



MINUTES
TIFA Regular Board Meeting
April 17, 2026

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, Jake Cooper, Bryce Cronk, Ed Fedell, Mary Franklin, Ben Gilpin, Morgan Heinzman, Chad Miller, Tom Postma, Black Prewitt (arrived at 7:25 am) Andy Rusk, Chris Wren

Absent: John Buckley Jr.

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 Miller to approve the agenda as presented. AIF/MC

Motion by Fedell, second by Postma to approve the 01/16/2026 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 the Chamber's annual meeting will be held on May 7, 2026 and they would be hosting their second Legislative Round-Table on June 8, 2026. He discussed Connecting Entrepreneurial Communities Conference that will be held in Newaygo and Fremont on May 28th and May 29th.

Schneider went over the TIFA/LDFA budgets included in packets discussing current year original budget, proposed amended budget, YTD actual budget and proposed FY 26/27 budget. He said that he had gone over the current budget and the proposed FY 26/27 budget in detail with the TIFA Finance Committee in March. Schneider discussed Taxable Value Graph, budget detail sheets for the current fiscal year and budget detail sheets for FY 26/27 that were included in packets. He discussed FY 26/27 "Special Projects" line item in detail stating that a list of projects was included on the detail sheets. Schneider explained how taxes are captured for TIFA and the City. He said that the biggest change for FY 26/27 Budget is the increase in distribution expenses from TIFA to the City, County and Library stating that the distribution from TIFA to the City is needed to assist with the annual payment for the Riverbank property that was recently purchased by the City. Schneider said that if TIFA distributes funds to the City that it must also distribute to the County and the Library. He gave an update on the Riverbank property stating that he is working with a developer on the potential development of the first phase of the property.

Motion by Wren, second by Fedell to approve Resolution T2026-02 to amend the FY 2025-2026 TIFA Budget. Roll Call: Yeas: Brock, Cooper, Cronk, Fedell, Franklin, Gilpin, Heinzman, Miller, Postma, Rusk, Wren Absent: Buckley Jr., Prewitt Nay: None MOTION CARRIED

Motion by Miller, second by Fedell to approve Resolution T2026-03 to adopt the FY 2026-2027 TIFA Budget. Roll Call: Yeas: Brock, Cooper, Cronk, Fedell, Franklin, Gilpin, Heinzman, Miller, Postma, Rusk, Wren Absent: Buckley Jr., Prewitt Nay: None MOTION CARRIED

Schneider stated that a project update sheet was included in packets and gave updates on the Pocket Park, Highbank Apartments (behind Leppinks), J&H Gas Station, Water Service Line Project, City Welcome Sign and Surf Internet.

PUBLIC COMMENTS

No public comments.

BOARD COMMENTS

Heinzman said that the City will look at options of the possibility of extending the river front pathway in the future along the Riverbank property.

Motion by Heinzman, second by Brock to adjourn the meeting at 7:33 am. AIF/MC

Kim Goodin, TIFA Secretary