

TAX INCREMENT FINANCE AUTHORITY
Wednesday, July 14, 2023 at 11:30am
Romulus City Hall Council Chambers
MEETING AGENDA

1. Call to Order and Roll Call
2. Approval of Agenda
3. Approval of the Minutes of the Regular Meeting held on **Wednesday, June 14, 2023.**
4. Motion to approve the Treasurer's Report and file for audit.
5. Motion to approve the current bills in the amount of \$118,968.67
6. Old Business:
 - A. RAC updates
 - B. GEM Solar
 - C. GEM HVAC
 - D. Other
7. New Business:
 - A. Airlink presentation and action item
 - B. Motion to approve quote from C & M Associates for the gym curtain replacement at the RAC in the amount not to exceed \$20,000.00.
 - C. Motion to approve quote from JAC LED for power installation for the gym curtain in the amount not to exceed \$5,500.00.
 - D. Other
8. Director's Report
9. FYI –
10. Other and Public Comments.
11. Adjournment.

Meeting

1. The meeting of the Tax Increment Finance Authority was called to order at 11:40 am by Co-Chairman, Michael Hoffman.

Present: Dan Bales, Yolanda Brown-Ali, Suzy Francoeur, Emery Long, Randy Moffat, and Dean Trudeau. Also present TIFA Director Kevin Krause and Recording Secretary Chandler Bradley.

Absent: Julie Allison, Don Morris, and Mathew Raftary

Excused: Julie Allison, Don Morris, and Mathew Raftary

23-TIFA-1063
2. Motion by Long, supported by Trudeau to approve the agenda as amended. Motion carried.

23-TIFA-1064
3. Motion by Bales, supported by Moffat to approve the Minutes of the Meeting held on Wednesday, June 14, 2023. Motion carried.

23-TIFA-1065
4. Motion by Moffat, supported by Francoeur to approve the Treasurer's Report in the amount of \$14,144,193.17 and file for audit. Motion carried.

23-TIFA-1066

5. Motion by Brown-Ali supported by Long to approve the current bills in the amount of \$118,968.67. Motion carried.

6. Director Krause gave a RAC update-

- Power washed slide- Monday is inspection for state to reopen
- Gym floor resurfacing- in process of scheduling for project
- Bathroom dividers- complete
- Lockers are finished in both bathrooms
- Recreation director Colleen Dumas was present to give an update regarding the new playground equipment delivered to Opportunity Park
- New software for pass management

The board then discussed setting budget limits once larger capital outlay projects are taken care of. Goal is for the RAC to become self-sustaining.

6B. GEM Solar- Andrew Whitehead of GEM Energy was present to discuss cost savings and specs of solar energy. The following information was provided to the board:

- \$537,840 = Capex
- \$185,136= Total Tax Benefit via Direct Pay from Treasury
 - \$138,852 = 30% Federal Investment Tax Credit
 - \$46,284 = 10% ITC Adder for Domestic Content
- \$352,704 = NET Project Cost after Incentives
- \$43,296 = Average Annual Utility Savings over 25 Years
- \$1,082,404 = Cumulative 25 Year Utility Savings
- 14% = Reduction to Utility kWh Consumption
- 11.6 Years = Forecasted payback period

The final cost after tax credits will be \$352,704 Net total cost after incentives

23-TIFA-1067

Motion by Bales, supported by Brown-Ali to approve of the GEM solar project as presented in the amount of \$537,840.00. Motion carried.

6C. GEM HVAC

23-TIFA-1068

Motion by Brown-Ali, supported by Long to approve of HVAC services as presented from GEM Energy in the amount of \$35,988.00 for 1 year. Motion carried.

7. Ana Healand of Airspace Link provided the board with a presentation on how they safely integrate and regulate drones in the community.

Board held off the \$5,000 city department assessment to get a legal opinion on who is responsible for payment.

23-TIFA-1069

Motion by Moffat, supported by Long to approve of the Airspace Link Support Block in the amount not to exceed \$10,000.00 in quarterly payments of \$8,997.00. Motion carried.

23-TIFA-1070

7B. Motion by Brown-Ali, supported by Long to approve quote from C & M Associates for the gym curtain replacement at the RAC in the amount not to exceed \$20,000.00. Motion carried.

23-TIFA-1071

7C. Motion by Long, supported by Moffat from JAC LED for power installation for the gym curtain in the amount not to exceed \$5,500.00. Motion carried.

8. Director Krause updated the board on the following-

- Business to Business Event- August 28th
- Wayne and Ecorse intersection- working with Christopher Girdwood of Detroit Region Aerotropolis

9. FYI

10. Other and Public Comment-

Long- Van Born to Smith sidewalk right-of-way acquisition conversation

23-TIFA-1072

11. Motion by Long, supported by Moffat to adjourn the meeting 1:05 p.m. Motion carried.

Dean Trudeau, Secretary

To be approved August 9, 2023