

CITY OF WHITEHALL
BROWNFIELD, LDFA, and TIFA MEETING
April 11, 2024
12:00 p.m.

MEETING AGENDA

1. Meeting Called to Order - Vice Chair Salter
2. Approval of Agenda
3. Approval of the January and March 2024 Meeting Minutes
4. Communications
 - 2024 Capital Project
5. Unfinished Business
6. New Business
 - Resolution 4 - Brownfield Budget
 - Resolution 5 - LDFA Budget
 - Resolution 6 - TIFA Budget
 - Resolution 7 - Zuniga Facade
7. Public Comment

*Persons wanting to address the Board on any subject may do so at this time.
Please provide your name and keep your comments to three minutes or less.*
8. Adjournment

**CITY OF WHITEHALL
BROWNFIELD, LDFA, TIFA
January 25, 2024**

PRESENT

M. Byam, D. Copley, K. Cyr, J. Dillivan, M. Guinon, G. Langlois, M. McDermott, J. McDowell, E. Peyer, S. Salter

ABSENT

T. Moore

ALSO PRESENT

Public Works Director Armstrong, Clerk Bourdon, Director/Secretary Huebler, Treasurer Seaver, Engineer Sorek

Chair Copley called the meeting to order at 12:02 p.m.

OATHS OF OFFICE

Clerk Bourdon administered the oath of office to Byam, McDermott, McDowell, Peyer, and Salter.

APPROVAL OF AGENDA

Motion by Salter, second by Guinon, CARRIED, to approve the amended agenda. All voted yes.

ELECTION OF OFFICERS

Motion by Guinon, second by Langlois, CARRIED, to nominate Copley as Chair, Salter as Vice Chair, Seaver as Treasurer, and Huebler as Director/Secretary. There being no other nominations, all voted yes.

SPECIAL PRESENTATION - TANNERY BAY UPDATE

Mick McGraw, Eastbrook Homes CEO, provided an update on the development, thanked the Board, City, and staff for their patience and assistance with the development, and presented a \$30,000 donation for improvements to the north end public access site.

PUBLIC INFORMATIONAL HEARING

Huebler noted this hearing is required by State law.

APPROVAL OF MINUTES

Motion by McDowell, second by Salter, CARRIED, to approve the October 2023 meeting minutes as presented. All voted yes.

COMMUNICATIONS

Walk the Beat Sponsorship Request; 104 North Thompson Purchase Agreement; FY 23/24 Amended Budget

**CITY OF WHITEHALL
BROWNFIELD, LDFA, TIFA
March 7, 2024**

PRESENT

D. Copley, M. Guinon, G. Langlois, M. McDermott, J. McDowell, S. Salter

ABSENT

M. Byam, K. Cyr, J. Dillivan, T. Moore, E. Peyer

ALSO PRESENT

Director/Secretary Huebler, Treasurer Seaver

Chair Copley called the special meeting to order at 12:15 p.m.

APPROVAL OF AGENDA

Motion by Salter, second by Guinon, CARRIED to approve the agenda as submitted. All voted yes.

NEW BUSINESS

Overlook Bids

Motion by Salter, second by Guinon, CARRIED, to approve Resolution 24-01 awarding the Overlook Project to Grid26 Construction. Roll Call Vote - 5 yes, 2 absent.

Phase V Bids

Motion by Guinon, second by Salter, CARRIED, to approve Resolution 24-02 awarding the Phase V Project to Anlaan. Roll Call Vote - 5 yes, 2 absent.

Price Façade Grant

Motion by McDowell, second by Langlois, CARRIED, to approve the \$5,000 grant request as requested. Roll Call Vote - 5 yes, 2 absent.

PUBLIC COMMENT

City Councilmember Brown asked TIFA to reconsider Resolution 2 by removing the pocket park.

ADJOURNMENT

There being no further business, Chair Copley adjourned the meeting at 12:27.

Motion by Byam, second by Guinon, CARRIED, to support the sponsorship request as submitted for inclusion into the FY 24/25 Budget. All voted yes. Walk the Beat Director Goff outlined the economic benefits the event brings to the City. Langlois expressed concern over the rising number of organizations seeking funding from this Board.

Huebler noted that the survey and baseline environmental reports for 104 North Thompson came back without reason to back out of the purchase. Some additional environmental investigations have been recommended.

Council approved amended budgets were presented. Only minor changes to BRA and LDFA were made. TIFA saw a number of significant changes due to grant funding of capital projects.

UNFINISHED BUSINESS

West Colby Promenade

Huebler asked the Board to consider changes to the plan now that TIFA will be acquiring the Big Johns property. Final designs should be approved in April for summer bidding, and fall construction. Board members suggested tiered seating; keeping the trees, and eliminating the parking lot.

NEW BUSINESS

Chamber Contract

Motion by Salter, second by Langlois, CARRIED, to authorize a new contract for marketing with the White Lake Area Chamber of Commerce for \$18,000 per year subject to annual legislative approval. Roll Call Vote – 10 yes, 1 absent.

Project CS

Huebler requested funding as incentive to land a major industrial development that would invest \$100M and create 200 jobs.

Motion by Guinon, second by Salter, CARRIED, to fund half the cost of site development up to \$600,000. Roll Call Vote – 7 yes.

Meeting Schedule

Motion by McDowell, second by Cyr, CARRIED, to adopted the 2024 Meeting Schedule as submitted. All voted yes.

PUBLIC COMMENT

City Councilmember Brown asked if the pocket park restrooms would be ADA.

ADJOURNMENT

There being no further business, motion by Guinon, second by Salter, CARRIED, to adjourn at 12:59 p.m. All voted yes.

City of Whitehall
BRA, LDFA, TIFA
Resolution 24-04

WHEREAS, the Brownfield Redevelopment Authority is required to submit an annual budget to the Whitehall City Council for approval.

WHEREAS, city staff has submitted a recommended FY 24/25 Budget to the Authority Board for review and approval.

WHEREAS, the Budget anticipates \$920,800 in revenues with expenses of \$945,900 for a net fund balance decrease of \$25,100.

WHEREAS, the major expense will be \$900,000 in due care reimbursement.

NOW, THEREFORE, BE IT RESOLVED

the City of Whitehall Brownfield Redevelopment Authority adopts the attached FY 24/25 Budget and recommends like adoption by the City Council.

Moved by _____, second by _____, and thereafter adopted by the Brownfield Redevelopment Authority at a regular meeting held Thursday, April 11, 2024 at noon. (___ yes, ___ no, ___ absent).

Scott K. Huebler, Secretary

**CITY OF WHITEHALL
ANNUAL BUDGET
243 BROWNFIELD REDEVELOPMENT AUTHORITY FUND SUMMARY**

CLASSIFICATION	ACTUAL 2018/2019	ACTUAL 2019/2020	ACTUAL 2020/2021	ACTUAL 2021/2022	ACTUAL 2022/2023	AMENDED 2023/2024	REQUESTED 2024/2025
REVENUE							
INTEREST	\$717	\$847	\$256	\$336	\$3,311	\$5,000	\$5,000
PROPERTY TAXES	\$115,854	\$223,113	\$334,488	\$393,940	\$443,547	\$721,700	\$915,800
TOTAL REVENUES	\$116,571	\$223,960	\$334,744	\$394,276	\$446,859	\$726,700	\$920,800
TO (FROM) FUND BALANCE	\$84,098	(\$86,018)	\$6,871	(\$25,961)	\$6,272	\$36,300	(\$25,100)
TOTAL EXPENDITURES	\$32,473	\$309,978	\$327,873	\$420,237	\$440,587	\$690,400	\$945,900
FUND BALANCE-JULY 1	\$54,812	\$138,910	\$52,892	\$59,763	\$33,802	\$40,074	\$76,374
NET INCREASE (DECREASE)	\$84,098	(\$86,018)	\$6,871	(\$25,961)	\$6,272	\$36,300	(\$25,100)
FUND BALANCE-JUNE 30	\$138,910	\$52,892	\$59,763	\$33,802	\$40,074	\$76,374	\$51,274

*Actual balances available after year end

Operating/Fund Balance \$46,000

BUDGET REPORT FOR CITY OF WHITEHALL
Fund: 243 BROWNFIELD REDEVELOPMENT AUTHORITY

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ACTIVITY THRU 04/30/24	2023-24 AMENDED BUDGET	2024-25 REQUESTED BUDGET
ESTIMATED REVENUES					
Dept 000 - 247	TAX REVENUE	443,500	705,000	721,700	915,800
243-000-406.000	ESTIMATE	3,300	6,400	5,000	945,800
243-000-665.000	INTEREST EARNINGS-INVESTMENTS	446,800	711,400	726,700	5,000
Totals for dept 000 - 247		446,800	711,400	726,700	920,800
TOTAL ESTIMATED REVENUES					
		446,800	711,400	726,700	920,800
APPROPRIATIONS					
Dept 000 - 247	SALARIES-ADMIN	9,700	7,600	9,900	10,400
243-000-702.000	FRINGE BENEFITS	7,100	5,500	8,700	9,100
243-000-719.000	FRINGE BENEFITS-WAGES	2,300	1,800	3,300	3,500
243-000-8C1.000	ADMIN FEE-GENERAL	11,500		18,000	22,900
2.5% OF TAX REVENUE	ENGINEERING FEES			500	22,900
243-000-820.000	DUE CARE REIMBURSEMENT	410,000	650,000	650,000	900,000
243-000-830.000	AGREEMENT - \$4,900,000 TOTAL ELIGIBLE TIF COSTS OR MARCH 2040 EXPIRY SUBMITTED	\$6,337,414			900,000
Totals for dept 000 - 247		440,600	664,900	690,400	945,900
TOTAL APPROPRIATIONS					
		440,600	664,900	690,400	945,900
NET OF REVENUES/APPROPRIATIONS - FUND 243					
		6,200	46,500	36,300	(25,100)

City of Whitehall
BRA, LDFA, TIFA
Resolution 24-05

WHEREAS, the Local Development Finance Authority is required to submit an annual budget to the Whitehall City Council for approval.

WHEREAS, city staff has submitted a recommended FY 24/25 Budget to the Authority Board for review and approval.

WHEREAS, the Budget anticipates \$380,300 in revenues with expenses of \$239,000 for a net fund balance increase of \$141,300.

WHEREAS, the major expense will be \$200,000 in local taxing jurisdiction reimbursements.

WHEREAS, staff is recommending an accumulated fund balance in excess of the target fund balance for near future street improvements.

NOW, THEREFORE, BE IT RESOLVED

the City of Whitehall Local Development Finance Authority adopts the attached FY 24/25 Budget and recommends like adoption by the City Council.

Moved by _____, second by _____, and thereafter adopted by the Brownfield Redevelopment Authority at a regular meeting held Thursday, April 11, 2024 at noon. (___ yes, ___ no, ___ absent).

Scott K. Huebler, Secretary

**CITY OF WHITEHALL
ANNUAL BUDGET
250 LOCAL DEVELOPMENT FINANCE AUTHORITY FUND**

CLASSIFICATION	ACTUAL 2018/2019	ACTUAL 2019/2020	ACTUAL 2020/2021	ACTUAL 2021/2022	ACTUAL 2022/2023	AMENDED 2023/2024	REQUESTED 2024/2025
REVENUE							
PROPERTY TAXES	\$130,493	\$122,543	\$123,727	\$102,132	\$75,993	\$90,500	\$95,200
LOCAL COMMUNITY STABILIZ	\$200,739	\$211,312	\$218,146	\$239,308	\$264,406	\$282,300	\$282,100
OTHER	\$0	\$0	\$501	\$0	\$580		
SALE OF FIXED ASSETS					\$1		
INTEREST	\$1,527	\$819	\$192	\$262	\$2,095	\$3,000	\$3,000
TOTAL REVENUES	\$332,759	\$334,674	\$342,566	\$341,701	\$343,076	\$375,800	\$380,300
TO (FROM) FUND BALANCE	(\$15,212)	(\$80,466)	(\$2,890)	(\$3,024)	(\$7,904)	\$138,200	\$141,300
TOTAL EXPENDITURES	\$347,971	\$415,141	\$345,456	\$344,725	\$350,979	\$237,600	\$239,000
FUND BALANCE-JULY 1	\$180,525	\$165,313	\$84,847	\$81,957	\$78,933	\$71,030	\$209,230
NET INCREASE (DECREASE)	(\$15,212)	(\$80,466)	(\$2,890)	(\$3,024)	(\$7,903)	\$138,200	\$141,300
FUND BALANCE-JUNE 30	\$165,313	\$84,847	\$81,957	\$78,933	\$71,030	\$209,230	\$350,530

*Actual balances available after year end

Target Fund Balance \$71,700

BUDGET REPORT FOR CITY OF WHITEHALL
Fund: 250 LOCAL DEVELOPMENT FINANCE AUTHORITY FUND

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ACTIVITY THRU 04/30/24	2023-24 AMENDED BUDGET	2024-25 REQUESTED BUDGET
ESTIMATED REVENUES					
Dept 000 - 247	TAX REVENUE	76,000	90,500	90,500	95,200
250-000-406.000	ESTIMATE - FY26 LAST YEAR OF LEVY				95,200
250-000-573.000	LOCAL COMMUNITY STABILIZATION	264,400	282,100	282,300	282,100
250-000-654.000	OTHER INCOME	600			
250-000-665.000	INTEREST EARNINGS-INVESTMENTS	2,100	4,400	3,000	3,000
Totals for dept 000 - 247		343,100	377,000	375,800	380,300
TOTAL ESTIMATED REVENUES					
		343,100	377,000	375,800	380,300
APPROPRIATIONS					
Dept 000 - 247	SALARIES-ADMIN	14,600	11,400	14,900	15,500
250-000-702.000	FRINGE BENEFITS	10,600	8,300	13,000	13,600
250-000-719.000	FRINGE BENEFITS-WAGES	3,400	2,700	5,000	5,200
250-000-801.000	ADMIN FEE-GENERAL	1,900		2,300	2,400
2.5% TAX REVENUE	C/S-INDUSTRIAL PARK MARKETING	111,500	1,300	1,600	2,400
250-000-818.100	AD - WL VISITORS GUIDE				1,600
AD - WL VISITORS GUIDE	ELECTRICITY				800
250-000-820.000	ENGINEERING FEES	8,200	200		800
250-000-826.000	ATTORNEY FEES	700			
250-000-959.000	CONTRIBUTION-COUNTY	39,600	39,400	39,400	39,400
19.71% OF \$200,000	CONTRIBUTION-MUSEUM	2,200	2,200	2,200	2,200
1.11% OF \$200,000	CONTRIBUTION-VETS	500	500	500	500
0.26% OF \$200,000	CONTRIBUTION-CITY				500
55.41% OF \$200,000	CONTRIBUTION-FIRE AUTHORITY	110,400	21,500	110,800	110,800
10.77% OF \$200,000	CONTRIBUTION-MCC	21,500	15,200	21,500	21,500
7.62% OF \$200,000	CONTRIBUTION-W.L. COMMUNITY LIBRA	15,300	4,700	15,200	15,200
250-000-959.500	CONTRIBUTION-911	4,700	2,100	4,700	4,700
250-000-959.600	CONTRIBUTION-SENIOR MILLAGE	2,100	3,500	2,100	2,100
2.36% OF \$200,000	OTHER EXPENSES	3,500		3,500	3,500
1.04% OF \$200,000		200		100	
250-000-959.800		350,900	113,000	237,600	239,000
1.73% OF \$200,000		350,900	113,000	237,600	239,000
250-000-962.000		(7,800)	264,000	138,200	141,300
Totals for dept 000 - 247		350,900	113,000	237,600	239,000
TOTAL APPROPRIATIONS					
		350,900	113,000	237,600	239,000
NET OF REVENUES/APPROPRIATIONS - FUND 250					
		(7,800)	264,000	138,200	141,300

GL # FOOTNOTE TOTAL:

1,600

City of Whitehall
BRA, LDFA, TIFA
Resolution 24-06

WHEREAS, the Tax Increment Finance Authority is required to submit an annual budget to the Whitehall City Council for approval.

WHEREAS, city staff has submitted a recommended FY 24/25 Budget to the Authority Board for review and approval.

WHEREAS, the Budget anticipates \$1,468,400 in revenues with expenses of \$2,373,000 for a net fund balance decrease of \$904,600.

WHEREAS, the major expenses will be Clear Sky Site Development \$300,000; Downtown Parking Lots \$728,900; Local Taxing Jurisdiction Reimbursements \$500,000; and 104 Thompson Acquisition \$365,000.

NOW, THEREFORE, BE IT RESOLVED

the City of Whitehall Tax Increment Finance Authority adopts the attached FY 24/25 Budget and recommends like adoption by the City Council.

Moved by _____, second by _____, and thereafter adopted by the Brownfield Redevelopment Authority at a regular meeting held Thursday, April 11, 2024 at noon. (___ yes, ___ no, ___ absent).

Scott K. Huebler, Secretary

**CITY OF WHITEHALL
ANNUAL BUDGET
247 TAX INCREMENT FINANCE AUTHORITY FUND SUMMARY**

CLASSIFICATION	ACTUAL 2018/2019	ACTUAL 2019/2020	ACTUAL 2020/2021	ACTUAL 2021/2022	ACTUAL 2022/2023	AMENDED 2023/2024	REQUESTED 2024/2025
PROPERTY TAXES	\$311,982	\$285,511	\$348,825	\$344,381	\$319,965	\$276,000	\$284,300
LOCAL COMMUNITY STAB	\$784,946	\$869,913	\$903,865	\$929,755	\$971,116	\$1,052,800	\$1,059,000
GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000
OTHER	\$0	\$500	\$14,365	\$7	\$12	\$0	\$50,100
INTEREST	\$6,258	\$7,084	\$1,870	\$2,913	\$23,448	\$30,000	\$30,000
TRANSFER /SALE OF FIXE	\$0	\$14,808	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,103,186	\$1,177,817	\$1,268,925	\$1,277,056	\$1,314,541	\$1,358,800	\$1,468,400
TO (FROM) FUND BALANC	\$470,160	\$459,696	(\$273,654)	\$233,677	\$47,683	\$165,622	(\$904,600)
TOTAL EXPENDITURES	\$633,026	\$718,121	\$1,542,579	\$1,043,379	\$1,266,857	\$1,193,178	\$2,373,000
NET POSITION-JULY 1	\$453,670	\$923,830	\$1,383,526	\$1,109,372	\$1,343,048	\$1,390,732	\$1,556,354
NET INCREASE (DECREASE)	\$470,160	\$459,696	(\$273,654)	\$233,677	\$47,683	\$165,622	(\$904,600)
NET POSITION-JUNE 30	\$923,830	\$1,383,526	\$1,109,372	\$1,343,048	\$1,390,732	\$1,556,354	\$651,754

*Actual balances available after year end

Target Fund Balance \$711,900

Alyssa Seaver:
Removing failed grant of \$247,500 and moving Muskegon Comm Fdn of \$20k (moved to FY25) Removing \$10k transfer from GF

Alyssa Seaver:
Def Revenue \$20,072.69 - Community Foundation - D22/Sailaway \$30K - Southshore Dev - Public Access

Alyssa Seaver:
*removing Goodrich Park - \$217,400, adjusting fishing dock to \$123,405 from \$60k, adding 50% Clear Sky \$300k, removing TIFA Sailaway project engineering \$79,500 (moving to FY25) and contractual \$1,061,500 (moving adjusted amt to FY25)

BUDGET REPORT FOR CITY OF WHITEHALL
Fund: 247 TAX INCREMENT FINANCE AUTHORITY #1

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ACTIVITY THRU 04/30/24	2023-24 AMENDED BUDGET	2024-25 REQUESTED BUDGET
ESTIMATED REVENUES					
Dept 000 - 247					
247-000-406.000	TAX REVENUE				
	ESTIMATE - FY25 LAST YEAR OF LEVY	320,000	275,800	276,000	294,300
247-000-569.000-D22	GRANT				294,300
247-000-369.000-D23	GRANT				
	PASSPORT GRANT			247,500	
247-000-573.000	LOCAL COMMUNITY STABILIZATION	971,100	1,051,900	1,052,800	35,000
	ESTIMATE - LCSA				35,000
247-000-583.000-D22	MUSKEGON COMMUNITY FOUNDATION				1,059,000
	DEF REV - COMMUNITY FOUNDATION			20,000	1,059,000
247-000-654.000	OTHER INCOME		8,900		20,100
	DEF REVENUE - SOUTHSHORE DEV/PUBLIC ACCESS				20,100
247-000-665.000	INTEREST EARNINGS-INVESTMENTS	23,400	35,500	30,000	30,000
247-000-699.101-D23	TRANSFERS FROM GENERAL FUND			10,000	30,000
	Totals for dept 000 - 247	1,314,500	1,372,100	1,636,300	1,468,400
TOTAL ESTIMATED REVENUES					
		1,314,500	1,372,100	1,636,300	1,468,400

BUDGET REPORT FOR CITY OF WHITEHALL
Fund: 247 TAX INCREMENT FINANCE AUTHORITY #1

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ACTIVITY THRU 04/30/24	2023-24 AMENDED BUDGET	2024-25 REQUESTED BUDGET
APPROPRIATIONS					
Dept 000 - 247					
247-000-702.000	SALARIES-ADMIN	27,300	19,900	25,500	26,700
247-000-719.000	FRINGE BENEFITS	19,800	23,000	22,300	23,700
247-000-719.100	FRINGE BENEFITS-WAGES	6,400	5,800	8,500	8,900
247-000-760.000	CONFERENCES & WORKSHOPS		100	100	100
WL CHAMBER DINNER/HUEBLER					
247-000-770.000	MEMBERSHIPS & DUES	1,400	2,100	2,400	100
ROTARY/CORPORATE DUES					
247-000-801.000	ADMIN FEE-GENERAL	8,100		6,900	2,400
2.5% OF TAX REVENUE					
247-000-818.000	CONTRACTUAL SVCS - WIRELESS GOODR				
247-000-818.000-D23	CONTRACTUAL SERVICES	11,500			
GOODRICH PARK UPGRADES					
247-000-818.100	CONTRACTUAL SERVICES-			217,400	77,800
247-000-818.110	CONTRACTUAL SERVICES-MARINA		1,600	1,600	77,800
CATCHMARK/WLFI MAINT			1,900	2,500	1,800
247-000-818.200	CONTRACT - WIRELESS - \$360/MOS X 5 MONTHS (MAY-SEPT)				1,800
247-000-818.300	CONTRACTUAL SERVICES-FISHING DOCK	500		60,000	18,000
CHAMBER SPONSORSHIP					
247-000-818.400	CONTRACTUAL SERVICES-CHAMBER	12,000		12,000	18,000
247-000-818.400	CONTRACTUAL SERVICES-DOWNTOWN RES	1,700	1,300	1,700	18,000
LEASE - \$145/MONTH X 12 MONTHS					
247-000-818.500	CONTRACTUAL SERVICES-CS PRJCT	52,700	300,000	1,700	1,700
PROJECT CS - SITE DEVELOPMENT					
247-000-818.600	CONTRACTUAL SERVICES-PUBLIC ACCES				300,000
TANNERY BAY/PUBLIC ACCESS					
247-000-818.600-D22	CONTRACTUAL SERVICES-2023 TIFA CA		8,500	1,061,500	60,000
CONTRACTUAL SVCS - ANLAAN (GRAND HAVEN)					
247-000-818.700	CONTRACTUAL SERVICES-FACADE	9,500		20,000	728,900
247-000-818.750-D22	CONTRACTUAL SERVICES-SALLAWAY/PHA				728,900
ACWL/POCKET PARK MURAL					
247-000-820.000	ENGINEERING-MARINA	9,200	4,000		20,000
247-000-820.100	ENGINEERING-BROWNFIELD				15,000
247-000-820.300-D22	ENGINEERING-2023 TIFA CAPITAL	89,500	53,500	3,000	3,000
247-000-920.000	PUBLIC UTILITIES	14,100	7,900	79,500	79,500
SPLASH PAD WATER BILLS					
247-000-959.000	CONTRIBUTION-COUNTY	99,100	98,500	98,500	12,000
19.71% OF \$500,000					
247-000-959.100	CONTRIBUTION-MUSEUM	5,600	5,600	5,600	12,000
1.11% OF \$500,000					
247-000-959.200	CONTRIBUTION-VETS	1,300	1,300	1,300	12,000
0.26% OF \$500,000					
247-000-959.300	CONTRIBUTION-CITY	276,100		277,000	12,000
55.41% OF \$500,000					
247-000-959.400	CONTRIBUTION-FIRE AUTHORITY	53,800	53,800	53,800	12,000
10.77% OF \$500,000					
247-000-959.500	CONTRIBUTION-MCC	38,300	38,100	38,100	12,000
7.62% OF \$500,000					
247-000-959.600	CONTRIBUTION-W.L. COMMUNITY LIBRA	11,800	11,800	11,800	12,000
2.36% OF \$500,000					
247-000-959.700	CONTRIBUTION-911	5,200	5,200	5,200	12,000
1.04% OF \$500,000					
247-000-959.800	CONTRIBUTION-SENIOR MILLAGE	8,700	8,600	8,600	12,000
1.73% OF \$500,000					
247-000-962.000	OTHER EXPENSES	3,500	9,100	12,100	12,000
WALK THE BEAT					
HISTORY CRUISE					
				3,300	3,300
				3,300	3,300

GL # FOOTNOTE TOTAL:

BUDGET REPORT FOR CITY OF WHITEHALL
Fund: 247 TAX INCREMENT FINANCE AUTHORITY #1

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ACTIVITY THRU 04/30/24	2024-25 REQUESTED BUDGET
APPROPRIATIONS				
Dept 000 - 247				
247-000-974.000-D22	CAPITAL IMPROVEMENTS			375,000
104 N THOMPSON/PREPAID				10,000
104 N THOMPSON/BALANCE				365,000
				375,000
247-000-995.249	TRANSFER TO INSPECTION		39,700	
247-000-995.401	TRANSFER TO CAPITAL PROJECTS			
Totals for dept 000 - 247		393,600		
		1,160,700	713,300	2,088,000
Dept 525 - DOWNTOWN STREETScape				2,265,100
247-525-706.000	SALARIES & WAGES	23,500	15,500	16,000
247-525-708.000	FRINGE BENEFITS	4,800	5,100	9,100
247-525-719.000	FRINGE BENEFITS-WAGES	14,000	5,800	11,300
247-525-719.100	OPERATING SUPPLIES	4,800	2,000	7,800
247-525-757.000	BANNERS	6,200	1,700	4,800
247-525-785.000	CONTRACTUAL SERVICES		5,700	4,000
247-525-818.000	PORTABLE RESTROOMS - 4TH OF JULY	700	600	4,000
	BACKFLOW TESTING		300	400
247-525-920.000	PUBLIC UTILITIES		2,100	100
247-525-921.000	ELECTRICAL-PEDESTRIAN LIGHTS	1,900	4,400	400
247-525-943.000	EQUIPMENT RENTAL	4,900	13,000	2,500
247-525-962.000	OTHER EXPENSES	18,900		6,000
247-525-974.000	CAPITAL IMPROVEMENTS		20,900	20,000
CHRISTMAS DECOR		26,200		30,000
Totals for dept 525 - DOWNTOWN STREETScape		105,900	71,100	30,000
TOTAL APPROPRIATIONS		1,266,600	784,400	107,900
NET OF REVENUES/APPROPRIATIONS - FUND 247		47,900	587,700	(904,600)

GL # FOOTNOTE TOTAL:

GL # FOOTNOTE TOTAL:

TAX INCREMENT FINANCE AUTHORITY
RESOLUTION 24-07
ZUNIGA FAÇADE GRANT

WHEREAS, the Tax Increment Finance Authority (TIFA) has a façade grant program that provides matching funds to maintain aesthetic appeal and economic vitality while discouraging blight and deterioration in the downtown.

WHEREAS, TIFA budgeted \$20,000 in FY 2023/24 for façade grants; \$5,000 has been committed.

WHEREAS, grant approval is based upon the attached Façade Grant Program Guidelines.

WHEREAS, Dan Zuniga has submitted a grant application for 206 East Colby requesting \$5,000 for exterior improvements estimated to cost \$60,000.

NOW, THEREFORE, BE IT RESOLVED

That TIFA hereby approves/denies the Zuniga Façade Grant Request as submitted for an amount not to exceed \$5,000.

Motion by _____, second by _____, and thereafter adopted by TIFA at a regular meeting held Thursday, April 11, 2024 at noon. (___ yes, ___ no, ___ absent).

Scott K. Huebler, Secretary

Whitehall Tax Increment Finance Authority Façade Grant Program

The City's commercial areas, particularly its history laden downtown district, are vital to the economic health of the community as well as an attraction for future economic development. Any deterioration of buildings in the downtown district creates an image of a declining economic base and a lack of pride among its citizens and business owners.

The TIFA Façade Grant Program provides financial incentive to downtown property owners to improve their facilities. Grants will be awarded on a dollar per dollar basis to commercial properties within the Downtown Blueprint district with a maximum award of \$5,000 subject to annual budgetary funding. Awards will be per project, not per building face. While the primary purpose of the grants is to improve the exterior appearance of a building, structural repairs and ADA compliance will be considered. Properties are eligible to receive a grant once every two years. Applications can be submitted at any time and approved on a first come basis. All work must be completed and invoices submitted for reimbursement to the City no later than June 30 of the fiscal year for which the grant was approved. Reimbursement for projects which extend into a new fiscal year cannot be guaranteed.

Applications will not be processed if the applicant, property owner, or any contractor working on the project is delinquent in property taxes, municipal bills, assessments, and any other fees owed to the City or Muskegon County.

Completed applications will be submitted to the TIFA Director then forwarded to the Board for review and approval or denial. Action will be taken by the Board during one of its regularly scheduled quarterly meetings (January, April July, and October). The TIFA Board reserves the right to reject any application in its sole discretion. The Board shall not use race, sex, age, or religion as grounds for refusing a grant to an eligible business owner.

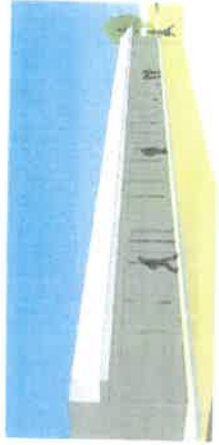
Typical eligible improvements include, but are not limited to, lighting, signs attached to the building, painting, awnings, entranceways, windows, energy conservation, masonry work, and associated labor. The project should comply in general terms with the 2008 Hooker DeJong Façade Improvement Plan. Use of local contractors is encouraged.

**THUNDERBOLT GYM,
STUDIO 20-6,
GOLES CLEANERS**

204 E. COLBY STREET
206 E. COLBY STREET
210 E. COLBY STREET



- NEW CANOPIES
- NEW ENTRANCE ELEMENT WITH LIGHTED SIGN
- EXTEND BRICK UP AS NEEDED



EXISTING



PROPOSED

H DJ