



MINUTES
TIFA Regular Board Meeting
October 17, 2025

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: Mark Brock, John Buckley Jr., Jake Cooper, Ed Fedell, Mary Franklin, Ben Gilpin, Tom Postma, Blake Prewitt (arrived at 7:05 am), Andy Rusk

Absent: Bryce Cronk, Morgan Heinzman, Chad Miller, Chris Wren

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

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

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

Motion by Postma, second by Fedell to approve the 07/18/2025 meeting minutes. AIF/MC

PUBLIC COMMENT

No public comment.

BOARD BUSINESS

Schneider stated that a Stream and Chamber update was included in packets. He said that new way-finding signs had recently been installed at The Stream.

Schneider discussed information in packets explaining TIFA/LDFA purpose, role and focus. He stated that this presentation and information will be shared twice a year due to state requirements.

Schneider went over the TIFA/LDFA budgets included in packets stating that there were no significant updates. He mentioned that funds budgeted in LDFA for the potential service road between Cooperative Center Drive and East Street could potentially be utilized for part of the purchase of the Muskegon River Holdings property as the entryway to the property was in the LDFA District. The funds could potentially also be used for infrastructure improvements for the property located in the District.

Motion by Fedell, second by Prewitt to approve up to 50% of the actual project cost (\$38,500) or \$19,250 whichever is less and to approve the Facade Grant Agreement for 30 Quarterline LLC. AIF/MC Buckley stated that at the TIFA Facade Committee Meeting they had made two motions with the first motion approving up to 50% of the actual cost of the project (\$38,500) or \$15,000 whichever was less. He said that the committee then discussed approving additional funding for the project and amending the TIFA Budget if necessary, so the Committee made a second motion approving up to \$19,250 or half of the \$38,500 whichever was less. Schneider said that no budget amendment needed to be done at this time.

Motion by Fedell, second by Postma to approve contributing up to \$13,000 to NCRA to be utilized for the Newaygo Little League Diamond Dust Project. AIF/MC Schneider stated that the entities that are part of NCRA (Brooks Township, Garfield Township and Croton Township) had all contributed funds towards the project and the remaining balance was \$12,690. Schneider said that this is a one time need for the Henning and Centerline fields and should last many years.

Schneider gave an update on the Pocket Park, discussing landscape plans, the fireplace, site plan, wall with signage behind clock, and the wall of 14 State Rd building which is adjacent to the park. He said that the City was awarded a State Grant through the Right Place and is waiting to hear on an additional grant that was submitted to the Fremont Area Community Foundation for additional funding towards the Pocket Park. He said that requests for bids are due by the end of October with a requested completion date of mid-May 2026.

Buckley said that Newaygo City Council had approved a purchase agreement for the potential purchase of the 214 acre Muskegon River Holdings (MRH) property on the Muskegon River. He discussed the site map, included in packets, which showed the location of the property stating that the entryway to this property was in the LDFA District. He said that TIFA may be asked to support funding for this project, either by replacing lost tax revenue or assisting with payments through TIFA distributions to the City. Schneider said that the city had 180 days to close on the property and discussed necessary steps that needed to be completed during this time. Schneider said he does not anticipate issues with a railroad crossing agreement, as the City had a prior agreement which expired because nothing was done with this property.

Schneider stated that a project update sheet was included in packets, and he is currently reviewing the contractor cost estimates for the Powerhouse Building to determine the next steps.

PUBLIC COMMENTS

No public comments.

BOARD COMMENTS

Franklin updated the Board on the status of the Library Circulation desk and drop box area. She also discussed the upcoming Scarecrow Stroll being held downtown Newaygo on Saturday, October 25th from 11:00 am-2:00 pm. Gilpin invited all to the final football game of the year on Friday, October 24th stating that most of the work on the track and football field area has been completed.

Motion by Fedell, second by Postma to adjourn the meeting at 7:48 am. AIF/MC

Kim Goodin, TIFA Secretary