



## **MINUTES TIFA Board Meeting April 21, 2017**

### **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 Biegalle

Present: Ron Armstrong, Scott Faulkner, Doug Day, Larry Lethorn, Ed Fedell, Morgan Heinzman, Mark Guzniczak, Aaron Leestma (arrived at 7:03 am), Kelly Tinkham, Larry Ivens, John Buckley, Jr.

Absent: Jim Badgero, Peg Mathis

Audience: Chris Ortwein

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

Motion by Lethorn, second by Day to approve the agenda as presented. AIF/MC

Motion by Fedell, second by Guzniczak to approve the 01/20/17 regular meeting minutes as presented. AIF/MC

### **PUBLIC COMMENTS**

### **RESERVED TIME**

Colleen Buckley, of The Stream/Digital Works, gave a brief overview of the Digital Works program. She thanked the TIFA Board for their donation of monies for the technology portion. First class is underway with six students currently. She gave an overview of the daily class schedule and what it entails as well as read a couple of positive testimonials from some of the current students. Classes run from Monday through Friday, 8:30 am to 12:30 pm. There are currently almost 30 potential students in the que for upcoming classes.

### **UNFINISHED BUSINESS**

### **NEW BUSINESS**

Faulkner, Chair of the new NEDO (Newaygo Economic Development Organization) Board, gave the board an update on some of the items NEDO has been working on or is happening in the City. He mentioned a "field trip" to Grand Rapids, thanks to George Heartwell, that some of the NEDO Board went on which was very enlightening, he stated the 200 acre parcel on the river off of Mundy was just purchased last week by Chris Ortwein and a partner for future development, Leppink's grocery store is progressing and still planning on a June 7<sup>th</sup> or 8<sup>th</sup> grand opening. Faulkner mentioned that the River Valley Antique building, which will be eventually called "Muskegon River Inn" is waiting on final grant approval but is planning on doing some exterior improvements in the meantime; looking at a fall opening. NEDO is looking at a WiFi internet initiative to serve the downtown and a bid has been received. The fka "Jensen's Flower Shop" property has

been sold and the building will be torn down to make room for a brand new fireworks building. Buckley asked Faulkner if he would be liaison between Gerber and the new business to discuss possible joint parking; he agreed to do that. Faulkner said they are looking at Newaygo to be a highly walkable City and the NEDO Board will be getting a book to read on this topic. He also discussed an “integrated manufacturing campus” and what the definition is and how it could benefit the City. Faulkner stated the City needs to update their Master Plan as Newaygo is preparing for positive growth. Lethorn asked if the Subway/Biggby Coffee building was still in the works; Schneider stated that he believes it is, they were waiting to break ground until this year.

Leestma touched on a program his organization is working towards called PACE; Program of All-inclusive Care for the Elderly. He briefly described the program and how it works but can’t market it until he opens it which will be around June 1<sup>st</sup>.

Schneider went over the TIFA/LDFA budgets. He went over the 2016 – 2017 amended budgets as well as the current proposed 2017 – 2018 budget. He touched on a few differences but overall the expenses between the two years had little change. Actually the 2016 – 2017 budgets did better than expected and didn’t have to take any money out of savings; ended up in the positive. LDFA is pretty much the same; still looking at putting in a sidewalk project but will need to work with Great Lakes Energy on possible easements for that project. The 2017 – 2018 budget looks to end with a surplus as well and Heinzman requested that the water tower painting be addressed with those dollars. Armstrong stated that the water tower project is noted and has been looked at as a possible budget item for the 2017 – 2018 year. Schneider did mention that there is an excerpt from the TIFA book (copied into packets) regarding promotion of economic development that has never been utilized. This could be used for marketing and consulting as well as for monies to go towards creating a plan for economic development and promotion of the City. These should be worked on as part of the Master Plan update process.

Schneider touched on RRC (Redevelopment Ready Community) and that the City of Newaygo is the farthest along in the process of compliance within the County. Guzniczak stated that Brooks Township is going to be engaging in the process now as well. Some discussion about having joint planning meetings with Brooks and Croton Township’s, especially when it comes to the development of an updated Master Plan and development in general.

Schneider mentioned keeping the downtown restrooms on the agenda and in front of the board; also touched on parking lot expansion and whether it is a need or not. Discussion on possible things to do with the City’s newly acquired properties on Wood Street. Faulkner asked if the PSD was addressing the restroom issue. Schneider mentioned that a couple of the downtown businesses have issues with the parking especially during the summer months. He suggested they get together as a group, along with the canoe livery and discuss.

Schneider updated the board on the sewer system project and where it stands; applied to USDA and MEDC for funding for the project.

## **PUBLIC COMMENTS**

## **BOARD COMMENTS**

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

Meeting adjourned at 8:21 AM.

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Kim Biegalle, TIFA Secretary