



**TAX INCREMENT FINANCE AUTHORITY  
City of Westland  
Meeting Minutes  
Zoom Meeting**

**Tuesday, April 13, 2021**

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Members Present: Ziemba (Westland, Wayne County), Catallo (Westland, Wayne County), Allen (Westland, Wayne County), Heinicke (Westland, Wayne County), Riley (Garden City, Wayne County), Tyranski, (Plymouth, Wayne County), Miller (Westland, Wayne County)

Members Absent: None

Also Present: Aubrey Berman, Economic Development Director  
Nicole Jones, Administration  
Phineas Cody, IT  
Steve Smith, Finance Director  
Bobby Bendzinski, Bendzinski & Co.  
Tom Colis, Miller Canfield, Paddock and Stone, P.L.C.

The meeting was called to order at 8:00 a.m. by Ziemba

A motion was made by Catallo and supported by Allen to approve minutes from the March 9, 2021 meeting.

Motion carried unanimously

A motion was made by Allen and supported by Catallo to approve the payment of Vouchers in the amount of \$10,599.42

CoStar	\$454.86
Grainger Inc.	\$597.00
Highland Landscape, Inc.	\$2,200.00
Highland Landscape, Inc.	\$7,300.00
DTE Energy	\$16.57
DTE Energy	\$15.25
DTE Energy	\$15.74

Motion carried unanimously

Berman gave a description of the proposal from ERG for Environmental Consulting Services for Hawthorne Valley.

A motion was made by Miller and supported by Heinicke to approve the proposal from ERG for Environmental Consulting Services for Hawthorne Valley in the amount of not to exceed \$33,300.00.

Motion carried unanimously.

Steve Smith presented information on potential refinancing of bonds to lower payments, he introduced financial advisors, Bobby Bendzinski and Tom Colis who gave a detailed presentation and explanation of the process.

A motion was made by Catallo and supported by Tyranski to approve a Resolution Authorizing the issuance of Tax Increment Refunding Bonds.

Motion carried unanimously.

A motion was made by Tyranski and supported by Miller to approve the proposal from Bendzinski & Co. for Financial Advising regarding TIFA Bonds in amount of not to exceed \$35,100.00.

Motion carried unanimously.

A motion was made by Catallo and supported by Riley to approve the proposal from Miller Canfield, Paddock and Stone, P.L.C. for Bond Counsel in amount of not to exceed \$31,500.00.

Motion carried unanimously.

**Training Discussion:**

Board members discussed materials from strategic planning presentation.

Heinicke mentioned that she thought the presentation was great.

**Director Comments:** Berman informed the Board that the Economic Development Strategy “kick-off” will be April 30. She also gave an update on the Hawthorne Valley and Elosie projects.

**Citizens Comments: None**

**Board Members Comments:**

Tyranski asked if wetlands were still an issue with the Hawthorne Valley property. Catallo stated that he thinks Hawthorne Valley will be a very important sight and he is in strong support of the plans to demo.

Riley updated the Board on the Westland Health Care Facility. She indicated new signage will contain the Garden City Logo, and they are on schedule to open the end of May.

Miller expressed his excitement over the Hawthorne Valley Project.

Ziemba inquired as to the zoning of Hawthorne Valley.

A motion was made by Catallo and supported by Miller to adjourn at 8:46 a.m.

Motion carried unanimously.