

**TAX INCREMENT FINANCE AUTHORITY**  
**Wednesday, August 11, 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, August 9, 2023.**
4. Motion to approve the Treasurer's Report and file for audit.
5. Motion to approve the current bills in the amount of \$98,419.33
6. Old Business:
  - A. RAC updates-
    - Gym Floor Refinishing Complete
    - Gym Curtain Replacement Complete
    - Eliminated the printer hardware from front desk and went to pre-printed cards – Saved approximately \$6,000 in new printer cost and long term on ink cost from a proprietary company.
    - RAC days closed the RAC for the entire week between Sept. 4-8 for a deep building cleaning that hasn't occurred since 2019.
      - This included full dusting of all overhead beams, cleaning windows, all exercise machines, replacement of pumps, seals, and pipes that were due in the pool pump room. Cleaning of overhead air filters that were not done in years from HVAC. Carpet cleaning, replacement of the flooring behind front desk with material we had on hand. Replacement of the lifeguard desk that was separated from the wall. Full power washing of the aquatics area. The Rink Management Team made a lot of progress.
    - Hosted an all employee meeting and Director Krause shared the new vision for the RAC moving forward, starting with accountability of all employees, data driven decision making, project ownership and clear direction from the City on the expectations that this facility is recognized regionally as a premiere facility in the region.
    - GEM HVAC – Has completed their assessment of the HVAC system in the RAC and we have a number of issues that Campbell left us with to still address. Director Krause will elaborate more at the October meeting.
  - B. Department of Public Works Director Roberto Scappaticci project updates: Vining Road Overpass, Smith Road Water Main, and Northline Road Repair.
  - C. Other
7. New Business:
  - A. Aerotropolis Annual Report
  - B. Motion to approve Community Development Department the 2023 Aerotropolis Dues in the amount of \$25,000, and the TIFA portion not to exceed \$15,000.
  - C. Motion to approve the bid waive for GEM Solar services previously approved in the July 12<sup>th</sup> meeting through resolution 23-TIFA-1067, as language is required for the purchasing director and city attorney.
  - D. Extension of the lease for billboard on RAC property
  - E. 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 11:48 am by Chairman, Mathew Raftary
  - Present: Dan Bales, Michael Hoffman, Emery Long, Randy Moffat, and Don Morris. Also present Economic Development Liaison Jerry Frayer on behalf of TIFA director Kevin Krause, Treasurer Maria Farris and Recording Secretary Chandler Bradley.
  - Absent: Julie Allison, Yolanda Brown-Ali, Suzy Francoeur, and Dean Trudeau
  - Excused: Julie Allison, Yolanda Brown-Ali, Suzy Francoeur, and Dean Trudeau

23-TIFA-1078

2. Motion by Bales, supported by Morris to approve the agenda as presented. Motion carried.

23-TIFA-1079

3. Motion by Long, supported by Morris to approve the Minutes of the Meeting held on Wednesday, August 9, 2023. Motion carried.

23-TIFA-1080

4. Motion by Hoffman, supported by Morris to approve the Treasurer's Report in the amount of \$13,955,086.25 and file for audit. Motion carried.

23-TIFA-1081

5. Motion by Bales, supported by Moffat to approve the current bills in the amount of \$98,419.33. Motion carried.

6. On behalf of Director Krause, Economic Development Liaison, Jerry Frayer, gave a RAC update-

- Gym Floor Refinishing Complete
- Gym Curtain Replacement Complete
- Eliminated the printer hardware from front desk and went to pre-printed cards – Saved approximately \$6,000 in new printer cost and long term on ink cost from a proprietary company.
- RAC days closed the RAC for the entire week between Sept. 4-8 for a deep building cleaning that hasn't occurred since 2019.
  - This included full dusting of all overhead beams, cleaning windows, all exercise machines, replacement of pumps, seals, and pipes that were due in the pool pump room. Cleaning of overhead air filters that were not done in years from HVAC. Carpet cleaning, replacement of the flooring behind front desk with material we had on hand. Replacement of the lifeguard desk that was separated from the wall. Full power washing of the aquatics area. The Rink Management Team made a lot of progress.
- Hosted an all employee meeting and Director Krause shared the new vision for the RAC moving forward, starting with accountability of all employees, data driven decision making, project ownership and clear direction from the City on the expectations that this facility is recognized regionally as a premiere facility in the region.
- GEM HVAC – Has completed their assessment of the HVAC system in the RAC and we have a number of issues that Campbell left us with to still address. Director Krause will elaborate more at the October meeting.

Treasurer Maria Farris explained that the RAC deficit is \$72,874.00 (estimated \$153,000 in pre-limminary) is less than expected and would like to motion to reduce the deficit.

23-TIFA-1082

Motion by Morris, supported by Moffat to approve of the transfer of funds to reduce the Romulus Athletic Center deficit in the amount of \$73,000. Motion carried.

6B. Department of Public Works Director Roberto Scappaticci project updates: Vining Road Overpass, Smith Road Water Main, Northline Road Repair, and I-94 Branding.

Northline Road {Middlebelt Road to Inkster Road}-

- Design Kick off Held. Minor amounts of ASR was noticed during lab analysis of pavement
  - DPW is recommending Asphalt overlay with base repair of roadway

- This will seal water out
- Cheaper than concrete patching; \$2.6 Million Overlay, \$2.7 Million Concrete Patch

- DPW project early 2024 bidding

Smith Road Water Main (Merriman to Middlebelt)-

- Design is 10% complete. OHM has a viable alignment. Proposing to have this bid in early January 2024.
- Looking into easement and right of way requirements

I-94 Branding (Vining Road & Merriman)-

- OHM is working on new rendering for Vining bridge. Fencing is being worked on to reduce curvature,
- OHM looking for production style materials for construction.
- Engineering estimate for all landscaping, sign at Merriman, and bridge work at \$5 Million
  - This can be broken down into divisions
- As soon as a new rendering is complete, it will be presented to the TIFA board and DPW will work with MDOT to incorporate into I-94 Bridge package.

Security Project at DPW-

- DPW working with IT to develop package for door security in DPW building,
- DPW has solicited rough estimates for Outside Storage Building at DPW Yard. Working on specs for Purchasing to bid.

7. Chris Girdwood of Detroit Region Aerotropolis presented the Aerotropolis Annual Report.

23-TIFA-1083

7B. Motion by Bales, supported by Hoffman to approve of the Community Development Department the 2023 Aerotropolis Dues in the amount of \$25,000, and the TIFA portion not to exceed \$15,000. Motion carried.

23-TIFA-1084

7C. Motion by Morris, supported by Hoffman to approve the bid waive for GEM Solar services previously approved in the July 12<sup>th</sup> meeting through resolution 23-TIFA-1067, as language is required for the purchasing director and city attorney. Motion carried.

23-TIFA-1085

7D. Motion by Long, supported by Moffat to approve the extension of the 1 year lease for billboard on RAC property. Motion carried.

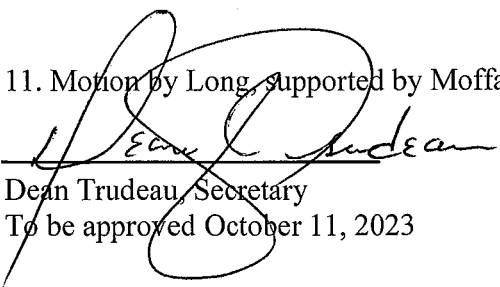
9. FYI-None

10. Other and Public Comment-

Louis Lombardo- RAC Trunk or Treat October 22nd

23-TIFA-1086

11. Motion by Long, supported by Moffat to adjourn the meeting 12:38 p.m. Motion carried.

  
Dean Trudeau, Secretary

To be approved October 11, 2023