



**MINUTES**  
**TIFA Regular Board Meeting**  
**April 22, 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., Julie Burrell, Jake Cooper, Bryce Cronk, Ed Fedell, Morgan Heinzman, Joel Phillips, Chris Wren, Jeff Wright, Charles Zeldenrust (arrived at 7:02 am)

Absent: Greg Slominski, Shelley Staeven, Kelly Tinkham

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

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

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

Motion by Buckley Jr., second by Wright to approve the 01/21/2022 meeting minutes. AIF/MC

**PUBLIC COMMENT**

**BOARD BUSINESS**

Kelly Rider, Executive Director of River Country Chamber of Commerce, was present and introduced herself and stated that she is replacing Colleen Lynema, who retired as Executive Director of the Chamber. She stated that Lynema will remain with the Chamber for a short time to finish special projects. Rider gave an update on the Clover Crawl event that recently occurred and said that it was very successful and that they are planning a similar fall event. She stated that they are right on track to have the same number of vendors for the Memorial Day Festival as they have in past years. Rider said that they anticipate the Gus Maker Basketball Tournament that will be held in Newaygo this summer will bring up to 10,000 people to the City. Additional funding requested from TIFA of \$15,000. She stated that The Stream is at a high capacity level. Schneider stated that Lynema is working on the Social District.

Schneider went over TIFA/LDFA budgets in packets stating that overall revenues are right where they should be and explained fluctuations related to Personal Property Tax Reimbursement from the State and GM Wood Products and Magna IFT's. He discussed slight adjustments for the proposed 2022-2023 budget revenues. Board discussed Personal Property Tax Reimbursement from the State. Schneider said that The Stream current fiscal year revenue should be better than originally budgeted and that he was proposing an increase in Stream Revenue for the 2022-2023 fiscal year. Buckley Jr. recommended that The Stream rental rates should be reviewed as there will be additional internet bandwidth provided, to The Stream, in the future and to make sure rates are comparable to other remote work sites. Schneider said that expenses are right where they should be and explained funds still remaining to be expensed for the M37 watermain project. He said that he was proposing distribution amounts to the City, Library, and the County to be higher next fiscal year, as they had been in previous years, and that project expenses would be less next fiscal year compared to the current fiscal year. Schneider stated that he is proposing an increase in The Stream Repairs and Maintenance line to hopefully repair The Stream lighting system next fiscal year. He said that the current fiscal year budget will be close to break even and that the proposed budget for 2022-2023 fiscal year will be utilizing approximately \$15,000 of the fund balance for

additional funding to River Country Chamber of Commerce of \$15,000 for added events and related costs. He stated that the LDFA proposed budget is pretty comparable to the current fiscal year with no changes being made. Schneider discussed detail sheet for proposed special projects next fiscal year and explained TIFA wages. Board and Schneider discussed proposed amount for Economic Development for FY 2022-2023 related to contribution to the Right Place. Heinzman said that TIFA had no intentions of reducing the contribution to the Right Place. Board discussed Façade grant projects amount of \$15,000 and it was stated that the TIFA Finance Sub-committee determined that if the program was successful and additional funds were needed that the budget could be amended.

Fedell gave an update on the potential Town Square Project and said that a letter of intent to start negotiating had been submitted, by the City to the building owner, with contingencies related to property appraisal and environmental clearance.

Motion by Buckley Jr., second by Wren to approve Resolution T22-03 amending the FY 2021-2022 Budget. Roll Call: Yeas: Buckley Jr., Burrell, Cooper, Cronk, Fedell, Heinzman, Phillips, Wren, Wright, Zeldenrust Absent: Slominski, Staeven, Tinkham Nay: None. CARRIED

Motion by Buckley Jr., second by Phillips to approve Resolution T22-04 adopting the FY 2022-2023 Budget adding an additional \$5,000 to the Economic Development line for contribution to The Right Place. Roll Call: Yeas: Buckley Jr., Cooper, Cronk, Fedell, Heinzman, Phillips, Wren, Wright, Zeldenrust Abstain: Burrell Absent: Slominski, Staeven, Tinkham Nay: None CARRIED

Schneider stated that a copy of a nearby City's TIFA District Property Improvement Grant was included in packets. Board discussed TIFA Façade Grant Program and decided that the first step is to get a policy established for the City of Newaygo TIFA District and bring to the July meeting for discussion.

Schneider showed slides and discussed information that provided demographic trends for the State of Michigan. Information showed slow growth and fertility decline in Michigan. Schneider stated that the City of Newaygo's population increased by approximately 25% from 2010-2020. He discussed graph that gave information related to City of Newaygo assessed and taxable values from 2001-2022. The City has achieved a new historical high point.

## **PUBLIC COMMENTS**

### **BOARD COMMENTS**

Burrell gave information related to Pitch North Competition that is being held at Heritage Farms in June.

Buckley Jr. discussed demographic information that Schneider had presented and the affect that housing has on areas of population growth.

Heinzman discussed the lack of workforce that has been impacted by the decrease in population.

Schneider discussed additional housing at River Run Apartments, River Hills Phase 2, and Brookhaven Estates that have or will occur since the 2020 census.

Wright stated that Newaygo has a large kindergarten class entering this fall and they may have to add an additional kindergarten class.

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

Meeting adjourned at 7:50 AM

---

Kim Goodin, TIFA Secretary