

**CITY OF AU GRES
TIFA MEETING
MONDAY, OCTOBER 27, 2025
5:00 PM**

PRESENT: TIFA Board: Tom Nixon, Jon Sanford, John Popovich, Dan Tolliver, William Borushko, Allison Wiltse, Marcia Zoyiopoulos (arrived late 5:07 p.m.)

ABSENT: None

ALSO PRESENT: City Manager Dale Wiltse, Arenac County Treasurer Julie Hazeltine (left at 5:32 pm)

1). CALL TO ORDER

Meeting called to order by Chairman Nixon at 5:00 p.m.

2). ROLL CALL

Roll call noted Marcia Zoyiopoulos absent (entered 5:07 pm).

3). MINUTES

MOTION (Popovich) to approve TIFA Meeting minutes April 28, 2025; support (Borushko). Motion carried.

4). CITIZEN'S COMMENTS:

Julie Hazeltine, Arenac County Treasurer was present tonight to observe meeting only and to learn about TIFA.

5). OLD BUSINESS: None

6). NEW BUSINESS

6.1 Informational Meeting to all Jurisdictions levying taxes subject to TIFA capture

City needs to hold two informational meetings per year to all units who have TIFA capture withheld from taxes.

MOTION (Borushko) to open public hearing at 5:01 p.m.; support (Popovich). Motion carried.

No public comments.

MOTION (Borushko) to close public hearing at 5:07 p.m.; support (Popovich). Motion carried.

6.2 Adopt Capital Project Listing 2025/26 year

City Manager explained the MSHDA Housing Development. City was awarded \$400,000 from MSHDA towards the purchase of four modular houses. Houses have been ordered and City paid a \$100,000 deposit. Looking at end of November-December 2025 when houses will be on site. Hoping to get houses set and on market ASAP to get TIFA money back into the account and to list before John Rollins who is building spec homes on four lots that he purchased in the same subdivision. City can ask for a draw of \$100,000 to get started from MSHDA. MSHDA Grant does have an income criteria that one of the homes must be sold to someone with a 60% Area Median Income (AMI) and the other three at 120% AMI. Purchaser would need to own the house for five years.

Borushko: Would like to ask TIFA to spend \$7000 on a Christmas light train display for his ACE Group. The display has been ordered and paid for and was hoping to apply for grant from the Arenac Community Funds and missed the deadline. Consensus of TIFA Board was for City to buy display in full from ACE Group and ACE Group will maintain and put up display yearly.

Tolliver: Waiting on bids from Ryan from Design Company on signs and Bilacic Trucking for parking lot improvements at the disc golf course. Received bid for t-pads, installation, etc at a cost of \$62,000. Disc golfers plan to sell signs to raise money towards this expense. Would like to see line item added in the 2026/27 listing of \$80,000 towards this project. Hoping to host 3 tournaments at the Au Gres course in the 2026 year and have a QR Code set up for donations. Disc golf committee members are Dan Tolliver and Nate Bladecki.

Nixon: Been in contact with Saginaw-Midland Water on their property on N Main Street. They have no problems with Car Cruisers using property and turning into a parking lot for overflow events. Only problem, the farmer to the South has encroached on Saginaw-Midland property and is farming the entire parcel. Will need to get in touch with the farmer and see if he would be willing to stop farming that portion; don't want an argument with farmer and property owners. Costs would be for culvert to extend driveway entrance and stone for parking lot. Other option would be to take out berm at City Park to add additional parking. Tom will get prices on both options but would like to see a line item of \$50,000 added in the 25/26 capital projects listing for TIFA.

MOTION (Borushko) to approve additions on the capital project lasting for the 2025/26 year of \$7,000 for ACE Group train display and \$50,000 for overflow parking and for the 2026/27 year of \$80,000 for disc golf improvements; support (Zoyiopoulos). Motion carried.

6.4 TIFA Commercial Property Improvement Grant

City Manager had in agenda packet a rough draft of the City's Commercial Property Improvement Grant. He would like to proceed with this grant and start accepting grant applications now. Grant will cap out at \$10,000 with a 1:1 match from property owners. Suggest have an advisory board to go over applications and then recommend to TIFA board at the April meeting for approval.

Popovich: He feels City Council should approve applications and award grant; not TIFA Board.

Tollvier: Add verbage in application packet, if denied, can appeal to City Council.

Suggestion was to set up an Advisory Board with City Council, Planning Commission and TIFA Board members. Take out 3-year business plan required in the application packet. City Manager recommended that the TIFA Commercial Property Improvement Grant program be approved by City Council at the next meeting.

MOTION (Popovich) to approve TIFA Commercial Property Improvement Grant criteria submitted with modifications and appoint Advisory Board members as City Manager/Zoning Administer (Non-voting), City Council member John Popovich, TIFA Board member Dan Tolliver and Planning Commission member Tom Nixon; support (Borushko). Motin carried.

7). **CITIZEN'S COMMENTS:** None

8). **CITY MANAGER COMMENTS:** None

9). **ADJOURNMENT**

MOTION (Borushko) to adjourn meeting at 6:30 p.m. support (Popovich). Motion carried.

Tom Nixon, Chairman

LaVonne Pritchard, City Clerk