



Approved: 8/28/17  
*JH*

**MEETING OF  
January 9, 2017**

**MINUTES OF THE BOYNE CITY LOCAL DEVELOPMENT FINANCE  
AUTHORITY MEETING DULY CALLED AND HELD ON MONDAY,  
JANUARY 9, 2017 at City Hall ~ 364 N Lake St, Boyne City**

**CALL TO ORDER**

Chair Gillett called the meeting to order at 12:07 p.m.

**ROLL CALL**

Present: Pat Anzell, Kelly Bellant, Michael Cain, Michelle Cortright, Pete Friedrich,  
Ralph Gillett, Josette Lory  
Absent: Todd Fewins

**EXCUSED ABSENCES**

**Anzell moved, Cain seconded, PASSED UNANIMOUSLY** to excuse Todd Fewins

**MEETING  
ATTENDANCE**

Staff: Recording Secretary Jane Halstead  
Public: One - Mac McClelland

**APPROVAL OF  
MINUTES  
MOTION**

**Cortright moved, Lory seconded, PASSED UNANIMOUSLY** to approve the October 17,  
2016 minutes

**HEARING CITIZENS  
PRESENT**

None

**CORRESPONDENCE**

None

**UNFINISHED BUSINESS**

**TIF Renewal**

Mac McClelland, Consulting Engineer with Otwell Mawby was present to discuss the second draft of the LDFA Development Plan and the Tax Increment Financing Plan (received and filed) and the results of the recent Boyne City Air Business Park survey which was sent to businesses in the park (received and filed). The current TIF Plan expires April 29<sup>th</sup>, 2017.

The results of the survey indicate that Quality of Life and Workforce were primary factors for locating a business here. Road improvements, road maintenance and high speed fiber ranked highest in desired additional public improvements for the park. Bellant commented that road maintenance has been not been good this winter throughout the park - roads have been snowy and plowed later in the day.

The board discussed the possibility of expanding the boundaries of the LDFA. McClelland stated that local governments ( i.e. county, library) can opt out of the LDFA if the boundary

expands. McClelland was asked if an expansion was done, did it have to be contiguous and/or if it would be possible to create a second TIF area. McClelland answered that the expansion does not have to be contiguous and he believes that a second TIF is possible – he will verify.

McClelland plans to meet with Michael Cain and Scott McPherson to determine what areas may offer opportunity for growth.

The board also discussed the boundary map, wanting clarification on what parcels are included in the LDFA. McClelland will meet with Cindy Grice and Debra Chavez to determine exactly which parcels are in district.

The board reviewed Table 1 in the LDFA TIF Plan. The amount allocated for lighting and signage may be insufficient. McClelland stated monies can be reallocated among line items if needed.

### **Budget**

The board reviewed the budget. Cain stated the monies allocated for the Workforce Training program will not be needed in the next budget as that program has been discontinued. The LDFA has \$794,449 in unrestricted funds and the board discussed what to spend it on. It was determined that the entrance to the park may need to be re-engineered to improve traffic flow. Replacement of the main sign and improvement of lighting at the Moll Street entrance was also discussed.

## **NEW BUSINESS**

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### **MEETING SCHEDULE APPROVAL MOTION**

The 2017 Meeting calendar was reviewed.

**Friedrich moved, Bellant seconded PASSED UNANIMOUSLY** to adopt the meeting schedule as presented. The LDFA will meet at Boyne City Hall on the second Monday of the month on a quarterly basis immediately following the noon meeting of the EDC.

### **GOOD OF THE ORDER**

The board looked at the preliminary site plan for the new Louie's Fresh Market and Gas Station that is planned for the former Boyne Rapids Adventure Golf site.

### **ANNOUNCEMENTS**

The Joint Board & Committee Meeting is Tuesday, January 17<sup>th</sup>, 6:00 p.m. at City Hall. Ralph Gillet will attend.

### **NEXT MEETING**

The next meeting of the Local Development Finance Authority is scheduled for Monday, March 13, 2017.

### **ADJOURNMENT**

The January 9, 2017 Local Development Finance Authority meeting was adjourned at 1:45 p.m.

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Pete Friedrich, LDFA Secretary

  
Jane Halstead, Recording Secretary