



MINUTES TIFA Regular Board Meeting May 8, 2020

CALL TO ORDER

Chairperson Ron Armstrong called the TIFA teleconference meeting to order at 7:00 AM. A teleconference meeting was held under the guidelines of Executive Order 2020-59 during the COVID-19 Virus.

Presiding officer: Ron Armstrong

Secretary: Kim Goodin

Present: Ron Armstrong, John Buckley Jr., Julie Burrell, Bryce Cronk, Ed Fedell, Nick Looman, Peg Mathis, Joel Phillips, Kelly Tinkham, Chris Wren (joined call at 7:10 am)

Absent: Morgan Heinzman, Aaron Leestma, Greg Slominski

Also Present: Jon Schneider: City Manager/TIFA Director, Kim Goodin: Secretary, Scott Faulkner: Economic and Community Development Coordinator,

Motion by Fedell, second by Buckley Jr. to excuse absent members. AIF/MC

Motion by Tinkham, second by Fedell to approve the agenda as presented. AIF/MC

Motion by Buckley Jr., second by Tinkham to approve the 03/20/2020 meeting minutes. AIF/MC

PUBLIC COMMENTS

RESERVED TIME

UNFINISHED BUSINESS

NEW BUSINESS

Motion by Phillips, second by Fedell to approve the release of a portion of the easement next to the Newaygo County Museum at 12 Quarterline Rd. according to the legal description attached. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Looman, Mathis, Phillips, Tinkham Absent: Heinzman, Leestma, Slominski, Wren Nay: None CARRIED Schneider discussed the Newaygo County Museum expansion project. He stated that the City had secured easements from local downtown businesses in 2003 for downtown renovation project and that the museum needed a release of part of the easement from the City TIFA for their expansion project.

Motion by Buckley Jr., second by Burrell to delegate authority to the TIFA Director, TIFA Chairperson and TIFA Secretary to complete the transfer of property to Magna per 1994 agreements and sign all necessary documents. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Looman, Mathis, Phillips, Tinkham, Wren Absent: Heinzman, Leestma, Slominski, Nay: None CARRIED Armstrong stated that Magna had paid off their debt and would purchase the property for \$1 per the agreement.

Schneider went over the TIFA/LDFA budgets discussing revenue amounts based on Magna debt being paid off, stated that he kept general fund revenue and street fund revenue relatively flat, and said that he increased The Stream revenue as Sandmold was relocating 7-8 employees to The Stream. Schneider discussed expenses and stated that Tax Increment Bonds for The Stream had been refinanced and anticipates an approximate savings of \$350,000 over 10 years. Schneider and board discussed future of State Property Taxes and Capture of Library Taxes.

Motion by Wren, second by Fedell to approve Resolution T2020-03 which amends the FY 2019-2020 Budget. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Looman, Mathis, Phillips, Tinkham, Wren Absent: Heinzman, Leestma, Slominski, Nay: None CARRIED

Motion by Buckley Jr., second by Mathis to approve Resolution T2020-04 adopting the FY 2020-2021 Budget. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Looman, Mathis, Phillips, Tinkham, Wren Absent: Heinzman, Leestma, Slominski, Nay: None CARRIED

Schneider stated that TIFA had previously approved demolishing the skate park house and said that an asbestos survey was being completed and once that was completed he would get bids to demolish the house. Board discussed options for use of area once skate park house was demolished. Schneider stated that funds from MEDC had been paused due to COVID-19 regarding the proposed pedestrian bridge. He said that discussions are occurring with other agencies for potential grant funds towards the pedestrian bridge. Schneider and Faulkner gave an update on extending the Riverfront Trail along Wood Street and discussed a 30ft bridge needed on a section of the trail. They discussed interest in a potential disc golf course located at Shaw Park and Henning Park that had been discussed numerous times at Newaygo Community Recreation Authority (NCRA) Meetings. Motion by Fedell, second by Buckley Jr. to approve spending up to \$75,000 for bridge needed along Riverfront Trail and for design costs for a potential Disc Golf Course. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Looman, Mathis, Phillips, Tinkham, Wren Absent: Heinzman, Leestma, Slominski, Nay: None CARRIED

Faulkner discussed information in packets explaining various NEDO project updates. He stated that "Source of Information" had been added to a number of items listed under "Why think Newaygo" section. He stated that he continues to work on permits needed for pedestrian bridge and is working with other agencies on potential grants for funding of the pedestrian bridge. Faulkner said that a "draft" Public Engagement Strategy is going to the May Council Meeting and stated that he and Schneider would be attending Board Meeting with Christian Healthcare Centers on March 18th.

Schneider gave an update on M-37 Pilot Program and the City Sewer Project.

PUBLIC COMMENTS

BOARD COMMENT

Armstrong stated he has had discussions with numerous State House Representatives and Senators discussing lost revenue due to COVID-19.

Motion by Fedell, second by Burrell to adjourn the meeting. AIF/MC.

Meeting adjourned at 8:12 AM

Kim Goodin, TIFA Secretary

EXHIBIT A

Legal Descriptions of Portions of Easement to be Released Located on Parcel # 62-19-19-151-013

RELEASE OF PORTION #1

Release of an easement for all land lying Easterly of the following described line and the Westerly face of an existing building, also lying Northerly of an existing sidewalk to the South, said line described as: That part of Lot 13, Block 6 of the Village (now city) of Newaygo, Newaygo County, Michigan, described as commencing at the Northeasterly corner of said lot; thence N75°24'00"W along the Northerly lot line a distance of 121.00 feet; thence S14°50'58"W a distance of 62.53 feet to the point of beginning of said line; thence S14°50'58"W a distance of 53.92 feet; thence S60°40'35"W a distance of 19.32 feet; thence S28°45'48"E parallel with the Easterly lot line a distance of 50.00 feet; thence S03°12'51"E a distance of 27.82 feet and the point of ending of said line;

RELEASE OF PORTION #2

Release of an easement for all land lying Westerly of the following described line and the Easterly face of an existing building, said line described as: That part of Lot 13, Block 6 of the Village (now city) of Newaygo, Newaygo County, Michigan, described as commencing at the Northeasterly corner of said lot; thence N75°24'00"W along the Northerly lot line a distance of 51.23 feet; thence S13°54'38"W along the Easterly line of an existing building a distance of 138.31 feet to the point of beginning; thence continuing S13°54'38"W a distance of 30.00 feet to the point of ending of said easement.