



**MINUTES**  
**TIFA Regular Board Meeting**  
**January 19, 2024**

**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: Mark Brock, John Buckley Jr. (arrived at 7:02am), Tiffany Chase, Bryce Cronk, Ed Fedell, Morgan Heinzman, Joel Phillips, Andy Rusk, Chris Wren

Absent: Jake Cooper, Tom Postma, Charles Zeldenrust

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

Motion by Fedell, second by Phillips 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 10/20/2023 meeting minutes. AIF/MC

**PUBLIC COMMENT**

**BOARD BUSINESS**

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

Motion by Heinzman, second by Buckley Jr. to approve Resolution T24-01 setting the 2024 TIFA Meeting Dates. AIF/MC

Rachael Porter, River Country Chamber of Commerce, stated that a Stream Update was included in packets. She stated that the Chamber is focusing on events to support the businesses and said that the Newaygo County Gus Macker Basketball Event would be held in July at Newaygo High School.

Motion by Fedell, second by Wren to approve Facade Grant reimbursement adjustment to 349 Division St. (NWGS/Velocity Warehouse-owner Chad Miller) from \$2,143.50 to \$3,735.00. AIF/MC Schneider stated that the original Facade Grant reimbursement amount approved for 349 Division St. was for \$2,143.50 and was for permanent landscaping work. He said that after the work had been completed that the landscaper realized that they forgot to include labor in the original proposal. Schneider said that Miller paid the additional amount and approached him about the possibility of his grant funding including 50% of the labor cost (\$1591.50). Schneider told Miller that he would approach the TIFA Board and see if they were amendable to increasing the reimbursement amount. Schneider stated that the additional funding was available in the Facade Grant Budget. Schneider went over TIFA/LDFA budgets in packets discussing revenues and expenses stating that revenues are slightly over budget. He discussed Project Expenses stating that many of the projects will not occur until the spring. Schneider discussed Other Service and Charge Expenses in the LDFA budget and asked the board to consider the possibility of reallocating \$15,000 from Facade Grant Projects to the potential LDFA Service Road Project for survey, easements, and etc. He stated that there was still funding for Facade Grants should any applications be received. Schneider discussed budget detail sheets stating that the City had been awarded approximately \$1.5 million dollars from the State for the water service line project and the Wood Street water main project which is estimated to cost about \$3 million dollars. The remaining \$1.5 million dollars will need to come from other sources. It is hoped that TIFA can contribute part and the rest will be financed.

Motion by Wren, second by Buckley Jr. to allow Heinzman to abstain from vote regarding the reallocation of funds from Facade Grant Projects to the potential LDFA Service Road Project. Yeas: 8 Nays: 0 Absent: 3 Abstain: 1  
MOTION CARRIED Heinzman stated that he owns a business that could be affected by the potential LDFA Service Road.

Motion by Buckley Jr., second by Phillips to approve reallocating \$15,000 from Facade Grant Projects to the potential LDFA Service Road Project for survey, easements, and etc. Yeas: 8 Nays: 0 Absent: 3 Abstain: 1 MOTION CARRIED

Motion by Buckley Jr., second by Heinzman to approve appointing Cronk to the TIFA Facade Committee to replace Burrell and appointing Phillips and Chase to the TIFA Project Committee to replace Burrell and Tinkham. AIF/MC The Board discussed the possibility of combining the Finance and Project Committee and it was decided to keep both committees separate and possibly discuss again in the future.

Schneider discussed the Powerhouse Building Assessment Report that was included in packets stating that the engineers determined with a few repairs, that the building is structurally adequate for the intended use of an open air pavilion. He said that the next step is to begin working on structural repairs listed in report. Schneider discussed estimated costs related to the Powerhouse Building Project, that were included in packets, stating that it will take a number of years to complete the project. He said that the roof was almost complete on the Powerhouse Building stating that a Grant from the State had been received for a portion of the roof costs. Schneider stated that improvements to the building does not eliminate the possibility of the building being used for commercial use should an investor be interested in the building in the future, although deed restrictions would need to be addressed. Board Members discussed: vision of building, parking, community input, if this was a good investment for the community, and current condition of walking trail and area by the Powerhouse Building. Board felt this was a good topic for the project committee to discuss.

#### **PUBLIC COMMENTS**

Chris Ortwein asked about the City's intention of placing a potential offer to purchase a parcel that is adjacent to land he owns along the Muskegon River. Schneider stated that the City would like to see the land owned by Ortwein developed. Schneider said that the parcel being discussed is surrounded by Ortwein's land and that it might be better if the City owned the parcel to help support any potential development in that area.

#### **BOARD COMMENTS**

Motion by Fedell, second by Heinzman to adjourn the meeting at 7:43 am. AIF/MC

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Kim Goodin, TIFA Secretary