



**TIFA 2A/TIFA 2B  
INFORMATIONAL VIRTUAL MEETING & HEARING AGENDA FOR  
MONDAY, OCTOBER 19, 2020, AT 6:55 P.M.  
TO BE HELD VIA ZOOM.COM AS DETAILED  
IN THE INSTRUCTIONS ATTACHED**

**161 E. GRAND RIVER AVE.,  
WILLIAMSTON, MICHIGAN**

Phone 517-655-2774 Fax 517-655-2797

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

1. Call to Order – 6:55 p.m.
2. Roll Call
3. Informational Report and Hearing of the TIFA 2A & TIFA 2B Pursuant to Public Act 57 of 2018
4. Opportunity for Taxing Jurisdictions to Ask Questions/Comment
5. Audience Participation
6. 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 NOVEMBER 16, 2020 AT 7:00 PM IN THE  
CITY HALL COUNCIL CHAMBERS.**

# Important Message from the Williamston City Hall Clerk's Office:

The Williamston TIFA 2A/TIFA 2B will be holding a virtual meeting on

**Monday, October 19, 2020 at 6:55 p.m.**

Due to the COVID-19 State of Emergency declared by the Governor's Executive Order 2020-154, as well as recommendations for social distancing, the Informational Meeting of the Williamston TIFA 2A/TIFA 2B will be conducted via remote participation. All members of the public will be permitted to participate during the public comment portion of the meeting. The standard time limits will apply.

## To participate remotely:

Copy and paste the link below or call a number below for audio connection.

**Topic: TIFA 2A/TIFA 2B Informational Meeting**

**Time: October 19, 2020 06:55 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us02web.zoom.us/j/81604054527>

Meeting ID: 816 0405 4527

One tap mobile

+13017158592, 81604054527# US (Germantown)

+13126266799, 81604054527# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 816 0405 4527

Find your local number: <https://us02web.zoom.us/j/kcBWhqAOXL>

For special accommodations, please call the Williamston City Clerk's Office at 517-655-2774 ext. 102 to make arrangements.

**Holly M. Thompson, City of Williamston City Clerk**





To: TIFA 2A/2B Board  
From: Corey Schmidt, City Manager  
Date: October 19, 2020  
Subject: Act 57 of 2018 – Updated Synopsis of Activities

Act 57 of 2018 requires each municipality that has created an authority create a website or utilize the existing website of the municipality that is operated and regularly maintained with access to authority records and documents for the fiscal year beginning on the effective date of the act, including an updated annual synopsis of activities of the authority. This memorandum provides the required synopsis.

**(i) For any tax increment revenues described in the annual audit that are not expended within 5 years of their receipt, a description that provides the following:**

**(A) The reasons for accumulating those funds and the uses for which those funds will be expended.**

**(B) A time frame when the fund will be expended.**

**(C) If any funds have not been expended within 10 years of their receipt, both of the following:**

**(I) The amount of those funds.**

**(II) A written explanation of why those funds have not been expended.**

The following table presents the audited TIFA 2A/2B fund balance for the previous five years:

	2015-16	2016-17	2017-18	2018-19	2019-20
TIFA 2A Fund: Fund Balance	6,706	6,714	6,717	6,717	6,733
TIFA 2B Fund: Fund Balance	943,878	183,140	197,914	417,415	634,213

The TIFA 2A is not currently capturing any incremental taxes.

In the TIFA 2B Fund, an accordance with (i)(A) above, funds have been accumulated over the past five years in anticipation of large capital improvement projects contemplated in the plan, including a large utility investment along the Elevator Street corridor planned for 2020-21. The TIFA 2B Board has opted to fund projects with existing cash resources to save on interest costs when bonding for projects.

**(ii) List of authority accomplishments, including progress made on development plan and tax increment finance plan goals and objectives for the immediately preceding fiscal year.**

**(iii) List of authority projects and investments, including active and completed projects for the immediately preceding fiscal year.**

This section will address both (ii) and (iii) listed above, by outlining the broad goal or objective identified in the plan, and then addressing the specific investments made in subsequent bullet points:

In the immediately preceding fiscal year, the TIFA 2B was primarily focused on setting the stage for future improvements:

- Exploring the Sale of 200 Elevator Street
  - The TIFA entered into a Letter of Intent with a third-party interested in acquiring 200 Elevator Street for a redevelopment project. The TIFA acquired this property in the mid-2000s for eventual redevelopment and repurposing.
  
- Planning Utility Improvements to Elevator Street Corridor
  - The TIFA began re-evaluating a project to improve the utilities in the Elevator Street corridor. Originally envisioned in the 2010 Plan Amendment, this project was postponed for many years. It is being revisited now due to the aging pipes that serve both Elevator Street and north of Elevator Street through two 100-year old pipes that run through Elevator Street and under the railroad tracks. Design engineering work is underway for a potential project in the 2020-21 fiscal year.

**(iv) List of authority events and promotional campaigns for the immediately preceding fiscal year.**  
Not applicable.