

NOTICE

City of Southgate TAX INCREMENT FINANCING AUTHORITY MEETING

Scheduled for Wednesday April 1, 2026 @ 5:30 P.M.

Southgate City Hall
14400 Dix-Toledo Highway
Southgate, MI 48195

(734) 258-3022

In the Caucus Room

Agenda

A. Roll Call:

1. Anderson, DiCarlo, Gasso, Guentner, Heggie, Lajeunesse, Moran, Oben, Reyna

B. Minutes:

1. TIFA Board Meeting Minutes, July 29, 2025

C. Persons and/or Petitioners:

D. New Business:

1. FY 2026/2027 Budget
2. Memo from Administrator; Re: 2026 Northline Road Median Maintenance

E. Reports:

F. Old Business:

G. Adjournment:

City of Southgate
Tax Increment Finance Authority Meeting Minutes
July 29, 2025

A Meeting of the Tax Increment Finance Authority was held on March 19, 2025 at City Hall, 14400 Dix-Toledo, Mayor's Office

Present: Patricia Anderson, Patrick Guentner, Peter Heggie, Tony Lajeunesse, Ron Moran, Walt Oben
Excused: Tony DiCarlo, Tom Gasso, Jeremy Reyna
Also Present: Mayor Joseph Kuspa and City Administrator Dan Marsh

The Meeting was called to order at 5:31 pm by Chairperson Moran.

Minutes:

1. Meeting Minutes, June 16, 2025

It was moved by Oben, supported by Heggie, to approve the Meeting Minutes of June 16, 2025. Motion carried unanimously.

Persons and/or Petitioners:

None

New Business:

1. Development Plan and Tax Increment Financing Plan for TIFA

City Administrator Marsh presented an updated version of Document #10 of the TIFA Development Plan. The updated plan incorporates requests made by TIFA board members during the June 16, 2025 meeting to have the plan length be changed to 20 years and to have the plan include a business improvement grant.

Motion by Oben, supported by Lageunesse that the Tax Increment Finance Authority recommend to the City Council the approval of Document #10 of the Development Plan and Tax Increment Financing Plan for the Southgate TIFA. Carried unanimously.

Reports:

None

Old Business:

None

Adjournment:

It was moved by Lageunesse, supported by Guentner, to adjourn this meeting of the Tax Increment Financing Authority at 5:36 pm. Motion carried unanimously.

Respectfully submitted July 29, 2025
Daniel Marsh, City Administrator

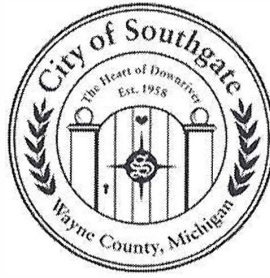
BUDGET REPORT FOR CITY OF SOUTHGATE
Fund: 247 TAX INCREMENT FINANCE AUTHORITY

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 ACTIVITY THRU 02/28/26	2025-26 PROJECTED ACTIVITY	2026-27 RECOMMENDED BUDGET
ESTIMATED REVENUES						
247-000-403-000	CURRENT PROPERTY TAX EXTRA SPECIAL V	853,739	1,318,137		1,305,280	1,344,436
247-000-664-000	INTEREST ON DEPOSITS	78,439	40,500	31,402	62,800	60,000
TOTAL ESTIMATED REVENUES		932,178	1,358,637	31,402	1,368,080	1,404,436
APPROPRIATIONS						
247-219-801-000	PROFESSIONAL FEES	24,475	16,950	10,941	14,500	17,150
247-219-811-000	SERVICE CONTRACTS	3,222	3,500	3,584	3,585	3,750
247-219-957-000	OVERHEAD	35,000	35,000		35,000	35,000
247-219-974-000	LAND IMPROVEMNT		50,000			50,000
247-966-995-101	TRANSFER TO GENERAL FUND		432,134		421,076	433,708
247-966-995-203	TRANSFER TO LOCAL STREETS FUND					1,493,500
247-966-995-369	TRANSFER TO BUILDING AUTHORITY	673,540	666,900		666,900	
TOTAL APPROPRIATIONS		736,237	1,204,484	14,525	1,141,061	2,033,108
NET OF REVENUES/APPROPRIATIONS - FUND 247		195,941	154,153	16,877	227,019	(628,672)
BEGINNING FUND BALANCE		1,667,057	1,862,998	1,862,998	1,862,998	2,090,017
ENDING FUND BALANCE		1,862,998	2,017,151	1,879,875	2,090,017	1,461,345

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: April 1, 2026

Re: 2026 Northline Road Median Maintenance

In April of 2024 the TIFA Board awarded First Class Lawn Care Inc. the bid to provide seasonal maintenance of the medians on Northline within the TIFA District. First Class Lawn Inc. was the lowest qualified bidder of eight bids received in 2024. In 2025 First Class offered to hold their pricing with the exception of an additional \$5/fertilizer application.

Attached is a letter from First Class Lawn Care Inc. stating they will continue to hold their pricing for another season. The Administration recommends that First Class Lawn Care be approved for Northline Road Median Landscaping Maintenance again for 2026.

**First Class Lawn Care Inc.
16679 Jackson St.
Taylor, MI 48180
313-598-8557**

firstclasslawn@comcast.net

Attn: Dan Marsh

In regards to the Northline Median landscape contract for 2026. First Class lawn Care Inc. will honor all the same pricing from last year 2025.

We greatly appreciate your business.

**Thank you,
Sincerely**

**First Class Lawn Care Inc.
Anthony Martinez**

Anthony Martinez

3-25-24