



## CITY OF WILLIAMSTON

### TIFA 2A & TIFA 2B

Regular Meeting Agenda

Monday, February 19, 2024, at 7:00 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 – 7:00 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 and Informational Meeting Minutes of November 20, 2023
7. Accounts Payable
8. Staff Reports
  - a. City Treasurer
9. Action Items
  - a. Consideration of 2024 Meeting Dates & Times
  - b.
  - c.
  - d.
10. Discussion Items
  - a. Future TIFA Project(s)
  - b. Request for Proposals – Ice House Property
  - c.
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 MARCH 18, 2024 AT 7:00 P.M. IN THE  
CITY HALL COUNCIL CHAMBERS.**

**CITY OF WILLIAMSTON  
TIFA 2A & TIFA 2B  
NOVEMBER 20, 2023  
INFORMATIONAL MEETING MINUTES**

**1. Call To Order:**

The informational meeting was called to order at 6:55 p.m. by Vice Chair Paul Joseph.

**2. Roll Call:**

Vice Chair Paul Joseph, TIFA Members Steve Jenkins, Denise White, Jacob Imanse, and Jeffrey Sand. Absent: Kenneth Szymusiak, Peter Porciello, and Robert McPherson.

Also Present: City Clerk Holly Thompson, City Manager John Hanifan, and citizens Wendy Carroll-Parry, Steve Eyke, and Justin Dahlberg.

Motion by **Jenkins**, second by **White**, to excuse all members absent. **Motion passed by voice vote.**

**3. Informational Report and Hearing of the TIFA 2A & TIFA 2B Pursuant to Public Act 57 of 2018:**

Manager Hanifan supplied a synopsis of activities for the TIFA 2A and TIFA 2B.

**4. Opportunity for Taxing Jurisdictions to Ask Questions/Comment:**

No taxing authorities present.

**5. Audience Participation:**

Vice Chair Joseph called for public comments at this time and there were none.

**6. Adjournment:**

Vice Chair Joseph adjourned the meeting at 6:58 p.m.

**Meeting adjourned at 6:58 p.m.**

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

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

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

CITY OF WILLIAMSTON  
TIFA 2A & TIFA 2B  
NOVEMBER 20, 2023  
REGULAR MEETING MINUTES

**1. Call To Order:**

The regular meeting was called to order at 7:00 p.m. by Vice Chair Paul Joseph and the Pledge of Allegiance was recited.

**3. Roll Call:**

Vice Chair Paul Joseph, TIFA Members Steve Jenkins, Denise White, Jacob Imanse, and Jeffrey Sand. Absent: Kenneth Szymusiak, Peter Porciello, and Robert McPherson.

Also Present: City Clerk Holly Thompson, City Manager John Hanifan, TIFA Attorney Clint Stevensen, and citizens Wendy Carroll-Parry, Steve Eyke, and Justin Dahlberg.

**4. Audience Participation:**

Steve Eyke introduced himself and the other developers with him. They are hoping to develop a plan to use the Ice House as a pretzel and brewery place. He explained other projects in the City he has been involved with and has used historic tax credits.

**5. Approval of Agenda:**

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

**6. TIFA Regular Meeting Minutes of October 16, 2023:**

Motion by **Jenkins**, second by **White**, to approve the TIFA regular and informational meeting minutes of October 16, 2023 as presented. **Motion passed by voice vote.**

**7. Accounts Payable:**

Motion by **Imanse**, second by **White**, to approve invoice #47005 from Gormley Law Offices for a total of \$192.60. Yes: Imanse, Jenkins, Joseph, Sand, White. No: None. **Motion passed.**

**8. Staff Reports**

**8a. City Treasurer:**

A budget printout was provided for TIFA review.

**9. Action Items**

**9a. Request for Proposals – Ice House Property:**

No action taken. This will be on the February agenda.

**10. Discussion Items**

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

Manager Hanifan asked TIFA members to think about what projects they might like to do in the upcoming years with the tax captures. Ideas will be discussed at a future meeting.

**13. Audience Participation:**

Steve Eyke commented this is a small town and the Ice House project will be perfect from them.

**14. Attorney Comments:**

No comment.

**15. TIFA Member Comments:**

Member Jenkins commented he's only been a City Councilman for a year. He feels Manager Hanifan's efforts have been to reach out to all aspects of Williamston.

Member Imanse appreciated the desire to not tear down the Ice House structure.

**16. Adjournment:**

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

**Meeting adjourned at 7:26 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: \_\_\_\_\_

User: TOM

DB: Williamston

## Fund 246 TIFA 2A

GL Number	Description	PERIOD ENDED 01/31/2023	PERIOD ENDED 01/31/2024
<b>*** Assets ***</b>			
246-000-001.00	Common Checking	0.00	6,759.05
246-000-002.00	Cash - Savings	6,744.17	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>29,093.29</b>	<b>27,245.53</b>
<b>*** Liabilities ***</b>			
246-000-214.00	Due To General Fund	0.00	63.22
<b>Total Liabilities</b>		<b>0.00</b>	<b>63.22</b>
<b>*** Fund Balance ***</b>			
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>8.55</b>	<b>8.23</b>
<b>Ending Fund Balance</b>		<b>29,093.29</b>	<b>27,182.31</b>
<b>Total Liabilities And Fund Balance</b>		<b>29,093.29</b>	<b>27,245.53</b>

ACCOUNT DESCRIPTION	PERIOD ENDING 01/31/2024				2023-24 ORIGINAL BUDGET	AVAILABLE BALANCE NORM (ABNORM)	% BDT USED
	END BALANCE 06/30/2023 NORM (ABNORM)	YTD BALANCE 01/31/2023 NORM (ABNORM)	YTD BALANCE 01/31/2024 NORM (ABNORM)				
Fund 246 - TIFA 2A							
Dept 000 - General Revenues							
Revenues							
401.01 Current Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
665.01 Interest Income	15.20	8.55	8.23	12.00	3.77	68.58	0.00
687.01 Misc Refunds - Ins, Workers Comp, etc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	15.20	8.55	8.23	12.00	3.77	68.58	
Net - Dept 000 - General Revenues	15.20	8.55	8.23	12.00	3.77		
Dept 728 - Comm. & Econ. Dev. Administration							
Expenditures							
801.01 Legal Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
802.00 Contractual Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
803.00 Contract - Audit	0.00	0.00	0.00	0.00	0.00	0.00	0.00
803.01 Fund Administration	0.00	0.00	0.00	0.00	0.00	0.00	0.00
955.00 Miscellaneous	63.22	0.00	0.00	75.00	75.00	0.00	0.00
968.01 Depreciation - Current	1,862.64	0.00	0.00	0.00	0.00	0.00	0.00
970.00 Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	1,925.86	0.00	0.00	75.00	75.00	0.00	0.00
Net - Dept 728 - Comm. & Econ. Dev. Administration	(1,925.86)	0.00	0.00	(75.00)	(75.00)		
Dept 990 - Transfers							
Expenditures							
995.00 Transfer To General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
995.11 Transfer To Sewer Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 990 - Transfers	0.00	0.00	0.00	0.00	0.00		
TOTAL REVENUES	15.20	8.55	8.23	12.00	3.77	68.58	
TOTAL EXPENDITURES	1,925.86	0.00	0.00	75.00	75.00	0.00	
NET OF REVENUES & EXPENDITURES	(1,910.66)	8.55	8.23	(63.00)	(71.23)	13.06	

Fund 247 TIFA 2B

GL Number	Description	PERIOD ENDED 01/31/2023	PERIOD ENDED 01/31/2024
<b>*** Assets ***</b>			
247-000-001.00	Common Checking	0.00	138,746.93
247-000-002.00	Cash - Savings	149,054.70	0.00
247-000-017.01	Investments - MI Class	102,000.34	330,488.60
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>2,495,842.99</b>	<b>2,586,245.61</b>
<b>*** Liabilities ***</b>			
247-000-214.00	Due To General Fund	(126,236.23)	(114,950.60)
<b>Total Liabilities</b>		<b>(126,236.23)</b>	<b>(114,950.60)</b>
<b>*** Fund Balance ***</b>			
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>203,158.17</b>	<b>193,633.23</b>
<b>Ending Fund Balance</b>		<b>2,622,079.22</b>	<b>2,701,196.21</b>
<b>Total Liabilities And Fund Balance</b>		<b>2,495,842.99</b>	<b>2,586,245.61</b>





PERIOD ENDING 01/31/2024

ACCOUNT PROJECT DESCRIPTION	END BALANCE		YTD BALANCE		YTD BALANCE		2023-24		AVAILABLE		
	06/30/2023	NORM (ABNORM)	01/31/2023	NORM (ABNORM)	01/31/2024	NORM (ABNORM)	ORIGINAL	BUDGET	NORM (ABNORM)	BALANCE	% BDTG USED
Fund 247 - TIFA 2B											
Expenditures											
995.06 Transfer To Equipment Fund	0.00		0.00		0.00		0.00		0.00	0.00	0.00
999.01 Transfer For Police Services	0.00		0.00		0.00		0.00		0.00	0.00	0.00
<b>TOTAL EXPENDITURES</b>	<b>0.00</b>		<b>0.00</b>		<b>0.00</b>		<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Net - Dept 990 - Transfers	0.00		0.00		0.00		0.00		0.00	0.00	
<b>TOTAL REVENUES</b>	<b>282,236.40</b>		<b>223,214.00</b>		<b>222,990.93</b>		<b>258,201.00</b>		<b>35,210.07</b>	<b>86.36</b>	
<b>TOTAL EXPENDITURES</b>	<b>193,594.47</b>		<b>20,055.83</b>		<b>29,357.70</b>		<b>61,440.00</b>		<b>32,082.30</b>	<b>47.78</b>	
<b>NET OF REVENUES &amp; EXPENDITURES</b>	<b>88,641.93</b>		<b>203,158.17</b>		<b>193,633.23</b>		<b>196,761.00</b>		<b>3,127.77</b>	<b>98.41</b>	