



Approved: 10/17/16 *JH*

**MEETING OF  
September 12, 2016**

**MINUTES OF THE BOYNE CITY LOCAL DEVELOPMENT FINANCE  
AUTHORITY MEETING DULY CALLED AND HELD ON MONDAY, SEPTEMBER  
12, 2016 AT City Hall~364 N Lake St, Boyne City**

**CALL TO ORDER**

Chair Gillett called the meeting to order at 12:08 p.m.

**ROLL CALL**

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

**EXCUSED ABSENCES  
MOTION**

**Friedrich moved, Bellant seconded, PASSED UNANIMOUSLY** to excuse Josette Lory

**MEETING  
ATTENDANCE**

Staff: Recording Secretary Jane Halstead and City Clerk/Treasurer Cindy Grice  
Public: Three

**APPROVAL OF  
MINUTES  
MOTION**

**Friedrich moved, Fewins seconded, PASSED UNANIMOUSLY** to approve the August 8, 2016 minutes

**HEARING CITIZENS  
PRESENT**

None

**UNFINISHED BUSINESS**

LDFA Plan Update Considerations with Mac McClelland, Consulting Engineer with Otwell Mawby. The LDFA wants to extend the Development and Tax Increment Financing Plan which expires in April 2017. McClelland recommended implementing another 20 year plan and provided a rough initial draft for discussion. The board discussed whether it would be beneficial to instead institute a 30 year plan and would like to pursue that. McClelland stated that in regards to affordable housing, no LDFA has done that. It was discussed whether the plan could include flexible language that may allow for affordable housing and/or childcare in the future.

McClelland will provide a timetable for implementation of the plan.

Bellant suggested that future signage and correspondence refer to the park as the Boyne City Business Park – discontinuing the use of the Boyne City Air Industrial Park name.

McClelland was asked whether the district can be non-contiguous and if the airport can be part of the LDFA – yes to both questions. Property acquisition will be discussed at another time.

The budget was reviewed.

The board discussed contacting businesses in the park to determine a “wish list” for improvements. Also, what makes a business choose one park over another? Cain will reach out to other agencies to gather information.

Cain encouraged the board to check out the drainage improvements along the Boyne River – they have been effective.

---

**NEW BUSINESS**

None.

---

**GOOD OF THE ORDER**

Jim Baumann announced that the State of the Community is on October 13, 2016 and that the Business Expo will take place on November 2<sup>nd</sup> at Boyne Mountain. Ashley Cousens starts 9/13/16 as the new Chamber of Commerce Director. The board thanked Jim for his years of service.

---

**NEXT MEETING**

The next meeting of the Local Development Finance Authority is scheduled for Monday, November 14, 2016.

---

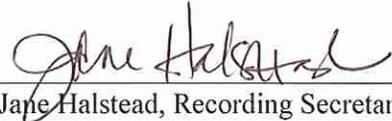
**ADJOURNMENT**

The September 13, 2016 Local Development Finance Authority meeting was adjourned at 12:50 p.m.



---

Pete Friedrich, LDFA Secretary



---

Jane Halstead, Recording Secretary