

**April 29, 2021
City Commission and
Main Street Board Joint
DDA TIF Plan Renewal
Work Session**

CALL TO ORDER

Mayor Neidhamer called the City Commission meeting to order at 7:02 p.m. followed by the Pledge of Allegiance.

City Commission

Present: Mayor Tom Neidhamer, Mayor Pro-Tem Ron Grunch, Commissioners Hugh Conklin, Sally Page and Dean Solomon
All commissioners reported their individual physical locations as Boyne City, MI, USA (via Zoom)

Absent: None

Chair Rob Swartz called the meeting to order at 7:05 p.m.

Main Street Board

Present: Anna Burkhardt, Michael Cain, Michelle Cortright, Pattie Gabos, Adam Graef, James Richman, Rob Swartz, and Sora Ostrander

Absent: Jodie Adams

Staff: Kelsie King-Duff, Jessica Puroll, Barb Brooks, Jennifer Crites, and Caroline Kennedy

Others: There were 2 citizens in attendance.

**Excused Absence
MOTION**

Cain moved, Gabos seconded, PASSED UNANIMOUSLY to excuse Jodie Adams.

**HEARING CITIZENS
PRESENT**

None

**NEW BUSINESS
TIF Plan Renewal Update**

Mac McClelland of Mac Consulting Services displayed a PowerPoint presentation as he talked through the Boyne City Main Street/DDA draft Development Plan and draft TIF Plan. A Development Plan/TIF Plan was adopted on May 5, 1995. The DDA district comprised of approximately 81 acres and 279 parcels. The Development Plan/TIF Plan was amended on March 9, 2010, and extended for 15 years to March 9, 2025. Since then there has been significant growth and accomplishments in projects and the program. With more work still needing to be done. Main Street/DDA has identified the need to begin the process to extend the plan through March 2025. Community input was solicited through a digital survey. It was open from mid-January through mid-February, publicized through email and social media, and received 251 responses. Most responses came from local citizens. The boundaries remain unchanged in the proposed amendment. A Development Plan and TIF Plan work in conjunction with each other. The Development Plan identifies three main areas; improvements, programs, and services. The Tax Increment Finance (TIF) Plan provides captures of increased incremental taxes; City, County, and library.

After the presentation McClelland opened the conversation for discussion/board deliberation.

After the discussion took place it was determined that a public engagement session/meeting for the community to partake in should be scheduled. This will provide some outgoing community engagement to allow public feedback, and answer any questions they may have. This meeting will be scheduled prior to the Public Hearing. McClelland will follow up with providing information on what the governing body's abilities are to terminate the plan, or what flexibilities future commissions may have. What are the capabilities in the annual budget process flexibility the City Commission has to provide either cost sharing or reduction? He will look into the bond analysis for the projections for the maximum amount (roughly 80% of the revenues that's allocated to the capital improvement bond) in a 15, 20, 25, and 30 year analysis. He will include more information on what Boyne City's vision is, what we are trying to achieve with these plans, and expand in the goals and strategies area. He will also include verbiage that will allow for the ability to deal with other projects/issues that may arise such as the log cabin in Sunset Park. Provide clarification on collaborative arrangements between the City regarding master plans, recreation plans, maintenance fees, and other capital improvements. He will also include more language on the Main Street leadership role regarding the Boyne Theater.

Good of the Order

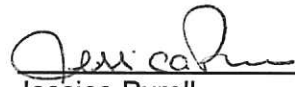
- May 1st is Buff Up Boyne. Meet in Sunset Park between 9 a.m. and 12 p.m.

ADJOURNMENT

Motion by Cortright, second by Cain to adjourn the April 29, 2021 Main Street Board meeting at 8:59 p.m.

Motion by Mayor Neidhamer, second by Commissioner Grunch to adjourn the April 29, 2021 City Commission meeting at 8:59 p.m.


Tom Neidhamer
Mayor


Jessica Puroll
Deputy Clerk