



**MINUTES**  
**TIFA Regular Board Meeting**  
**October 18, 2024**

**CALL TO ORDER**

Chairman Morgan Heinzman called the TIFA meeting to order at 7:01 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., Jake Cooper, Ed Fedell, Morgan Heinzman, Tom Postma, Chris Wren

Absent: Bryce Cronk, Mary Franklin, Andy Rusk, Charles Zeldenrust

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 Postma to approve the agenda as presented. AIF/MC

Motion by Wren, second by Buckley Jr. to approve the 07/19/2024 meeting minutes. AIF/MC

**PUBLIC COMMENT**

**BOARD BUSINESS**

Kelly Rider, Executive Director of River County Chamber of Commerce, was present and gave an update on various Chamber events stating that they are currently working on the Christmas Walk event. She discussed the Labor Day Logging Festival stating that sponsorships had decreased and that they lost money on the event this year. Rider said that the Chamber Board would be discussing options for this event going forward. Rider stated that a Stream Update was included in packets.

Schneider discussed information in packets explaining TIFA/LDFA purpose, role and focus. He spoke about the goals and direction of TIFA/LDFA for fiscal year 2024/2025. Schneider stated that this presentation and information will be shared twice a year due to state requirements. Board asked about the possibility of information that would show the TIFA revenue budget growth over the past 10 years.

Project Committee Appointments will be discussed at the January TIFA Meeting.

Schneider went over the TIFA/LDFA budgets included in packets stating that there is not much to mention as we are only three months into the new fiscal year. He gave updates on the Powerhouse building project and the Town Square project.

Schneider stated that he was planning to hold a TIFA Finance Committee Meeting to discuss Stream Rental Rates and the Stream Lease Agreement with Sandmold/Sinto. He said that the current lease agreement with Sandmold/Sinto expires in May 2025. Consensus of Board was to move forward with scheduling a TIFA Finance Committee Meeting and bring back information to the January TIFA Meeting.

Schneider stated that the Social Zone Project in the South Parking lot was almost complete and he displayed pictures of the project. He stated that all of the trees had been removed in this area and he had worked with the business owners to determine the type of replacement trees that will be planted in the coming months.

Board discussed how bad the mailbox area in the South Parking lot looked and that water drips off the roof in this area. They discussed the possibility of utilizing Façade funds to enhance this area. Schneider said that he would do some research on ownership of the area where mailboxes are located.

**PUBLIC COMMENTS**

**BOARD COMMENTS**

Wren gave an update on the Newaygo County Brownfield Authority TIF that is an option for supporting housing projects and discussed the housing program that the County and Fremont Area Community Foundation had partnered on.

Schneider stated that the apartment project behind Leppinks was still moving forward with a potential start date in the spring of 2025.

Motion by Buckley Jr., second by Fedell to adjourn the meeting at 7:51 am. AIF/MC

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Kim Goodin, TIFA Secretary