

PROPOSED MINUTES OF THE IN-PERSON MEETING OF THE HIGHLAND PARK TAX INCREMENT FINANCE AUTHORITY

Date: July 2, 2024

Time: 5:37 PM

Location: Highland Park

I. Call to Order

- The meeting was called to order at 5:38 PM by Madame Chair Leslie Robinson.
- A quorum being present, the TIFA meeting was declared in session.

II. Roll Call

- Present:
 - Bishop Ricardo Thomas (Treasurer)
 - Leslie Robinson (Madame Chair)
 - Carlton (CED Director)
 - Scott Boswell
 - Trevor Sarter (Secretary)
 - Chris Woodward
- Absent:
 - Kaci Jackson (Vice Chair)
 - Gregoire Louis

III. Approval of Agenda

- The agenda was passed out and approved.

IV. Public Present

- Members of the public were present.

V. New Business

Offer to Purchase Process: A. Application Fee

- The application fee is \$25, to be submitted through the city.
- Purchasers waiting to buy property from TIFA must pay \$25 for the city to conduct an administrative review.
- Delinquent taxes do not reach that status until they are 90 days late.
- Proof of funds is required.

B. Sale Price

- Both the Assessor's Value and an Independent Appraisal should be obtained.
- Use the Mideal.gov website to locate an appraiser.
- An RFP for bids will be issued.
- Trevor Sarter is tasked with finding the appraiser from the site.
- The sales price will be determined from collective reports and properties will be sold for below market value.
- Review the Masterplan to ensure sales align with its vision.
- Focus on the total development concept and specific geography.
- Understand all buildings located within the TIFA District.
- Clerk should receive copies of different documents.
- Notable properties mentioned:
 - 12 Pasadena
 - 13918 Woodward (received an offer from a developer, P.B.)
 - 30 Gerald (former fire station and municipal building)

C. Competitive Process of Direct Sale

- A process for competitive and direct sale was discussed.

VI. Public Comments

Ms. Watson:

- Proposed adding 8 days to the time period for an applicant.
- Suggested keeping buildings and developing them into training programs for the public.
- Mentioned federal government money and proposed allowing children to buy property from TIFA.
- Recommended building tower residences instead of 1-level buildings.
- Discussed Web3 development, including NFTs and ETFs, and the need for mental health support facilities.

Tameko Manneka:

- Emphasized that TIFA is set up to develop, renovate, and construct public infrastructure.
- Suggested researching the powers of TIFA to help the city develop and redevelop.
- Proposed various urban design concepts such as street plazas, pedestrian malls, waterways, and business areas.
- Highlighted that TIFA is an authority, not a committee.

Development Ideas within the TIFA District:

- Proposed issuing RFPs to attract global attention to Highland Park.
- Suggested expanding the scope of TIFA.

VII. Administrative Actions

- Minutes to be sent to the clerk via email.
- Obtain emails for CED and send out emails to TIFA members as Secretary.
- Clerk to handle bank statements.
- Review and revise the Masterplan.

VIII. Adjournment

- Meeting adjourned at 6:40 PM.

Minutes submitted by Trevor Sarter, Secretary of TIFA Highland Park.