

**HASTINGS LOCAL DEVELOPMENT FINANCE AUTHORITY  
BROWNFIELD REDEVELOPMENT AUTHORITY**  
***August Communication***

**To:** LDFA/BRA Members and Staff  
**From:** Dan King – Community Development Director  
**Date:** **August 16, 2019**  
**Subject:** **Information regarding the August 22, 2019 regular meeting**

A memo recapping our trip to Litchfield has been included in your packet. We recently went through an IT conversion so our financial data is currently unavailable to present. We will hold our first informational meeting of the year in accordance with the Recodified ACT 57 of 2018 pertaining to tax increment financing. The treasurers of the City of Hastings, Hastings Area Schools, and Barry County have been invited to the meeting per the Recodified Act.

See you all on Thursday!

Respectfully,

Dan King

**HASTINGS LOCAL DEVELOPMENT FINANCE AUTHORITY**  
**AGENDA**  
**Thursday, August 22, 2019**  
**MEETING AT CITY HALL**

---

1. Call to Order/Roll Call. (Meeting starts at 8:00 a.m.)
2. Pledge to the Flag
3. Approval / Additions / Deletions to Agenda
4. Approval of Minutes July 25, 2019
5. Public Hearing –
6. Receive Financial Statements
7. Old Business-
  - A. Recap of Litchfield Regional Training Center
8. New Business-
  - A. Informational Meeting for Taxing Bodies Subject to Tax Capture
9. Open public discussion and comments
10. LDFA member comments
11. Adjourn

*Local Development Finance Authority (LDFA)*  
**DRAFT MINUTES**  
**July 25, 2019**

Meeting was called to order at 8:02 a.m. by Neil

**1. Roll Call**

Present: Cowan, Gibson, Haas, Neil, Tossava, Warren, Westerveld  
Absent: Krueger, McCaleb, Westerveld  
Others Present: King, Ponsetto

**2. Pledge of Allegiance**

**3. Approval of the Agenda**

Motion by Tossava, second by Gibson, to approve agenda as presented

All ayes, motion carried

Warren entered meeting at 8:04 a.m.

**4. Approval of Minutes**

Motion by Warren, second by Haas, to approve the minutes as presented

All ayes, motion carried

**5. Public Hearing-** None

**6. Receive Financial Statements –**

King- May 31, 2019 financial statement have been included in the packet, as the June 30 statements are still being prepared; there has been no significant change in the statement

Motion by Gibson, second by Haas, to accept the financial statement as presented

All ayes, motion carried

**7. Old Business-**

**A. Co-Dee Stamping Survey Invoice-**

King presented an invoice for the survey work on the parcels Co-Dee Stamping will be purchasing from the LDFA; he said he is prepared to request approval to move to closing on the property at the Aug. 12 City Council meeting

Motion by Tossava, second by Haas, to approve the payment of \$520 to Reynolds Heritage Land Surveying for the survey

Ayes: Cowan, Gibson, Haas, Tossava, Warren

Nays:

Abstain: Neil

Absent: Krueger, Westerveld

All ayes, motion carried

### **B. Synopsis of Strategic Planning Session-**

King presented the synopsis, prepared by Rebecca Harvey of McKenna Associates, of the June LDFA Strategic Planning session

Haas said she would like to action items prioritized and planned out on a calendar; she suggested a spread sheet to keep track of action items and where each one is in the process and who is in charge

King said he would contact Harvey about the best way to proceed

Haas also discussed traveling to Litchfield, MI to learn about their Vo-Tech training center; Haas said she would contact the Litchfield training center and send a Doodle survey to LDFA members to find a date for a visit

King said he is working on a marketing plan for LDFA property and improving the landscaping of the available parcels to make them more attractive to prospective buyers

Cowan suggested putting a sign, listing available industrial park property, on the Bliss triangle property, it recently acquired

Haas made a motion, second by Warren, to approve the expenditure of up to \$2,000 to brush hog parcels north of Enterprise Dr.

Ayes: Cowan, Gibson, Haas, Neil, Tossava. Warren

Nays:

Absent: Krueger, McCaleb

All ayes, motion carried

**8. New Business –**

**A. Schedule Information Meeting for Aug. 22, 2019-**

King said that Act 57 of 2018, which recodified the Tax Increment Financing Act., requires both DDA and LDFAs to hold informational meetings twice a year to discuss the TIF plans and actions taken and to put those plans in motion; He asked the board to set its first 2019 informational meeting for Aug. 22; with the second to be held in November

It was the consensus of the board to set the meetings as proposed

**9. Public Comment –** None

**10. LDFFA Members Comments –**

Gibson- Thornapple Manor has plans to build a 288- resident assisted living facility on 40 acres, owned by Barry County; he said the facility would be built without a millage

Tossava said Thornapple Manor recently received an award from Spectrum Health

**11. Adjournment-**

Motion by Tossava, second by Warren to adjourn

All ayes, motion carried

Meeting adjourned 8:52 a.m.

---

Clint Neil  
Chair

---

Marjorie Haas  
Secretary

Prepared by: Sandra Ponsetto, City of Hastings

<b>LDFA Budget 2019/2020</b>					
				7.1 - 8.16	
<b>Revenue</b>		Budget	Previous Periods	Current Period	YTD
250-100-404-000	Tax Capture	\$16,000.00			\$0.00
250-100-573-000	LCSA Share	\$10,500.00			\$0.00
250-100-667-000	Rentals	\$5,000.00			\$0.00
250-100-665-000	Investment/Interest	\$3,500.00			\$0.00
<b>Total Revenues</b>		\$35,000.00	\$0.00	\$0.00	\$0.00
<b>Expenditures</b>					
250-728-751-000	Supplies	\$200.00			\$0.00
250-728-803-000	Administrative Services	\$350.00			\$0.00
250-728-879-020	Website	\$300.00			\$0.00
250-728-915-000	Memberships	\$300.00			\$0.00
250-728-920-000	Electric	\$300.00			\$0.00
<b>Total Charges and Services</b>		\$1,450.00	\$0.00	\$0.00	\$0.00
<b>Capital Outlay</b>					
250-728-971-000	Land	\$84,000.00			\$0.00
<b>Total Expenditures</b>		\$85,450.00	\$0.00	\$0.00	\$0.00



# Hastings City Council Memorandum

**Date:** August 16, 2019  
**To:** Chair Neil and Members of the LDFA  
**From:** Dan King, Community Development Director  
**Subject:** Litchfield Site Visit

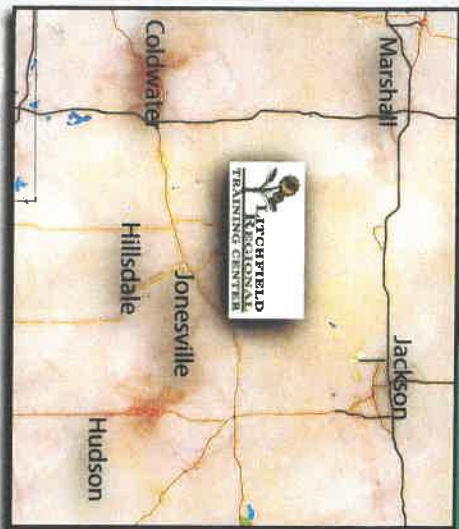
Margie Haas, Bill Westerveld, Mayor Tossava, Sandy Ponsetto, and I traveled to Litchfield on August 15<sup>th</sup> to meet with municipal representative including the Mayor, City Manager, and TIFA Coordinator to tour the Litchfield Regional Training Center.

The training center offers courses targeting the necessary skills and knowledge to succeed in today's ever changing workforce demands. Courses include: CNC training, quality training, industrial electrical control, robotic, hydraulics and pneumatics and many more.

The representatives from Litchfield also stated their TIFA generates approximately \$700,000 in annual tax capture and the fund balance is currently around \$700,000. The TIFA has acted as a lender for growing companies, has provided land free of charge to "ready to go" industrial businesses, and has supplied money to the City for infrastructure improvements in residential areas for things such as water and sewer extensions and road improvements.

Although Litchfield has a population of around 1,300, the employment base for the industrial facilities is around 2,400. This was eye opening for those who attended this meeting since Litchfield is similar to Hastings in that the closest expressway is over 20 miles away!

**CONVENIENTLY LOCATED**



**181 Simpson Dr.  
Litchfield, MI 49252**

**CONTACT US TODAY!**

**LITCHFIELD REGIONAL  
TRAINING CENTER**  
**517.877.2490**  
**litchdirector@gmail.com**  
**thelrtc.com**

**CUSTOMER DRIVEN  
FACILITY AVAILABLE 24/7**

**The Litchfield Regional  
Training Center is proud to  
partner with businesses,  
investors, and training  
resources to bring industry  
expertise to our local facility.**



**YOUR REGIONAL  
SOURCE FOR  
WORLD-CLASS  
TRAINING!**



## What is the Litchfield Regional Training Center?

The Litchfield Regional Training Center is A State-Of-The-Art facility tailored for your needs. We provide customized curriculum and courses that meet industry standards. Current employees or individuals can take their career to the next level through offerings at the Litchfield Regional Training Center.



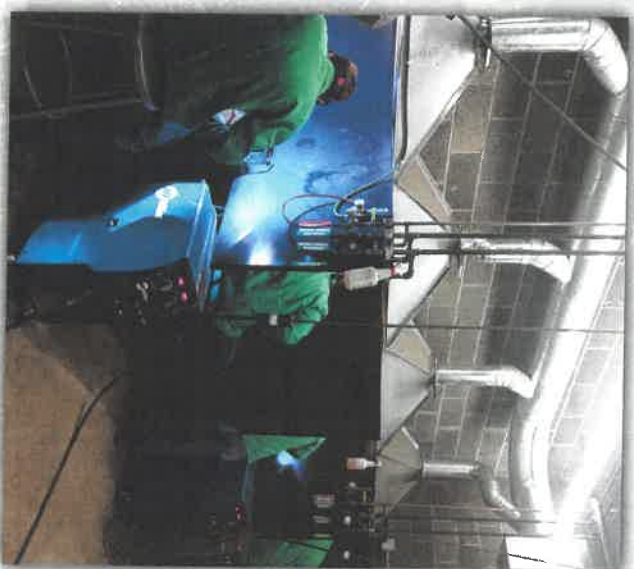
## What training do we offer?

The Litchfield Regional Training Center offers courses targeting the necessary skills and knowledge to succeed in today's ever changing workforce demands.

### Courses include:

- CNC Training
- Quality Training
- Industrial Electrical Control
- Best Business Practices
- Problem Solving Root Cause Analysis
- Welding I, II, III
- Solid Works Software training
- Metrology
- Robotics
- Computer Software
- Electrical Troubleshooting
- Hydraulics & Pneumatics
- ISO 14001 Internal Auditor
- Blueprint Reading
- Materials & Metallurgy
- PLC

**AND MORE UPON REQUEST!**



**Our mission is to train and educate the workforce of today and tomorrow by partnering with organizations to provide modern training resources to companies and individuals.**

Our training schedule is constantly being updated, with new classes. Visit [theLRTC.com](http://theLRTC.com) for more information. Conference room available to rent. Call us for details at 517.877.2490