TIFA 2B  
MARCH 18, 2024  
REGULAR MEETING MINUTES

**1. Call To Order:**

The regular meeting was called to order at 6:01 p.m. by Chairman Peter Porciello and the Pledge of Allegiance was recited.

**3. Roll Call:**

Chairman Peter Porciello, TIFA Members Scott VanAllsburg, Denise White, Jeffrey Sand, and Robert McPherson. Absent: Jacob Imanse (arrived at 6:05 p.m.), Ken Szymusiak, and Paul Joseph.

Also Present: City Manager John Hanifan, City Clerk Holly Thompson, TIFA Attorney Clint Stevensen, and citizens Jeff and Robin Kodet.

Motion by **McPherson**, second by **VanAllsburg**, to excuse all members absent.  
**Motion passed by voice vote.**

**4. Audience Participation:**

None.

**5. Approval of Agenda:**

Motion by **White**, second by **McPherson**, to approve the agenda as presented. **Motion passed by voice vote.**

**6. TIFA Regular Meeting Minutes of February 19, 2024:**

Motion by **McPherson**, second by **White**, to approve the TIFA regular meeting minutes of February 19, 2024 as presented. **Motion passed by voice vote.**

**7. Accounts Payable:**

Motion by **White**, second by **McPherson**, to approve invoice #48891 from Gormley Law Offices for a total of \$543.29. Yes: VanAllsburg, Sand, White, Porciello, McPherson. No: None. **Motion passed.**

**8. Staff Reports**

**8a. City Treasurer:**

A budget printout was provided for TIFA review.

**10. Discussion Items**

**10a. Excusing of Members:**

-Imanse arrived at 6:05 p.m.

Member White commented attendance is poor at these meetings and it seems to be the same people absent. She would like to see that a prior notification of absence be a condition of being excused by the board.

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This will be on the next agenda as an action item.

**10b. Future TIFA Project(s):**

Manager Hanifan commented the proposed DPW building addition is too large for their needs. They already have a cold storage building and everything is able to be parked inside. He feels this is the nicest DPW building you'll see for a community of this size. He would like to get some costs together for stabilizing the building next to the water tower. He distributed a draft TIFA budget went over the TIFA finances and proposed ideas to use the funding. This will likely require an update to the TIFA Plan.

**10c. Request for Proposals – Ice House Property:**

Manager Hanifan reported he has met with Steve Eyke and he is still interested in the Ice House. He also has a meeting with LEAP regarding the cleanup of the property. He feels there will be a limited amount of potential bidders and recommended a Phase 1 and Phase 2 environmental assessment be done.

**10d. 2024/2025 Draft Budget:**

Discussed during 10b.

**13. Audience Participation:**

Chairman Porciello called for public comments at this time and there were none.

**14. Attorney Comments:**

No comment.

**15. TIFA Member Comments:**

Member McPherson asked if there are steps going forward with the Ice House project.

Chairman Porciello thanked staff for their work and thanked Member White for her attendance idea.

**16. Adjournment:**

Motion by **White**, second by **Imanse**, to adjourn the meeting. **Motion passed by voice vote.**

**Meeting adjourned at 7:00 p.m.**

**\*THE PRECEDING MINUTES ARE A SYNOPSIS OF A TIFA 2A & TIFA 2B REGULAR MEETING AND DO NOT REPRESENT A VERBATIM RECORD.**

Respectfully Submitted by: \_\_\_\_\_  
Holly M. Thompson, City Clerk

Date Approved: \_\_\_\_\_

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Fund 246 TIFA 2A

GL Number	Description	PERIOD ENDED 04/30/2023	PERIOD ENDED 04/30/2024
*** Assets ***			
246-000-001.00	Common Checking	0.00	6,698.68
246-000-002.00	Cash - Savings	6,749.10	0.00
246-000-136.00	Buildings, Additions And Improvements	55,879.14	55,879.14
246-000-137.00	Accum Depreciation - Bldg & Improvement	(33,530.02)	(35,392.66)
<b>Total Assets</b>		<b>29,098.22</b>	<b>27,185.16</b>
*** Liabilities ***			
246-000-214.00	Due To General Fund	63.22	0.00
<b>Total Liabilities</b>		<b>63.22</b>	<b>0.00</b>
*** Fund Balance ***			
246-000-390.00	Fund Balance	29,084.74	27,174.08
<b>Total Fund Balance</b>		<b>29,084.74</b>	<b>27,174.08</b>
<b>Beginning Fund Balance</b>		<b>29,084.74</b>	<b>27,174.08</b>
<b>Net of Revenues VS Expenditures</b>		<b>(49.74)</b>	<b>11.08</b>
<b>Ending Fund Balance</b>		<b>29,035.00</b>	<b>27,185.16</b>
<b>Total Liabilities And Fund Balance</b>		<b>29,098.22</b>	<b>27,185.16</b>

PERIOD ENDING 04/30/2024  
 % Fiscal Year Completed: 83.33

ACCOUNT DESCRIPTION	END BALANCE 06/30/2023 NORM (ABNORM)	YTD BALANCE 04/30/2023 NORM (ABNORM)	YTD BALANCE 04/30/2024 NORM (ABNORM)	2023-24 ORIGINAL BUDGET	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
Fund 246 - TIFA 2A						
Dept 000 - General Revenues						
Revenues						
665.01 Interest Income	15.20	13.48	11.08	12.00	0.92	92.33
TOTAL REVENUES	15.20	13.48	11.08	12.00	0.92	92.33
Net - Dept 000 - General Revenues	15.20	13.48	11.08	12.00	0.92	
Dept 728 - Comm. & Econ. Dev. Administration						
Expenditures						
955.00 Miscellaneous	63.22	63.22	0.00	75.00	75.00	0.00
968.01 Depreciation - Current	1,862.64	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	1,925.86	63.22	0.00	75.00	75.00	0.00
Net - Dept 728 - Comm. & Econ. Dev. Administr.	(1,925.86)	(63.22)	0.00	(75.00)	(75.00)	
TOTAL REVENUES	15.20	13.48	11.08	12.00	0.92	92.33
TOTAL EXPENDITURES	1,925.86	63.22	0.00	75.00	75.00	0.00
NET OF REVENUES & EXPENDITURES	(1,910.66)	(49.74)	11.08	(63.00)	(74.08)	17.59

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Fund 247 TIFA 2B

GL Number	Description	PERIOD ENDED 04/30/2023	PERIOD ENDED 04/30/2024
*** Assets ***			
247-000-001.00	Common Checking	0.00	292,745.35
247-000-002.00	Cash - Savings	149,163.76	0.00
247-000-017.01	Investments - MI Class	103,218.77	338,086.25
247-000-136.00	Buildings, Additions And Improvements	3,010,908.26	3,020,296.26
247-000-137.00	Accum Depreciation - Bldg & Improvement	(766,120.31)	(903,286.18)
<b>Total Assets</b>		<b>2,497,170.48</b>	<b>2,747,841.68</b>
*** Liabilities ***			
247-000-214.00	Due To General Fund	(156,591.56)	0.00
<b>Total Liabilities</b>		<b>(156,591.56)</b>	<b>0.00</b>
*** Fund Balance ***			
247-000-390.00	Fund Balance	2,418,921.05	2,507,562.98
<b>Total Fund Balance</b>		<b>2,418,921.05</b>	<b>2,507,562.98</b>
<b>Beginning Fund Balance</b>		<b>2,418,921.05</b>	<b>2,507,562.98</b>
<b>Net of Revenues VS Expenditures</b>		<b>234,840.99</b>	<b>240,278.70</b>
<b>Ending Fund Balance</b>		<b>2,653,762.04</b>	<b>2,747,841.68</b>
<b>Total Liabilities And Fund Balance</b>		<b>2,497,170.48</b>	<b>2,747,841.68</b>

User: TOM

PERIOD ENDING 04/30/2024

% Fiscal Year Completed: 83.33

DB: Williamston

ACCOUNT PROJECT DESCRIPTION	END BALANCE 06/30/2023	YTD BALANCE 04/30/2023	YTD BALANCE 04/30/2024	2023-24 ORIGINAL BUDGET	AVAILABLE BALANCE NORM (ABNORM)	% BGDGT USED
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Fund 247 - TIFA 2B

Dept 000 - General Revenues

Revenues						
401.01 Current Property Taxes	216,947.94	216,947.94	243,018.25	222,000.00	(21,018.25)	109.47
573.00 Local Community Stabilization	38,344.63	38,344.63	23,180.60	35,000.00	11,819.40	66.23
665.01 Interest Income	4,073.83	3,136.70	11,260.28	1,200.00	(10,060.28)	938.36
673.01 Sale Of Fixed Assets	0.00	0.00	0.00	1.00	1.00	0.00
687.01 Misc Refunds - Ins, Workers Comp, etc	22,870.00	0.00	0.00	0.00	0.00	0.00

TOTAL REVENUES

	282,236.40	258,429.27	277,459.13	258,201.00	(19,258.13)	107.46
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Net - Dept 000 - General Revenues

	282,236.40	258,429.27	277,459.13	258,201.00	(19,258.13)	
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Dept 728 - Comm. & Econ. Dev. Administration

Expenditures

801.00 Professional Services	3,000.00	2,500.00	5,000.00	2,000.00	(3,000.00)	250.00
801.01 Legal Services	3,417.30	2,917.30	2,138.66	6,000.00	3,861.34	35.64
802.00 Contractual Services	0.00	0.00	0.00	2,000.00	2,000.00	0.00
803.00 Contract - Audit	3,639.19	1,689.19	1,741.29	1,940.00	198.71	89.76
803.01 Fund Administration	30,000.00	0.00	0.00	30,000.00	30,000.00	0.00
803.04 Ingham EDC Contract	9,436.16	0.00	0.00	9,500.00	9,500.00	0.00
921.00 Utilities	6,710.69	4,918.53	5,430.48	7,000.00	1,569.52	77.58
955.00 Miscellaneous	225.26	225.26	0.00	500.00	500.00	0.00
968.01 Depreciation - Current	137,165.87	0.00	0.00	0.00	0.00	0.00
970.00 Capital Outlay	0.00	11,338.00	22,870.00	2,500.00	(20,370.00)	914.80

TOTAL EXPENDITURES

	193,594.47	23,588.28	37,180.43	61,440.00	24,259.57	60.52
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Net - Dept 728 - Comm. & Econ. Dev. Administration

	(193,594.47)	(23,588.28)	(37,180.43)	(61,440.00)	(24,259.57)	
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TOTAL REVENUES

	282,236.40	258,429.27	277,459.13	258,201.00	(19,258.13)	107.46
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TOTAL EXPENDITURES

	193,594.47	23,588.28	37,180.43	61,440.00	24,259.57	60.52
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NET OF REVENUES & EXPENDITURES

	88,641.93	234,840.99	240,278.70	196,761.00	(43,517.70)	122.12
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LaFollette Custom Homes, Ltd.  
Design/Build

June 7<sup>th</sup>, 2024

Letter of Interest "Icehouse"  
200 Elevator Street  
Williamston, Michigan 48895

Team: LaFollette Custom Homes, Ltd  
145 W. Grand River Avenue  
Williamston, Michigan 48895  
Steven L. Eyke, President/Owner

Veritas Vineyards LLC  
117 W. Louis Glick Hwy.  
Jackson, Michigan  
Justin Dalenberg, Owner

To: Mr. John Hanifan  
City Manager  
Williamston, Michigan 48895

**Proposed use for 200 Elevator Street:**

It is our intention to restore the existing historic building (Icehouse) and have as its new tenant Grand River Brewery (GRB). In addition, our team plans to have two residential apartments on the second floor. The basement floor elevation will be lowered to accommodate a working kitchen for the restaurant. The "lean to" structure to the East will be removed.

Part of the restoration process will be to create a "garden" style basement that would allow for new full height windows in the existing masonry openings. The original windows were removed because of grade changes to the exterior of the building.

We also intend to add back the original front veranda that will allow for a new ADA ramp into the restaurant.

We would also like to add 12-14 new residential apartments on the South side of the Icehouse. A second floor breezeway will attach the new building to the old. This will avoid the need for a



new interior stairway in the restaurant to service the apartments, maintaining as much floor space for seating. The restaurant will have between 100-150 seats depending on the parking requirements.

As we plan to use Federal and State Historic Tax Credits for the project, the new apartment building will be distinctly different from the existing structure in keeping with the standards for historic preservation published by the Secretary of the Interior and the State of Michigan's Historic Preservation Office (SHPO). Mr. Eyke was awarded Federal Historic Tax Credits for the 109 Building in Williamston and The Cronin Building in Marshall.

Mr. Eyke has also received MSHDA Rental rehab grants, Michigan Historic Rehabilitation Tax Credits and MEDC Grant funding.

### **Conceptual Size of the Project:**

The existing building footprint without the "lean to" is 3,300 square feet. The second floor is 1,980 square feet.

Basement = 3,300 square feet

1st Floor = 3,300 square feet

2<sup>nd</sup> Floor = 1,980 square feet

Total: 8,580 square feet

The new residential structure would be 12,000 to 14,000 square feet. This would be 3 stories with garden apartments. This configuration would allow 45 parking spaces to serve the restaurant and the apartments.

### **Economic Impact:**

The Restaurant will Create 32 new full time jobs. The property could potentially be linked to the City's downtown Social District. The restoration of the Icehouse will further reinforce the community's architecture and the City's place in time, making Williamston a desired destination for shopping and dining.

The project will produce 12-14 new badly needed apartments. The new tenants will spend their time and money near where they live.

The City will have the benefit of increased property taxes. The property currently pays no property tax.

### **Management Plan for Purchase:**

The property will be purchased by Steven Eyke, LaFollette Custom Homes, Ltd. (LCH) and Justin Dalenberg, Veritas Vineyards, LLC (Veritas) under a new Limited Liability Corporation for the sole purpose of managing this individual property. Grand River Brewery holds a Michigan manufacturing liquor license which negates the need to apply for and pay for a new Class C Liquor License.

The LLC will leverage a new loan to cover the expenses of redeveloping 200 Elevator Street.

Veritas will manage the restaurant and LCH will manage the rentals.

LCH will be responsible for designing and constructing the improvements. Mr. Eyke has 30+ years of experience in Design Build Construction with a specialty in Historic Architecture. The company is lead safe certified and is familiar with asbestos abatement practices.

### **Other Benefits for the City of Williamston?**

1. New Tax Base
2. Restoration of a Signature Historic Building
3. New Apartments
4. Extension of the City's Social District
5. Continuation of the Communities Commitment to "Place and Time"

### **Preliminary Financial Plan and Capabilities**

The group has already been approved by Eaton Bank for funding for the project based on a completed financial proforma.

The proforma is on hold until the City of Williamston provides the following information.

1. Sewer and water tape fees for a new restaurant and 12 residential units
2. Parking requirements for the project. Also, a review of on street parking and adjacent vacant parcels that may be included in the parking calculations
3. Will the cost to abate hazardous materials from the site and building be included in the property tax assessment.
4. Simple formula to calculate property taxes based on cost of construction or square feet of enclosed space.

This information was requested at the preliminary meeting and is still outstanding.

**Firm Name, Officers and Principals, Firm size, Development Experience:**

New LLC T.B.D.

Managing Members:

1. Steven Lee Eyke. 517-881-5664
2. Justin Dalenberg. 810-434-2798

Steven Eyke is the President and Sole Owner of LaFollette Custom Homes, Ltd. Yearly Revenue 1-2 million. 4 employees [www.lafollettecustomhomes.com](http://www.lafollettecustomhomes.com) Company was established in 1994 and has had an office in downtown Williamston since 2004

Projects similar to the Icehouse:

Historic Restoration of the 109 Building Williamston. Started Tavern 109 10,000 square feet. Tavern 109 and 6 apartment/condominiums

Historic Reproduction of 145 W. Grand River Avenue in Williamston 2,500 square feet. Office for LaFollette Custom Homes, Ltd.

Historic Restoration of the Cronin Building, Marshall 16,000 square feet. Grand River Brewery and 9 apartments

Historic Restoration of the O'Leary Building Williamston (Zynda's) 3,500 square feet

Justin Dalenberg is the Owner of Veritas Vineyards, LLC. Yearly revenue: 18-20 million. 420 employees.

Operations include but not limited to:

Grand River Brewery, Jackson. [www.grandriverbrewery.com](http://www.grandriverbrewery.com)  
Grand River Brewery, Cronin Building Marshall  
Grand River Brewery Clawson  
Grand River Brewery Brighton. New location opening soon

Manchester Market, Manchester. [www.manchestermarketmi.com](http://www.manchestermarketmi.com)

The collaboration of Mr. Eyke and Mr. Dalenberg is well suited for a project of this type. To fully restore a building such as the Icehouse a new restaurant can provide the revenue needed for rents to support the debt. Mr. Eyke has completed 3 similar projects in the past using State and Federal assistance to offset the cost of a properly performed restoration. This will be the third project for this team.

Mr. Eyke is the designee for negotiations and communications for the group.

A handwritten signature in black ink, appearing to read 'Steven L. Eyke', with some overlapping and scribbled lines.

By: Steven L Eyke  
Designee on behalf of this group

**STUDIO:**

145 W. Grand River Avenue, Williamston, MI 48895  
Cell: 517-881-5664 email: [steve@steveeyke.com](mailto:steve@steveeyke.com)

[www.lafollettecustomhomes.com](http://www.lafollettecustomhomes.com)