



MINUTES
TIFA Regular Board Meeting
July 15, 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, Ed Fedell, Morgan Heinzman, Joel Phillips, Shelley Staeven, Kelly Tinkham, Chris Wren, Jeff Wright, Charles Zeldenrust

Absent: Bryce Cronk, Greg Slominski

Also Present: Jon Schneider, City Manager/TIFA Director, Kim Goodin, Secretary

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

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

Motion by Buckley Jr., second by Burrell to approve the 04/22/2022 meeting minutes. AIF/MC

PUBLIC COMMENT

BOARD BUSINESS

Schneider discussed report in packets about Stream Operations stating that a contractor had been chosen for the Stream lighting project and they should begin work in the upcoming weeks. He gave an update on the Social District Project and stated that the City Council and PSD had approved the designs and appearance of the Social District. Schneider gave an update on the Gus Macker and discussed the suggested parking areas for the event.

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 that this presentation and information will be shared twice a year due to state requirements. Wren asked a question about extra millages that are captured by TIFA and LDFA.

Schneider went over TIFA/LDFA budgets in packets stating that there is not much to mention in the new fiscal year. He said that FY 2021/2022 revenues are close to budget and that The Stream revenue was slightly higher than budgeted. Discussion occurred related to Stream revenue vs. Stream expense and the need to review the current Stream rental rates. A TIFA Finance Sub-Committee meeting will be scheduled to review the current Stream rental rates.

Motion by Wren, second by Burrell to approve the Property Improvement Grant Program Guidelines and Agreement allowing Schneider to modify both documents according to board comments which related to developing a checklist and timeline, and word modification related to TIFA Grant Committee. AIF/MC Schneider discussed the Property Improvement Grant Program Guidelines and Grant Agreement included in packets and stated that he had worked with the City Attorney to develop both documents. He said that the City Attorney felt that a TIFA Grant Committee should be created and that they could handle the majority of the process, but recommended that the TIFA Board approve any final Grant Agreements. Board discussed: application process, grant review process, guidelines, and establishment of a checklist and timeline. It was stated that the budget could be amended if the program was successful and additional funds were needed. Burrell discussed potential marketing ideas for the program.

Motion by Fedell, second by Buckley Jr. to approve Resolution T22-05 to establish a Grant Program Committee amending the wording on #5 to read “The Committee shall be comprised of three (3) TIFA Board Members.”
AIF/MC

Motion by Heinzman, second by Wren to appoint Burrell, Buckley, and Fedell to the Grant Program Committee.
AIF/MC

Jake Cooper, representing Sui Generis Home Furniture, stated that they are looking at possibly expanding their store to the entire first floor of the Stream Building. He said that they are in the beginning stages of exploring options and looking for input as to best configure the space utilizing the lower hallway at The Stream. Schneider explained that the hallway is considered common area for the Stream first and second floor tenants. The Board discussed various ideas and options for the hallway area. Consensus of the Board was that the hallway should not be closed to restrict entering from the back of the building where the parking is located.

Schneider stated that MDOT was working on the punch list for the M37 Rehab Project. He gave an update on the potential Town Square Project and said that an appraisal and survey is being done. Schneider gave an update on the Disc Golf Course and said that the Canoe Nationals will be held August 11-15

PUBLIC COMMENTS

BOARD COMMENTS

Tinkham said that the library is receiving a lot of positive comments on three Wi-Fi and Charging benches that have been installed in the City. She said that a local news station had recently interviewed her and Schneider about the benches. She said that public Wi-Fi, from the library, will be available in Brooks Park in the near future.

Wren complimented the Newaygo Library and said that they have great programs for kids.

Staeven said that Downtown Threadz would be holding a fall fashion show and more details will be coming in the near future.

Heinzman thanked Muskegon River Watershed Assembly, Evan Farinosi, and Symon Cronk for the tree grant that had been received and all the trees that had been planted in the community.

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

Meeting adjourned at 8:05 AM

Kim Goodin, TIFA Secretary