



MINUTES TIFA Board Meeting April 12, 2019

CALL TO ORDER

Vice-Chair John Buckley Jr. called the meeting to order at 7:00 AM at City Hall located at 28 N. State Rd., Newaygo MI 49337.

Presiding officer: John Buckley Jr.

Secretary: Kim Goodin

Present: John Buckley Jr., Julie Burrell, Bryce Cronk, Ed Fedell, Morgan Heinzman, Aaron Leestma, Nick Looman, Joel Phillips (entered at 7:05am), Kelly Tinkham, Chris Wren

Absent: Ron Armstrong, Peg Mathis, Greg Slominski

Audience: Jon Schneider, City Manager/TIFA Director, Scott Faulkner, Colleen Lynema,

Motion by Heinzman, second by Tinkham to excuse absent members. AIF/MC

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

Motion by Fedell, second by Burrell to approve the 1/11/19 regular meeting minutes. AIF/MC

PUBLIC COMMENTS

RESERVED TIME

Motion by Heinzman, second by Tinkham to accept report from Newaygo Police Crime Prevention Officer, Ryan Dornbos, on activities and projects. AIF/MC Dornbos was unable to attend meeting and submitted a written update.

UNFINISHED BUSINESS

NEW BUSINESS

Schneider went over the TIFA/LDFA budgets; discussed some highlights and explained some revenues and expenditures. Board Members asked questions relating to Magna debt payments, how projects are determined, and impact of increased PSD dues, which Schneider answered.

Motion by Fedell, second by Phillips to approve Resolution T19-03 which amends the FY 2018-2019 Budget.

Roll Call: Yeas: Buckley Jr., Burrell, Cronk, Fedell, Heinzman, Leestma, Looman, Phillips, Tinkham, Wren

Absent: Armstrong, Mathis, Slominski Nay: None. CARRIED

Motion by Looman, second by Leestma to approve Resolution T19-04 to adopt the FY 2019-2020 Budget. Roll

Call: Yeas: Buckley Jr., Burrell, Cronk, Fedell, Heinzman, Leestma, Looman, Phillips, Tinkham, Wren

Absent: Armstrong, Mathis, Slominski Nay: None. CARRIED

Motion by Burrell, second by Fedell to approve Resolution T19-05 to contribute \$15,000 for matching funds

towards demolition of Railside Properties under the Michigan Land Bank Grant. Roll Call: Yeas: Buckley Jr., Burrell, Cronk, Fedell, Heinzman, Leestma, Looman, Phillips, Tinkham, Wren Absent: Armstrong, Mathis, Slominski Nay: None. CARRIED Schneider stated that the City of Newaygo was 1 of 9 that was selected for this grant and was awarded \$21,000 from Michigan Land Bank for demolition of properties behind The Stream. Board discussed options for land relating to greenscape or crushed concrete after structures are demolished.

Motion by Heinzman, second by Looman to approve Easement to Consumers Energy for electric to 41 State Rd. Roll Call: Yeas: Buckley Jr., Burrell, Cronk, Fedell, Heinzman, Leestma, Looman, Phillips, Tinkham, Wren Absent: Armstrong, Mathis, Slominski Nay: None. CARRIED Schneider stated easement document had been reviewed by legal counsel.

Schneider stated that a sub-group had met multiple times to discuss opportunities for The Stream. He said marketing proposals were received from NAI Wisinski of West Michigan and Altus Group and the NAI Wisinski proposals were less expensive. Schneider and Board discussed four agreements received from NAI Wisinski.

Motion by Fedell, second by Phillips to approve four marketing agreements with NAI Wisinski for The Stream allowing the City Manager to sign agreements. Roll Call: Yeas: Buckley Jr., Cronk, Fedell, Heinzman, Leestma, Looman, Phillips, Tinkham, Wren Absent: Armstrong, Mathis, Slominski Nay: Burrell CARRIED

Motion by Wren, second by Heinzman to appoint TIFA Chair, Mayor and City Manager to negotiating team authorizing them to negotiate sale/lease of The Stream contingent upon final approval of TIFA Board. Roll Call: Yeas: Buckley Jr., Burrell, Cronk, Fedell, Heinzman, Leestma, Looman, Phillips, Tinkham, Wren Absent: Armstrong, Mathis, Slominski Nay: None. CARRIED

Leestma left meeting at 8:19am

Schneider discussed communications between the City and River Country Chamber of Commerce about the possibility of a Management Services Agreement for The Stream between the Chamber and the City. The Chamber would handle the day-to-day activities of The Stream while the City would continue to handle the Accounts Receivable and Accounts Payable functions. Currently there is not a presence at the front desk of The Stream. Colleen Lynema, Executive Director of River Country Chamber of Commerce, was present and was in agreement with the possibility of this arrangement. Schneider will work on putting an agreement together and arrange a special TIFA Meeting to review agreement.

Schneider gave an update on MDOT Public Meeting that was held a few weeks ago concerning work on M-37 Bridge this summer. MDOT also revealed plans to restripe different lane configuration from Quarterline intersection to Croton Rd. intersection.

Faulkner, Economic and Community Development Coordinator (ECDC), gave an update on potential pedestrian bridges to be located from Wood Street to Henning Park and one at Park Street. He said the City is working with MEDC for 90% of the funding. Faulkner stated currently working with the DEQ on next steps.

Faulkner discussed information in packets explaining various NEDO project updates. He thanked Burrell for her help with the facts on his report and sending the City the information about the Demolition Grant. Faulkner spoke about "IAMNewaygo" Public Engagement meeting scheduled for April 25th at 6:00 pm at the Newaygo Elementary School.

Burrell left meeting at 8:50 am.

Schneider mentioned list of potential future projects.

PUBLIC COMMENTS

BOARD COMMENTS

Motion by Looman, second by Tinkham to adjourn the meeting. AIF/MC.

Meeting adjourned at 8:55 AM

Kim Goodin, TIFA Secretary