



MINUTES TIFA Board Meeting October 13, 2017

CALL TO ORDER

Chairperson Ron Armstrong called the meeting to order at 7:01 AM at City Hall located at 28 N. State Rd., Newaygo MI 49337.

Presiding officer: Ron Armstrong
Secretary: Kim Biegalle

Present: Ron Armstrong, Scott Faulkner, Doug Day, Joel Phillips, Ed Fedell, Morgan Heinzman, Mark Guzniczak, Kelly Tinkham (late 7:04 am), John Buckley, Jr., Peg Mathis (left at 8:02 am)

Absent: Jim Badgero, Larry Lethorn, Aaron Leestma

Audience: Colleen Buckley, Chris Ortwein, Colleen Lynema, Chief Andres, Sgt. Walerczyk, Mike Hikade, Beth Fellows

Motion by Buckley, Jr. , second by Faulkner to excuse absent members. AIF/MC

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

Motion by Faulkner, second by Fedell to approve the 07/14/17 regular meeting minutes as presented AIF/MC

PUBLIC COMMENTS

RESERVED TIME

Colleen Buckley, of The Stream/Digital Works (DW), stated that the Columbus, Ohio headquarters of Digital Works lost its grant funding and closed its facilities. Newaygo and New Mexico are still open and working. If there are further issues and Digital Works closes, the City will still continue the program, change the name and make some minor changes. Buckley gave an update on the students; there have been four classes since April. There have been 22 students all together; six students are currently employed with four searching for jobs. Next class starts on October 16th and ends on November 10th. This will be the last class until January of 2018. Buckley has reached out to such organizations as Gerber Life and the Department of Health and Human Services (DHHS) to collaborate on such items as training and customer service. Buckley stated that the additional certification portion of the program has been a challenge and currently doesn't think it should be pursued, doesn't believe it to be value added to employers. There are currently some brand new PC's not in use and the City may be interested in using them for staff. Motion by Faulkner, support by Heinzman to repurpose four of the brand new PC's that were purchased for the Digital Works program and if DW needs computers in the future the City will provide them with four brand new PC's in the future. AIF/MC

UNFINISHED BUSINESS

NEW BUSINESS

Motion by Day, support by Buckley, Jr. to approve Resolution T17-02 which approves the 2018 meeting dates for the TIFA/LDFA Board. AIF/MC

Schneider gave a brief financial/budget review of both TIFA and LDFA. All departments are on target and revenue is up due to the summer taxes that had come in. Holding off on the sidewalk project in the LDFA district until the discussion about walkability with Jeff Speck is done. Buckley, Jr., asked some questions on Stream revenue and what it would be, approximately, if the building was full. Both Armstrong and Heinzman gave Buckley, Jr. some history stating that there is already documentation on what he is asking for. Schneider also mentioned that the water tower project bids came in below the estimated costs of repair and repainting.

Faulkner, on behalf of The Stream and Chair of the new NEDO (Newaygo Economic Development Organization) Board, informed the board of the new "I AM NEWaygo" campaign that was just launched and that is part of the Redevelopment Ready Community initiative. He noted that there were two campaign meetings coming up, Saturday, October 14th at 9:00 am at the old museum and again on Monday, October 16th at 6:00 pm, same location. Faulkner talked about the "Integrated Manufacturing Concept/Campus" which focuses on the ability to get around a city without the use of an automobile. One thing that is coming out of that concept is that a daycare is looking at property across from Magna which would be able to accommodate all three shifts. Daycare is a huge need in Newaygo especially with the amount of people who have jobs at Magna. Guzniczak has been working with Magna on numbers for potential daycare children as well as discussions about sleeping accommodations. Faulkner mentioned that Sable Builders have purchased the River Hills Court properties and will be building spec homes. Schneider has three site plans right now he is reviewing. Jeff Speck will be giving his recommendations on his walkability study/findings on Thursday, October 26th at 6:00 pm; location is yet to be determined and depends on the amount of citizens/people who will be in attendance. Faulkner mentioned the "Dragon Trail" system that is being proposed around Hardy Pond. Environmental and economic surveys have been completed and hope to hear by spring if this project is moving forward. Total cost for the trail system is approximately \$2,000,000 and the County currently has \$300,000 to go towards the project.

Guzniczak stated that the two buildings downtown that are part of the façade grant are moving forward. Waiting to hear back from SHPO, Lindsey Hager has been hired as the grant consultant, the environmental review is done and waiting on an exempt status so the project can be started within 30 days. Looking at a General Contractor to work on both projects.

Chief Andres was present to discuss the Crime Prevention and Neighborhood Revitalization Officer position. She stated that Newaygo has approximately 2,200 citizens and is growing. There is a tremendous need for housing and with that a need for police to keep the Newaygo community safe. Brookhaven Estates is looking at adding upwards of 55 more sites, Sable Builders and Ortwein's housing development are all adding to more population. She gave numerous statistics on the need for more policing and another full-time officer, possibly two. This position is accounted for and budgeted in the TIFA Plan as of 2007. Her plan would be to fill this Crime Prevention officer position and then hire one of the part-time officers as full-time. First Neighborhood watch meeting is October 24th at the high school. Heinzman, Buckley and several board members are in favor of adding to the police department. Schneider would like to start this position as of the July 1, 2018 budget year after having the TIFA Board look over initial budget numbers in January and then the 2018-2019 draft budget in April. Mike Hikade, Reserve Officer, gave positive comments about the police department and also as a Council Member, supports the request for more officers. Motion by Buckley, Jr., support by Heinzman to support the Newaygo Police Department's vision and moving forward with filling these positions. AIF/MC Heinzman would like this Crime Prevention Officer to give updates at these board meetings.

Armstrong and Faulkner stated the vacant property behind Shopko was brought up at a NEDO Board meeting as a location for the potential daycare center. This daycare would have second and third shift coverage and be right across from Magna, whose employees would be the biggest users of the facility. It costs \$3,000 for architectural costs by a company that specializes in daycare design and Faulkner asked the TIFA Board if they would be willing to put up \$1,500 with the other half to be paid by the potential daycare company. Motion by Buckley, Jr., support by Guzniczak to pay \$1,500 of the \$3,000 for the architectural costs. AIF/MC Faulkner noted that the people interested in opening the daycare are fully aware of the possible medical marijuana facility going into the industrial park.

Schneider noted that there were three bids submitted for the water tower project and the bid was awarded by Council to the second lowest bidder, MC Sandblasting, who is also the company who has worked on the water tower previously. Painting and repairs will be done in the spring. The sewer system project is ramping up and there is a meeting next week with engineers in preparation to go to the DEQ for permits. Waiting to hear from USDA Rural Development on funding could be getting as much as 2.5 million in grants and 1.3 million in loan monies; project would start in 2018. City Hall departments will be working on succession planning in November. Schneider stated that City Hall staff and boards work very hard and is appreciative of The Right Place and Guzniczak for all the help provided regarding economic development.

BOARD COMMENTS

Heinzman stated Croton is looking at a water board authority; sent out letters to approximately 600 parcels and looking at a possible TIFA but needs to get a baseline right now. Need to take care of the damn down the road when the license is up in 17 years.

Tinkham stated the library is having an open house next month to celebrate its donors; there is a donor recognition wall currently in process. Thanked the TIFA Board for all its support, great library with great resources such as free Wifi and free computer usage.

Guzniczak stated 180 career tech students toured through Bucher and Magna factories; countywide program. He also noted that there is an employer resource network in process. They have had their first exploratory meeting, employers own and run this program and they work on such issues as employee retention and solving those problems.

Faulkner noted that the \$6,000 the City gives to NCEDO each year is well spent with The Right Place and Guzniczak. Armstrong noted that the resources have been invaluable; Guzniczak has added a lot to the community, he and The Right Place do a lot of work.

Day stated that this is his last meeting; he is retiring. Board members thanked him for his service.

Phillips thanked the board for letting him serve on behalf of NC RESA.

PUBLIC COMMENTS

Orwein is looking into Newwaygo getting a "Core Community" designation; currently White Cloud is the only one in the County. This designation would open Newwaygo up to grants with MEDC. Also, he and Heinzman will be meeting with County Administrator Wren to discuss TIFA districts. Heinzman spoke up and hopes that possibly Armstrong and another TIFA Board member could sit down with Wren and explain TIFA's, how funds are distributed back to the County and all they've done for our community; talk about the value. Heinzman actually thinks the TIFA Board should present to the County Board of Commissioners once a year. Ortwein discussed a possible TIFA in Croton; his development, Ottawa Point, was built with TIFA dollars (i.e. paved roads, natural gas). Also talked about rental versus ownership properties and stated Newwaygo is about 50/50. Looking at possibly subsidizing such units as condos and townhouses in his new development. Faulkner stated surveys showing the need for condos, people want to stay here but don't want the maintenance.

Mike Hikade thanked the TIFA Board for taking care of the police department and noted the "I AM NEWaygo" video is now up and running.

Motion by Heinzman, second by Faulkner to adjourn the meeting. AIF/CARRIED.

Meeting adjourned at 9:15 AM.

Kim Biegalle, TIFA Secretary