



MINUTES
TIFA Regular Board Meeting
October 15, 2021

CALL TO ORDER

Chairman Morgan Heinzman 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.

Presiding officer: Morgan Heinzman
Secretary: Kim Goodin

Present: Julie Burrell, Jake Cooper, Ed Fedell, Morgan Heinzman, Joel Phillips, Shelley Staeven, Chris Wren, Jeff Wright

Absent: John Buckley Jr., Bryce Cronk, Greg Slominski, Kelly Tinkham, Charles Zeldenrust

Also Present: Jon Schneider, City Manager/TIFA Director, Kim Goodin, Secretary, Colleen Lynema, Executive Director of River Country Chamber

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

Motion by Burrell, second by Wren to approve the agenda as presented. AIF/MC

Motion by Fedell, second by Heinzman to approve the 07/16/2021 meeting minutes. AIF/MC

PUBLIC COMMENT

BOARD BUSINESS

Lynema discussed report in packets about Stream Operations, gave an update on the Logging Festival and stated that the Christmas Walk will be held on Friday, December 3rd. Lynema discussed artwork that local resident, Jeremiah Corrigan, had done for ArtPrize and said that the Chamber is working with the City on possibly locating the artwork in the City. She said that crowd funding would be done to pay for the artwork. Lynema showed concept drawings of possible ideas for the areas in the Social District and said that the next steps will be to obtain pricing and to schedule meetings with the PSD businesses to get their input on the drawings and to discuss maintaining the Social District.

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 the coming year. Schneider stated this presentation and information will be provided twice a year due to state requirements.

Schneider went over TIFA/LDFA budgets in packets stating that overall revenues are right where they should be and explained a couple of fluctuations. He stated that TIFA expenses are slightly under budget because the watermain project has not been completed yet. He said that there are not any current projects in the LDFA. Schneider and Board discussed PRI loan opportunities through the Fremont Area Community Foundation.

Schneider said that he and Mayor Fedell had discussed establishing bylaws for all City Boards and having as much consistency as possible between the various City boards. He stated that TIFA/LDFA bylaws already exist from 1987 and changes to the new bylaws included: addition of virtual meeting information, more detailed information regarding creation of agenda, and the Order of Business making it more uniform for all the boards. Heinzman stated that he would like to review the differences between the old bylaws and new bylaws before approving or suggesting changes to the new bylaws.

Economic Development Ideas were briefly discussed and the board decided once the TIFA project sub-committee was enacted that this committee would discuss future ideas and projects.

Schneider stated that the City would be updating the Sign Ordinance and asked for any ideas or feedback from the board. Consensus of board was that TIFA should not be involved in Sign Ordinance.

Heinzman discussed TIFA/LDFA sub-committees document included in packets stating that a project sub-committee and a finance sub-committee would be formally established at the January TIFA/LDFA meeting. Document included in packets briefly described each sub-committee. Goodin to send an email out to all TIFA/LDFA Board Members and ask for volunteers for the sub-committees.

Fedell gave an update on the museum project stating that it should be complete in the spring of 2022.

Schneider gave an update on Christian Healthcare Center, Bigby Coffee, River Run Apartments and the M37 project. He discussed 2020 census data stating that the City had an increase of approximately 500 people since the previous census. Board and Schneider discussed Bigby Coffee, River Run Apartments, vacant spaces in the Leppinks strip mall and vacant Chinese restaurant.

PUBLIC COMMENTS

BOARD COMMENTS

Burrell said that The Right Place and MEDC partnered for an Outdoor Recreation Pitch Competition event being held at the end of October and one of the finalists was from Newaygo. She discussed United Way activity being held in November as a tribute to veterans.

Wren briefly discussed River Hills Court Project, gave an update on the Dragon Trail and gave Census 2020 data for Newaygo County.

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

Meeting adjourned at 8:13 AM

Kim Goodin, TIFA Secretary