



MINUTES TIFA Regular Board Meeting January 15, 2021

CALL TO ORDER

Chairperson Ron Armstrong called the TIFA meeting to order at 7:00 AM. The meeting was held at City Hall located at 28 N. State Road, Newaygo, MI 49337 and via teleconference during the COVID-19 Virus.

Presiding officer: Ron Armstrong turned over to Morgan Heinzman at 7:23 am

Secretary: Kim Goodin

Present at City Hall: Ron Armstrong, Jake Cooper, Bryce Cronk, Ed Fedell (arrived at 7:05 am), Morgan Heinzman, Reid Sherwood

Present via teleconference: John Buckley Jr. (on line but unable to hear him until 7:30 am), Julie Burrell, Joel Phillips, Kelly Tinkham, Chris Wren

Absent: 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 Heinzman, second by Sherwood to excuse absent members. AIF/MC

Motion by Heinzman, second by Sherwood to approve the agenda as presented. AIF/MC

Motion by Heinzman, second by Wren to approve the 10/16/2020 meeting minutes. AIF/MC

PUBLIC COMMENTS

Chris Ortwein discussed his thoughts concerning Economic Development Coordinator Position listed on the agenda.

Jay Allen discussed his thoughts concerning Economic Development Coordinator Position listed on the agenda.

RESERVED TIME

Lynema discussed report in packets discussing Stream Operations. She gave an update on Labor Day Festivities and Christmas Walk activities that took place in 2020 with a different look due to the restrictions in place related to COVID-19. Lynema stated that the Chamber is working on planning 2021 events and will have multiple scenarios available based on any State restrictions that may be in place.

UNFINISHED BUSINESS

NEW BUSINESS

Schneider introduced Jake Cooper and Reid Sherwood to the TIFA Board.

Motion by Wren, second by Armstrong to appoint Heinzman as TIFA Chair. Roll Call: Yeas: Armstrong, Burrell, Cooper, Cronk, Fedell, Phillips, Sherwood, Tinkham, Wren Absent: Slominski Abstain: Heinzman Nay: None

CARRIED Armstrong stated that he was stepping down as TIFA Chair and resigning from the TIFA Board due to recent increase in commitments.

Armstrong left at 7:23 am

Motion by Burrell, second by Phillips to reappoint John Buckley Jr. as TIFA Vice-Chair. Roll Call: Yeas: Burrell, Cooper, Cronk, Fedell, Heinzman, Phillips, Sherwood, Tinkham, Wren Absent: Armstrong, Slominski Nay: None CARRIED

Motion by Tinkham, second by Fedell approving Resolution T21-01 setting the regular meeting dates of the Newaygo City TIFA/LDFA Board for the 2021 year. Roll Call: Yeas: Burrell, Cooper, Cronk, Fedell, Heinzman, Phillips, Sherwood, Tinkham, Wren Absent: Armstrong, Slominski Nay: None CARRIED

Schneider went over the TIFA/LDFA budgets in packets. He discussed IFT's that had been approved for Magna and GM Wood Products. He discussed The Stream revenue and complimented the Chamber with running the day-to-day activities of The Stream. Schneider discussed expenses and stated that due to the refinancing of the Tax Increment Bonds for The Stream that a savings of approximately \$300,000 would occur for the remaining 10 year term of the bond. Buckley Jr. suggested that a budget amendment be done at the April TIFA meeting for the principal and interest payments. Schneider gave an update on the status of several projects (Henning Baseball Fields, Pickleball Courts, Disc Golf Course, etc.) that had been approved in the budget.

Schneider discussed a potential list of project considerations for the TIFA/LDFA Budget for the fiscal year 2021-2022 that was included in packets and asked for Board Member ideas and thoughts. Fedell suggested looking at sidewalks down Cooperative Drive to the Brook Retirement Home and said that matching grants may be available for this type of project. Board Members discussed creating a subcommittee to discuss future projects possibly dividing projects into near-future projects and legacy type projects. They would like the subcommittee to also include representatives from City Council. Board Members felt subcommittee meetings between regular TIFA Meetings would lend support to Schneider and allow TIFA to be more involved. They discussed holding subcommittee meeting(s) prior to discussing ECDC Position.

Faulkner discussed information in packets explaining various NEDO project updates. He gave an update on the Disc Golf Course and stated that the City would be applying for a MEDC Patronicity Grant to assist with remaining funding and that the County is working on a Forestry Management Plan. Faulkner said that initial Marketing and Branding ideas would be presented in the coming weeks and they hope to launch a new brand by Memorial Day. He gave an update on Christian Healthcare Centers and said that they hope to start construction this summer. Faulkner said he is working with the Chamber to possibly get a 2nd larger tenant at The Stream. Regarding the ECDC Position, Faulkner said that the Board needs to ask if the ECDC Position is worth the value and he is confident that the position is worth the value.

Motion by Fedell, second by Phillips to appoint Buckley Jr., Wren, Heinzman and Sherwood to the sub-committee to review the ECDC Position stating that the mayor (Fedell), City Manager (Schneider), and two Council Members also be part of this sub-committee. Roll Call: Yeas: Buckley Jr., Burrell, Cooper, Cronk, Fedell, Heinzman, Phillips, Sherwood, Tinkham, Wren Absent: Armstrong, Slominski Nay: None CARRIED Board Members stated that goals for ECDC Position need to be very measurable and would like a budget analysis relating to the cost of position and impact on TIFA budget.

PUBLIC COMMENTS

Chris Ortwein stated that he looks forward to working with Heinzman as TIFA Chair and it is important to look outside the box.

Heather Allen discussed possibility of volunteers from the community being involved with Economic Development in the City and would like to see incentives for businesses to come to Newaygo.

Jay Allen discussed past IAmNewaygo meetings and economic impact of current businesses.

Lynema stated that the current PSD board and members could potentially participate with projects in the City.

BOARD COMMENTS

Sherwood stated that transparency has improved in the City from past years.

Fedell stated that the City has been looking at healthcare centers for many years. He stated that Christian Healthcare Center (CHC) will be leasing the building from developer which allows taxes to be captured by the City for the building as normally healthcare is non-profit and no taxes are captured.

Burrell gave information on Michigan Small Business survival Grant Program that is available for small businesses and that \$171,453 will be awarded to Newaygo County businesses that have experienced a financial hardship due to the recent COVID-19 emergency orders. Information will be on the Right Place website and she will send out information.

Schneider discussed the PSD and encourages everyone to get involved. He said that he hears many positive comments from the community and that many good things are happening in the Newaygo community.

Heinzman thanked everyone and said that TIFA needs to look at what they may be allowed to legally do to assist local businesses affected by the COVID-19 orders.

Burrell said that TIFA could potentially work with the Fremont Area Community Foundation, on potential loan programs available to small businesses as they already have programs established.

Fedell stated that City Council and the PSD had voted to waive the 1st quarter PSD fees for all businesses in the PSD.

Schneider stated that the City had not turned any residential or business water off, charged utility bill late fees, or charged utility bill non-payment fees since prior to the start of COVID-19 in March 2020.

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

Meeting adjourned at 8:35 AM

Kim Goodin, TIFA Secretary