



## **MINUTES TIFA Board Meeting January 17, 2020**

### **CALL TO ORDER**

Chairperson Ron Armstrong called the meeting to order at 7:00 AM at City Hall located at 28 N. State Rd., Newaygo MI 49337.

Presiding officer: Ron Armstrong

Secretary: Kim Goodin

Present: Ron Armstrong, John Buckley Jr., Julie Burrell, Bryce Cronk, Ed Fedell, Morgan Heinzman, Nick Looman, Joel Phillips, Kelly Tinkham, Chris Wren

Absent: Aaron Leestma, Peg Mathis, Greg Slominski

Also Present: Jon Schneider, City Manager/TIFA Director, Scott Faulkner, Economic and Community Development Coordinator, Colleen Lynema, Executive Director River Country Chamber of Commerce, Ryan Dornbos, Newaygo Police Department Crime Prevention Officer

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

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

Motion by Buckley Jr., second by Tinkham to approve the 10/11/19 meeting minutes. AIF/MC

### **PUBLIC COMMENTS**

#### **RESERVED TIME**

Dornbos discussed the "Crime Prevention Officer 2019 Year End Report" that was distributed to each Board Member. He spoke about achievements for 2019, goals for 2020, community action goals for 2020 and various grant applications which have been submitted by the Newaygo Police Department.

Lynema stated that they had hired two individuals for the Chamber that will split event coordination duties and the day-to-day activities of The Stream. She gave an update on current members at The Stream.

### **UNFINISHED BUSINESS**

#### **NEW BUSINESS**

Motion by Fedell, second by Looman to re-appoint Armstrong as TIFA Chair and Buckley Jr. as TIFA Vice-Chair. AIF/MC

Schneider went over the TIFA/LDFA budgets; discussed some highlights and explained some revenue and expenses. He stated that the Magna Debt will be paid off in March 2020 and will alter capture of tax revenue in the TIFA district. Schneider discussed Debt Levy for Stream and options of possibly utilizing TIFA reserve dollars to save on interest costs. Board discussed options of paying debt off early and options of refinancing. Schneider will explore options and make contacts about refinancing.

Schneider gave an update on possible relocation of Sandmold employees to The Stream. He said a number of tours with Sandmold have occurred, numerous conversations with Sandmold CEO, CFO and IT have occurred and a "draft" lease agreement is with the City attorney for review. Schneider stated that the biggest challenge relates to

entrance of the IT data area. Board asked questions related to reconfiguration costs and sq. footage charge, which Schneider answered.

Motion by Heinzman, second by Wren to allow the TIFA Chair, the Mayor and Schneider to finalize a lease agreement with Sandmold giving the TIFA Chair authority to sign the completed lease agreement. AIF/MC

Motion by Heinzman, second by Wren to allow Burrell to abstain from vote, if she chooses, related to Newaygo County Economic Alliance/Right Place Contribution. AIF/MC

Motion by Armstrong, second by Heinzman to approve \$8,000 contribution to Newaygo County Economic Alliance/The Right Place. Burrell abstained. AIF/MC Schneider stated that the City had previously been contributing \$6,000 to NCEDO prior to NCEDO dissolving and becoming an advisory board to The Right Place. Board Members discussed all benefits received from The Right Place.

Motion by Heinzman, second by Buckley Jr. to approve Easement on Magna parcel for sewer lift station and other public utilities allowing for language changes acceptable with City attorney and giving the TIFA Chair authority to sign the agreement. AIF/MC Schneider stated that currently TIFA owns Magna Parcel, but once Magna debt is paid they can buy parcel for \$1. City attorney advised that an easement agreement be put in place and have all parties sign agreement. Council has reviewed and approved the Easement and Magna has a copy for their review and approval.

Board discussed Project List that was included in packets. Board discussed what TIFA can and cannot fund, other projects not on list, and how projects are determined. They discussed Baseball Fields at Henning Park and would be interested in costs and additional information for the next meeting. Board would like a special meeting to discuss Strategic Project List. Schneider to set up special meeting and will also assign estimated costs to current Projects.

Schneider discussed Skate Park House, on Barton Street, which TIFA owns. He said that the house is in bad shape and needs work. Schneider stated that NCRA is hesitant to put money in house unless a good idea or use of the house is determined. Board discussed demolishing the house and putting in a possible pavilion with picnic tables and grills. Schneider to get quotes on demolishing house prior to next meeting.

Phillips left at 8:17 am.

Motion by Heinzman, second by Armstrong to not renew marketing agreements with NAI Wisinski for The Stream. AIF/MC Schneider stated that no leads for The Stream were received during agreement with NAI Wisinski.

Faulkner discussed information in packets explaining various NEDO project updates. He discussed the restoration of four downtown Newaygo properties that are in process, gave an update on the status of the pedestrian suspension bridge project and grant opportunity with MEDC, and discussed grant that was received for City Tree Initiative. He stated that two developers will be touring Sandmold building and parcel in coming weeks. Faulkner said that Christian Healthcare Centers is still interested in coming to Newaygo, but does not want to own the building, but would like a long term lease. Board discussed working with The Right Place to host an event for Christian Healthcare Centers Project as they may be able to attract more developers to Newaygo for this project.

Faulkner discussed "draft" Marketing and Branding Strategy that was included in packets and stated that this is a requirement for the Redevelopment Ready Communities (RRC) Program. He said that this had previously been presented at Council and Planning. Board discussed Marketing and Branding Strategy and felt it covered City of Newaygo and surrounding townships and feels the name "Newaygo" must be included in Branding.

Schneider went over handout that discussed synopsis of activities for TIFA and LDFA which has been placed on the City's website as required by law.

## **PUBLIC COMMENTS**

### **BOARD COMMENT**

Heinzman stated that he would like to get the sub-committee together to review the ECDC Position, as they had stated they would meet annually to review the position. He said that Peg Mathis, Newaygo Superintendent, was retiring at the end of the school year.

Burrell stated that a Newaygo County Economic Development Advisory Committee would be meeting in February to review the Strategic Plan of The Right Place.

Motion by Heinzman, second by Buckley Jr. to adjourn the meeting. AIF/MC.

Meeting adjourned at 8:55 AM

---

Kim Goodin, TIFA Secretary