



## MINUTES TIFA Regular Board Meeting July 17, 2020

### CALL TO ORDER

Chairperson Ron Armstrong called the TIFA meeting to order at 7:00 AM. The meeting was held outside in Brooks Park located at 28 N. State Rd., Newaygo, MI 49337 under the guidelines of Executive Order 2020-110 during the COVID-19 Virus.

Presiding officer: Ron Armstrong  
Secretary: Kim Goodin

Present: Ron Armstrong, John Buckley Jr., Julie Burrell (via phone), Bryce Cronk, Ed Fedell, Morgan Heinzman, Joel Phillips, Kelly Tinkham, Chris Wren

Absent: Aaron Leestma, Nick Looman, Peg Mathis, Greg Slominski

Also Present: Jon Schneider: City Manager/TIFA Director, Kim Goodin: Secretary, Scott Faulkner: Economic and Community Development Coordinator, Colleen Lynema: Executive Director River Country Chamber of Commerce,

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

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

Motion by Buckley Jr., second by Fedell to approve the 05/08/2020 meeting minutes. AIF/MC

### PUBLIC COMMENTS

### RESERVED TIME

Schneider discussed information in packets explaining TIFA/LDFA purpose, role, and focus. He spoke about the financial highlights of TIFA and LDFA along with the goals and direction for coming year. Schneider stated this presentation and information will be provided twice a year due to a new state requirement.

### UNFINISHED BUSINESS

### NEW BUSINESS

Motion by Heinzman, second by Buckley Jr. to approve license agreement for River Stop Saloon to utilize part of easement for outdoor seating behind their restaurant. AIF/MC Schneider stated that the license agreement was already approved by Council and the license would allow the River Stop Saloon to have outdoor seating area as listed in the agreement. He said that the outdoor seating would be similar to what River Stop Café currently has behind their restaurant.

Motion by Heinzman, second by Fedell to approve Stream rental rates and fees. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Heinzman, Phillips, Tinkham, Wren Absent: Leestma, Looman, Mathis, Slominski Nay: None CARRIED Lynema gave an update on reconfiguration changes at The Stream and discussed updated pricing her and Goodin had put together for cubicle space and meeting room rental. Lynema gave an update on new members at The Stream.

Motion by Fedell, second by Tinkham to approve Chamber Lease agreement for rent at The Stream. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Heinzman, Phillips, Tinkham, Wren Absent: Leestma, Looman, Mathis, Slominski, Nay; None CARRIED Schneider stated that the lease agreement had expired and the only changes made were related to the rent paragraph making rent amount more flexible allowing the Chamber to relocate to different areas

of The Stream as needed to allow space for new Stream Members. Lynema stated that she had moved out of office space in order to rent to a summer tenant.

Scott Swinehart, Board President of River Country Chamber of Commerce, gave an update on the Service Agreement between TIFA and the Chamber. He stated that the money was used to manage the day-to-day activities of The Stream and for events held in Newaygo. He stated that although the Memorial Day Festivities were cancelled due to COVID-19 Virus that the Chamber has been utilizing the money for marketing Newaygo businesses and future events. He stated that they are planning some of the Labor Day Festivities, but it would look different due to the COVID-19 Virus and State Executive Orders in place. Lynema stated that the 2 part-time Chamber staff were on furlough and would be brought back as events were able to start occurring.

Motion by Heinzman, second by Tinkham to approve MDOT request for consent to reconstruct sidewalk including tree removal if needed. AIF/MC Schneider stated that the M37 Project would begin in the spring of 2021 and any sidewalks that are disturbed will be replaced by MDOT. Schneider answered questions related to time line and detour of project which MDOT had provided.

Schneider went over the TIFA/LDFA budgets stating that revenues were a little higher than anticipated and expenses were under due to matching funds towards pedestrian bridge not being utilized. He discussed special projects detail sheet and answered questions related to fund balance. He stated that amounts listed in Special Projects consisted of multiple possible projects depending on timeline of projects.

Schneider gave an update on potential pedestrian bridge project and said the City received permit from EGLE to build the pedestrian bridge. He stated that they are working on potential funding with possible grants from EDA and the FAF. Schneider stated that the Newaygo County Parks Board had not approved easement at Henning Park and they would work with them should funding become secure. Board discussed possibly changing the location of the bridge on the north side of the river. Conversations that had occurred between TIFA board members and County Parks board members related to the potential pedestrian bridge was discussed. An Economic Impact Study is being conducted and should have more information for the October TIFA meeting relating to economic impact on the City and Henning Park. Question was asked related to the ability to charge for entry to the park for those to access the bridge if receiving grant money. Schneider and Faulkner will follow up on this. Board, Schneider and Faulkner discussed Riverfront Trail and communications that have occurred with surrounding residents related to the potential pedestrian bridge and Riverfront Trail.

Schneider stated that the City had received 7 proposals for design work for a potential Disc Golf Course at Shaw and Henning Park. He said that himself, Faulkner, and County Parks Director Nick Smith would be reviewing the bids in coming weeks. Wren stated that the County Parks Board and Smith are fully supportive of potential Disc Golf Course.

Motion by Heinzman, second by Buckley Jr. to approve up to \$30,000 towards resurfacing and additional work at Henning Park Tennis/Pickleball Courts. Roll Call: Yeas: Armstrong, Buckley Jr., Burrell, Cronk, Fedell, Heinzman, Phillips, Tinkham, Wren Absent: Leestma, Looman, Mathis, Slominski, Nay: None CARRIED Schneider stated that the Tennis/Pickleball Courts at Henning Park need to be resurfaced and additional work completed. He said that NCRA has been working with the Newaygo Pickleball Club and approved \$15,000 towards resurfacing of courts, but total cost of resurfacing, fencing and few other minor items is approximately \$32,000-\$35,000.

Faulkner discussed information in packets explaining various NEDO project updates. He stated that they continue to work with CopperRock on a buy/sell agreement for vacant property along Wood St. Faulkner said that the museum project proposal came in higher than anticipated and they are researching options for additional funding or possibly completing the project in phases.

Schneider and board discussed M37 Pilot Program. Schneider stated that a teleconference meeting was held on July 14<sup>th</sup> to receive feedback related to M37 Pilot Program and the majority of concerns are related to the mid-block cross walk. Options are being discussed and explored for the cross walk area. Schneider stated that the final decision is up to MDOT.

### **PUBLIC COMMENTS**

Chris Ortwein thanked the Newaygo Police Department for their help with an issue at his property along the river, gave input on his discussions with various County Park Board Members, and asked if there were other projects that Economic Development could focus on to help alleviate tax rates in the City of Newaygo.

### **BOARD COMMENTS**

Heinzman gave an update on a potential enhancement millage that Newaygo County Schools are discussing. Burrell gave information on small business grants available.

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

Meeting adjourned at 8:45 AM

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Kim Goodin, TIFA Secretary