



MINUTES
TIFA Regular Board Meeting
January 20, 2023

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, Andy Rusk, Shelley Staeven, Chris Wren, Jeff Wright, Charles Zeldenrust

Absent: Kelly Tinkham

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

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 Burrell, second by Heinzman to approve the 07/15/2022 meeting minutes. AIF/MC

PUBLIC COMMENT

Duane duChemin, Newaygo Little League President, was present and gave an update on the baseball fields at Henning Park and thanked the Board for helping fund the new fields.

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

Rachael Porter, River Country Chamber of Commerce, discussed report in packets about Stream Operations. Porter said that the Chamber had finalized the Chamber events for 2023. Kelly Rider, Executive Director of River Country Chamber of Commerce, gave an update on the Social District area and said that a grand opening will occur in April or May dependent on the weather.

Schneider discussed Stream rate and amenity comparison sheet that was included in packets. He said that the TIFA Finance Committee had asked for this information and at this time did not recommend any changes at The Stream. Schneider said that one co-working facility was in Muskegon and two were in Grand Rapids that were used in the comparison. He said that each of the facilities has a main sponsor or partner.

Motion by Buckley Jr., second by Phillips to approve Resolution T23-01 setting the TIFA/LDFA meeting dates for 2023. AIF/MC

Schneider went over TIFA/LDFA budgets in packets stating that the budget reflects six months of activity. He discussed revenues and expenses stating that revenues are slightly over budget. He discussed Special Project Expenses stating that funds allocated for the Town Square Project (8 W State Rd.) and the River Trail Project had not been utilized yet. He said that they are waiting on results from EGLE regarding 8 W State Rd. Schneider said that he would like to propose reallocating funds from the River Trail Project towards the Facade Grant Program and the Powerhouse Building. He said that the Stream Repair and Maintenance is slightly over budget due to the completed lighting project at The Stream and HVAC issues that they have been experiencing. Buckley said that comparing The Stream Revenue to The Stream Expenses, subtracting the expense for the loan of The Stream building, that The Stream will have a loss of approximately \$80,000-\$100,000 each year. It was also discussed that with more homes obtaining broadband internet that the need for The Stream may diminish over the

years. Schneider said that it had been discussed that the focal marketing point of The Stream needs to shift towards The Stream being an environment that allows networking and collaboration. Board Members mentioned the idea of raising the Day Rate at The Stream and the potential for business incubators. Wren discussed LDFA Budget and said the Project Committee should look at projects in this area in light of the present fund balance amount. Schneider said that new sidewalks had been discussed in LDFA area along with potential future projects that would be needed should the land along the Muskegon River be developed.

Motion by Buckley Jr., second by Heinzman to approve the Facade Grant Agreement for 34 State Rd. AIF/MC Schneider said that the application submitted by 34 State Rd., which was included in packets, is to replace the stairs in the back of their building to the second level apartments. He said that their current stairs are very old, not ADA compliant and very unattractive. Schneider stated that the TIFA Facade Grant Committee had met and approved the grants for 34 State Rd. and 349 Division St. Schneider stated that the Committee established four deadlines a year for applications to be submitted and reviewed by the TIFA Facade Grant Committee prior to each TIFA meeting. He said that these were the only two applications that had been submitted for this past deadline.

Motion by Burrell, second by Phillips to approve the Facade Grant Agreement for 349 Division St. AIF/MC Schneider said that the application submitted by 349 Division St. was for some outside landscaping work and that the grant agreement and application were included in packets.

Motion by Heinzman, second by Phillips to allow Staeven to abstain from voting on additional funding for the TIFA Facade Grant Project. AIF/MC Staeven requested to abstain from voting on additional funding for TIFA Facade Grant Project as her business would be applying for the grant in the coming months.

Motion by Buckley Jr., second by Fedell to reallocate \$15,000 from the River Trail Project listed under Special Projects in the Budget to the TIFA Facade Grant Program. Yeas: 11, Nays: 0, Abstain: 1, Absent: 1 Schneider discussed fund balance sheet for the TIFA Facade Grant Project that was included in packets and said he proposed reallocating \$15,000 from the River Trail Project to the TIFA Facade Grant Project and reallocating \$40,000 from the River Trail Project to the rehab of the Powerhouse Building. He said that he has one Facade Grant application for the next round and has spoken with many others that are interested in the grant. Board had discussion on what is the correct amount for the TIFA Facade Grant Project and decided that it could be reviewed each quarter or as necessary.

Motion by Wren, second by Buckley Jr. to reallocate \$40,000 from the River Trail Project listed under Special Projects in the Budget for the rehab of the Powerhouse Building. AIF/MC Schneider showed pictures of the current powerhouse building and pictures of options to rehab the building into an open air pavilion. He stated that City Council had approved turning the Powerhouse Building into an open air pavilion. Schneider stated that he is in the process of applying for a Blight Grant through the Michigan Land Bank in addition to the DNR Spark Grant. He said that the Spark Grant will be very competitive, but feels there is a chance we could receive the Blight Grant which is a smaller dollar amount that would allow the City to replace the powerhouse roof, to stabilize the building, stating that the \$40,000 would be utilized as matching funds.

Board discussions also included:

- Whether there are options for the building regarding commercial or private use.
- Engineering evaluation of the structure.
- Explore additional parking options.
- Plans for the fenced area on the side of the powerhouse building.

Motion by Wren, second by Heinzman to appoint Cooper to the Project Committee. AIF/MC Cooper was appointed to the Project Committee to replace Slominski, who is no longer on the TIFA Board.

Wren exited meeting at 7:58 am.

Schneider said that he has discussed the old Vera Wilsie School site with developers and there was some interest.

Wright and Heinzman discussed a Facility Assessment that Newaygo Public Schools will be having over the coming months. They said that once the assessment is complete they can hopefully determine what is needed and if the old Vera Wilsie School site will be needed for potential future expansion.

Schneider gave an update on Mercury Broadband and stated that they will be building a new facility in the Industrial Park. He said that American Classic purchased the old Sandmold building to utilize as a material recycling center and will be working with Clean Seas in the future. Schneider said that the City received "Essential Status" for Redevelopment Ready Communities (RRC) through the Michigan Economic Development Corporation (MEDC) and stated that the Forestry work had started at Henning Park.

PUBLIC COMMENTS

BOARD COMMENTS

Burrell gave dates and times for various upcoming meetings and gave an update on potential DTE expansion on the North side of the river to Croton.

Staeven stated that Downtown Threadz would be relocating from 41 W. State Rd. to 65 W. State Rd. in the next couple of months and that Market 41 would be expanding into their current space at 41 W. State Rd.

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

Meeting adjourned at 8:19 AM

Kim Goodin, TIFA Secretary