



MINUTES
TIFA Regular Board Meeting
April 11, 2025

CALL TO ORDER

Vice-Chairman John Buckley Jr. 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: John Buckley Jr.

Secretary: Kim Goodin

Present: Mark Brock, John Buckley Jr., Jake Cooper, Bryce Cronk, Ed Fedell, Mary Franklin, Ben Gilpin, Chad Miller, Tom Postma, Blake Prewitt, Andy Rusk,

Absent: Morgan Heinzman, Chris Wren

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

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

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

Motion by Fedell, second by Gilpin to approve the 01/17/2025 meeting minutes. AIF/MC

PUBLIC COMMENT

BOARD BUSINESS

Rachael Porter, River Country Chamber of Commerce, stated that a Stream update was included in packets and gave an update on upcoming Chamber events.

Schneider displayed potential concepts of the future look of an open air pavilion for the Powerhouse Building, which the architects had designed. He said that the project will depend on costs and funding and will be a multi-year project. Schneider and board discussed vandalism, graffiti, flooring of the building, potential rental of the building and parking.

Motion by Fedell, second by Brock to approve Sandmold/Roberts Sinto Corporation Lease for space in the Stream Building for five years. AIF/MC Schneider stated that the only significant change in the lease vs. current lease was an increase in the lease amount and a three percent increase each year. He said that the lease agreement had been discussed at the TIFA Finance Committee in February.

Schneider went over the TIFA/LDFA budgets included in packets discussing current year original budget, proposed amended budget, YTD actual budget and proposed FY 25/26 budget. He said that he had gone over the current budget and the proposed FY 25/26 budget in detail with the TIFA Finance Committee in February. Schneider discussed Taxable Value Graph, budget detail sheets for the current fiscal year and budget detail sheets for FY 25/26 that were included in packets. He discussed the IFT PA 198 Revenue line amount and the Interest Revenue line amount for FY 25/26 and the consensus of board was to leave amounts the same and amend in 2026 if necessary. Schneider said that in the FY 25/26 budget the contracted services had been reduced and distributions to the City, Library and County were higher than previous budget years. The potential service road in the LDFA District was discussed.

Motion by Prewitt, second by Fedell to approve Resolution T2025-02 to amend FY 2024-2025 TIFA Budget. Roll Call: Yeas: Brock, Buckley Jr., Cooper, Cronk, Fedell, Franklin, Gilpin, Miller, Postma, Prewitt, Rusk Absent: Heinzman, Wren Nay: None CARRIED

Motion by Postma, second by Miller to approve Resolution T2025-03 to adopt FY 2025-2026 TIFA/LDFA Budget.

Roll Call: Yeas: Brock, Buckley Jr., Cooper, Cronk, Fedell, Franklin, Gilpin, Miller, Postma, Prewitt, Rusk

Absent: Heinzman, Wren Nay: None CARRIED

Schneider stated that a project update sheet was included in packets and said that demolition of the building at 8 State Rd. had recently occurred and discussed a grant from the State that the City may get awarded for the Pocket Park at this location. He said that the Water Service Line and River/Wood St. Water/Sewer Main Projects will begin in the coming weeks and discussed the road closure at River Street that would occur for a short time during the project. He stated that the possible apartment project behind Lepppinks was still being worked on and that they plan to begin on the first phase this summer.

PUBLIC COMMENTS

BOARD COMMENTS

Signage for the disc golf course was discussed.

Motion by Fedell, second by Miller to adjourn the meeting at 8:01 am. AIF/MC

Kim Goodin, TIFA Secretary