



MINUTES
TIFA Regular Board Meeting
January 21, 2022

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: John Buckley Jr., Bryce Cronk, Ed Fedell, Morgan Heinzman, Greg Slominski, Shelley Staeven (arrived at 7:59 am), Kelly Tinkham, Chris Wren, Jeff Wright (arrived at 7:02 am), Charles Zeldenrust

Absent: Julie Burrell, Jake Cooper, Joel Phillips,

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

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

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

Motion by Fedell, second by Heinzman to approve the 10/15/2021 meeting minutes. AIF/MC

PUBLIC COMMENT

BOARD BUSINESS

Motion by Fedell, second by Wren to reappoint Heinzman as TIFA/LDFA Chair and Buckley Jr. as TIFA/LDFA Vice-Chair. AIF/MC

Motion by Buckley Jr., second by Zeldenrust approving Resolution T22-01 setting meeting dates for 2022. AIF/MC
Lynema discussed report in packets about Stream Operations. Schneider and Lynema gave an update on the lighting situation at The Stream. Lynema said that she will be retiring and gave an update on the interview process for her replacement stating that she will remain with the Chamber temporarily to finish a few projects. She said that the Chamber would be hosting a Gus Maker basketball tournament in July outside at Newaygo Middle School. Lynema gave an update on the Christmas Walk. Board discussed the need for public restrooms in the downtown area discussing potential costs, location, and maintenance of restrooms.

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 the Economic Development Coordinator line was zero as no one was in that position. Schneider said he hopes to post for a Community Development/Zoning Administrator position in the near future and part of the wages for this position would be allocated to the Economic Development Coordinator line and a portion to the City General Fund. He said that Sgt. Walerczyk would be assuming some of the Crime Prevention Officer Job tasks and that they may have to hire for a code enforcement position. Schneider gave an update on the M37 watermain project stating that the final bill is yet to come as MDOT has work to complete in the spring. He said that there are not any current projects in the LDFA.

Motion by Buckley Jr., second by Wren to approve the TIFA Bylaws. AIF/MC Schneider said that the updated TIFA/LDFA Bylaws had been discussed at the October Meeting and after the October Meeting the original bylaws from 1987 had been emailed to the board members to compare. Heinzman stated that one change had been made in the new bylaws since the October meeting stating that the TIFA/LDFA Board can appoint a Director of TIFA/LDFA that is not a board member of TIFA/LDFA. The updated bylaws had originally stated

that the City Manager would be the TIFA/LDFA Director and that is not a requirement. The Director may not always be the City Manager, but will never be a TIFA/LDFA voting board member.

Motion by Fedell, second by Buckley Jr. to approve Resolution T22-02 establishing TIFA/LDFA Sub-Committees for Projects and Financial related. AIF/MC

Motion by Wren, second by Buckley Jr. to appoint Heinzman, Buckley Jr., and Wren to the TIFA/LDFA Finance Sub-Committee and Slominski, Tinkham, and Burrell to the TIFA/LDFA Project Sub-Committee. AIF/MC Heinzman said that the sub-committee members could switch each year and that he would like to see one or two individuals from Council on each sub-committee. Fedell stated that he would be on each sub-committee as Mayor and Council would appoint an additional Council Member to each sub-committee. Schneider said that the Projects Committee should be scheduled in February with the Finance Committee to follow shortly afterwards as he is working on the new fiscal year budget.

Schneider gave an update on Christian Healthcare Center, Bigby Coffee, River Run Apartments and the old Sandmold building. He stated that the old Gala Gourmet building had recently sold to a new owner that plans to keep the building a restaurant.

Heinzman and Fedell gave an update on the museum building project and discussed their funding shortfall of approximately \$600,000 due to the increase in material and labor costs. Heinzman said that the museum has applied for a loan through the Fremont Area Community Foundation (FACF) for \$600,000 and explained the loan details. Fedell stated that the museum is waiting on final loan approval from the FACF and because of the museum's financial position that they may be looking at delays in construction. Fedell stated that the museum will continue fundraising for the shortfall of the project. Board Members stated that the museum is a great asset for the entire county. Board discussed current FY budget and fund balance of TIFA and the possibility of contributing \$45,000 to the museum building project to keep the project moving forward. Board Member concerns related to applying restrictions on how the museum could utilize funds if TIFA donated funds, if the museum would reduce the loan amount needed from the FACF, and if extra funds were received would these funds be applied to the loan. Board discussed concerns in detail and Fedell stated that any excess funds for the museum building project would be used to pay on the loan.

Motion by Wren, second by Heinzman to approve TIFA allocating \$45,000 out of the current FY TIFA fund balance to the museum building project. Roll Call: Yeas: Buckley Jr., Cronk, Fedell, Heinzman, Slominski, Staeven, Tinkham, Wren, Wright, Zeldenrust Absent: Burrell, Cooper, Phillips Nay: None. CARRIED

PUBLIC COMMENTS

BOARD COMMENTS

Heinzman thanked Lynema for her service and commitment to the Chamber and the community.

Tinkham said that the library received a \$42,000 grant to purchase Wi-Fi charging benches in the City and she will be working with the Chamber and the City in the near future on this project.

Wright stated that TIFA had contributed funding to the Newaygo High School Track years ago and wanted to make the board aware that the school will be looking at replacing the track as the track has cracks and other issues.

Wren gave an update on a new partnership model between the Right Place and Newaygo County and discussed the establishment of an Advisory Board that has been created. He stated that the Right Place has done a great job for Newaygo County.

Motion by Buckley Jr., second by Tinkham to adjourn the meeting. AIF/MC.

Meeting adjourned at 8:08 AM

Kim Goodin, TIFA Secretary