



MINUTES
TIFA Regular Board Meeting
July 21, 2023

CALL TO ORDER

Vice-Chair John Buckley Jr. 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: John Buckley Jr.

Secretary: Kim Goodin

Present: John Buckley Jr., Julie Burrell, Jake Cooper, Ed Fedell, Joel Phillips, Tom Postma, Andy Rusk, Kelly Tinkham, Chris Wren, Charles Zeldenrust

Absent: Bryce Cronk, Morgan Heinzman

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

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

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

Motion by Burrell, second by Tinkham to approve the 04/21/2023 meeting minutes. AIF/MC

PUBLIC COMMENT

BOARD BUSINESS

Rachael Porter, River Country Chamber of Commerce, discussed report in packets about Stream Operations and gave an update on mail delivery challenges being experienced at The Stream. She gave an update on the Memorial Day and Kids Day events that have already occurred and discussed the Logging Festival activities that would be held over Labor Day weekend. Porter discussed some vandalism of a Social District Sign and theft of Social District games that had occurred.

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. He stated that this presentation and information will be shared twice a year due to state requirements.

Motion by Burrell, second by Fedell to approve Facade Grant Agreement for 1 State Rd. (Sui Generis Home Furniture/Visser Development). Schneider stated that the Facade Grant Project for 1 State Rd. had been previously approved at the TIFA Grant Committee meeting held in June.

Schneider went over TIFA/LDFA budgets included in packets stating that there is not much to mention in the new fiscal year. He said that FY 2022/2023 revenues were slightly higher than budgeted because interest rates and disbursement from state were higher than anticipated and The Stream revenue was slightly higher than budgeted. Schneider said that expenses were slightly under budget stating that a number of Façade Projects had been approved, but no businesses had submitted receipts yet. A question was asked related to property taxes for The Stream and Schneider stated that although The Stream was owned by TIFA that property taxes had to be paid because it was used as a commercial business.

Schneider discussed Bid Tabulation Sheet for Powerhouse Building Assessment that was included in the packets. He said that he is reviewing the bids and the project should be awarded to a contractor in the next few weeks.

Schneider gave updates on Powerhouse Building, Public Safety Study and Disc Golf Course. He stated that Mercury Broadband had started the building process in the Industrial Park and that a few developers have shown interest in the vacant land by Pine Lake Apartments. Schneider gave an update on the potential Town Square project stating that the owner of 8 State Rd. had recently signed a purchase agreement amendment.

PUBLIC COMMENTS

BOARD COMMENTS

Board asked questions related to: new Coldwell Banker building on Mason Dr., Subway, and house located on Fremont Street that had a fire. Schneider gave updates on Coldwell Banker building and Subway. Schneider stated that the Code Enforcement Officer has been working with the insurance company on the house located on Fremont Street that had a fire.

Zeldenrust gave an update on Dollar Tree that would be leasing 4 units in the strip mall by the Leppinks Store. Burrell said that Developers Day was held in June stating that it was very successful and she discussed the partnership between the Fremont Area Community Foundation and the County relating to housing funding. She stated that the Muskegon River Map that the Tourism Council created was now complete and said that the Pitch North Entrepreneurial competition will be held on August 14th.

Tinkham said that things are going well at the library and thanked the TIFA Board for approving the cost to install broadband fiber optic to the Newaygo Library.

Motion by Burrell, second by Fedell to adjourn the meeting at 7:49 am. AIF/MC

Kim Goodin, TIFA Secretary