

**HASTINGS LOCAL DEVELOPMENT FINANCE AUTHORITY
BROWNFIELD REDEVELOPMENT AUTHORITY**
October 2021 Communication

To: LDFA/BRA Members and Staff

From: Dan King – Community Development Director

Date: **October 21, 2021**

Subject: **Information regarding the October 28, 2021 regular meeting**

Meeting will be held in the Council Chambers Second Floor of City Hall

We will provide and update on the semi-parking ordinance a subcommittee of the Planning Commission has been reviewing.

We have included minutes of the Barry County Chamber of Commerce committee meeting regarding an Innovation and Technology Center.

The second informational meeting required by PA 57 of 2018 will be held. All affected taxing bodies have been notified of this as per the Act.

Staff will give updates on both the 128 N. Michigan Avenue project as well as the Royal Coach project.

Respectfully,

Dan King

**HASTINGS LOCAL DEVELOPMENT FINANCE AUTHORITY
AGENDA**

Thursday, October 28, 2021

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: Minutes of July 22, 2021 Meeting, Meeting Notes from September 23, 2021 (Unofficial due to lack of quorum).
5. Public Hearing: None
6. Receive Financial Statements
7. Old Business
 - A. Update on Semi-Parking Ordinance
 - B. Innovation and Technology Center Update
8. New Business
 - A. PA 57 of 2018 Informational Meeting
 - B. Update on 128 N. Michigan Ave
 - C. Update on Former Royal Coach Site
9. Public Comments and Communications Concerning Items Not on Agenda
10. LDFA Board comments
11. Adjourn

Local Development Finance Authority (LDFA)
MINUTES
July 22, 2021

Meeting was called to order at 8:04 a.m. by Neil.

1. Roll Call

Present: Gibson, Haas, Neil, Schneiderhan, Tossava, Westerveld

Absent: Cowan, Krueger,

Others Present: King, Resseguie,

2. Pledge of Allegiance

3. Approval of the Agenda

Motion by Haas, support by Gibson to approve the agenda as presented.

All ayes, motion carried.

4. Approval of Minutes

Motion by Haas, support by Neil to approve the minutes as presented.

All ayes, motion carried.

5. Public Hearing- None

6. Receive Financial Statements –

King gave a brief overview of the LDFA'S current financial statements.

8. News Business-

A. Annual Election of Officers

Motion by Tossava, support by Westerveld to nominate the following slate of officers for fiscal year 2021/2022: Clint Neil – Chair, Brent Cowan – Vice Chair, Margie Haas – Secretary.

All ayes, motion carried

B. Update of Semi-Parking Ordinance

King stated the Planning Commission is still working on refining the semi-tractor parking ordinance.

C. Innovation and Technology Center

King stated that the Barry County Chamber of Commerce and Economic Development Alliance is researching the establishment of an innovation and technology center that could focus on aeronautics, technology, music recording, retail, and service businesses. King reports that he has requested the Chamber of Commerce include him in any future meetings regarding this possibility

11. Adjournment-

Motion by Tossava, support by Haas to adjourn the meeting.

All ayes, motion carried.

Meeting was adjourned at 8:49 a.m.

Clint Neil
Chair

Marjorie Haas,
Secretary

Prepared by Dan King, City of Hastings

Local Development Finance Authority (LDFA)
Notes
September 23, 2021

Due to a lack of a quorum, the meeting was not called to order

1. Roll Call - Observational

Present: Davis, Gibson, Krueger Schneiderhan
Absent: Cowan, Haas, Neil, Tossava, Westerveld
Others Present: King

2. Pledge of Allegiance

3. Approval of the Agenda

Lack of Quorum

4. Approval of Minutes

Lack of Quorum

5. Public Hearing- None

6. Receive Financial Statements –

NA

9. Public Comments

Carole Davis was welcomed as the newest LDFA member

11. Adjournment-

NA

Prepared by Dan King, City of Hastings

CITY OF HASTINGS

BALANCE SHEET
AS OF AUGUST 31, 2021

FUND 250 - LCL DVLPMNT FINANCE AUTHORITY

	<i>FISCAL YTD</i> <i>31-AUG-21</i>	<i>FISCAL YTD</i> <i>31-AUG-20</i>
<u>ASSETS</u>		
250-000-017-000 INVESTMENTS - MI CLASS	133,612.15	133,531.45
250-000-017-050 INVESTMENTS - MI CLASS POOLED	242,799.97	186,892.23
250-000-128-000 ASSETS HELD FOR RESALE - LAND	23,738.22	23,738.22
TOTAL ASSETS	400,150.34	344,161.90
 <u>LIABILITIES AND FUND BALANCE</u>		
<u>FUND BALANCE</u>		
250-000-373-000 FUND BAL - NONSPND - LAND HELD	23,738.22	23,738.22
250-000-375-000 FUND BALANCE - RESTRICTED	347,103.67	319,379.79
REVENUE OVER EXPENDITURES - YTD	29,308.45	1,043.89
TOTAL FUND BALANCE	400,150.34	344,161.90
TOTAL LIABILITIES AND FUND BALANCE	400,150.34	344,161.90

CITY OF HASTINGS
 DETAIL REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2021

FUND 250 - LCL DVLPMNT FINANCE AUTHORITY

REVENUES	THIS MONTH	THIS YEAR	REVISED	THIS YEAR	LAST YEAR	REVISED	LAST YEAR	LAST YEAR
	ACTUAL 31-AUG-21	FISCAL YTD 31-AUG-21	BUDGET 2021-2022	YTD % OF BUDGET	FISCAL YTD 31-AUG-20	BUDGET 2020-2021	YTD % OF BUDGET	FULL YEAR ACTUAL
250-100-404-000	28,099.18	28,099.18	22,000	128%	.00	16,000	0%	16,030.88
250-100-573-000	.00	.00	12,000	0%	.00	10,200	0%	11,350.91
250-100-654-000	.00	.00	0	0%	.00	0	0%	71.33
250-100-665-000	5.40	10.03	500	2%	135.94	4,000	3%	331.89
250-100-667-000	120.00	1,290.00	7,000	18%	1,020.00	5,000	20%	6,285.00
250-100-693-000	.00	.00	0	0%	.00	0	0%	6,464.00
TOTAL REVENUES	28,224.58	29,399.21	41,500	71%	1,155.94	35,200	3%	40,534.01
TOTAL REVENUE & INCOMING TRANSFERS	28,224.58	29,399.21	41,500	71%	1,155.94	35,200	3%	40,534.01

CITY OF HASTINGS
 DETAIL REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2021

FUND 250 - LCL DVLPMNT FINANCE AUTHORITY

	THIS MONTH ACTUAL 31-AUG-21	THIS YEAR FISCAL YTD 31-AUG-21	REVISED BUDGET 2021-2022	THIS YEAR YTD % OF BUDGET	LAST YEAR FISCAL YTD 31-AUG-20	REVISED BUDGET 2020-2021	LAST YEAR YTD % OF BUDGET	LAST YEAR FULL YEAR ACTUAL
L D F A								
250-728-751-000 OPERATING SUPPLIES	.00	.00	100	0%	.00	100	0%	.00
250-728-803-000 ADMINISTRATIVE SERVICES	.00	.00	2,200	0%	.00	2,200	0%	2,200.00
250-728-806-000 LEGAL SERVICES	.00	.00	1,000	0%	.00	0	0%	7,760.00
250-728-807-000 PLANNING CONTRACTED SERVICES	.00	.00	0	0%	.00	0	0%	312.00
250-728-867-000 TITLE FEES/INSURANCE	.00	.00	1,500	0%	.00	3,000	0%	.00
250-728-869-000 SURVEY SERVICES	.00	.00	2,000	0%	.00	2,000	0%	1,750.00
250-728-879-000 WEBSITE	.00	.00	250	0%	.00	250	0%	220.00
250-728-900-000 PRINTING AND PUBLISHING	.00	.00	0	0%	.00	0	0%	14.50
250-728-906-000 PROMOTIONS/MARKETING	.00	.00	0	0%	.00	2,000	0%	.00
250-728-915-000 MEMBERSHIPS	.00	.00	0	0%	.00	300	0%	.00
250-728-920-000 ELECTRIC - RENTAL PARKING	45.38	90.76	800	11%	112.05	450	25%	553.63
250-728-929-000 GROUNDS REPAIR AND MAINTENANCE	.00	.00	1,000	0%	.00	1,500	0%	.00
250-728-971-000 LAND	.00	.00	0	0%	.00	70,000	0%	.00
TOTAL L D F A	45.38	90.76	8,850	1%	112.05	81,800	0%	12,810.13
TOTAL EXPENDITURES & OUT TRANSFERS	45.38	90.76	8,850	1%	112.05	81,800	0%	12,810.13
NET REVENUES OVER EXPENDITURES	28,179.20	29,308.45	32,650		1,043.89	(46,600)		27,723.88

LDFA Budget 2021/2022					
				09.01-09.30	
Revenue		Budget	Previous Periods	Current Period	YTD
250-100-404-000	Tax Capture	\$22,000.00			\$28,099.18
			\$28,099.18		
250-100-573-000	LCSA Share	\$12,000.00			\$0.00
250-100-667-000	Rentals	\$7,000.00	\$450.00	\$1,290.00	\$1,740.00
250-100-665-000	Investment/Interest	\$500.00	\$7.75	\$10.03	\$17.78
250-100-693-000	Sale of Capital Assets	\$0.00			\$0.00
Total Revenues		\$41,500.00	\$28,556.93	\$1,300.03	\$29,856.96
Expenditures					
250-728-751-000	Supplies	\$100.00		\$33.27	\$33.27
250-728-803-000	Administrative Services	\$2,200.00			\$0.00
250-728-806-000	Legal Services	\$1,000.00			\$0.00
250-728-807-000	Contractual Services	\$0.00			\$0.00
250-728-867-000	Title Fees/Insurance	\$1,500.00			\$0.00
250.728.869.000	Survey Services	\$2,000.00			\$0.00
250-728-879-020	Website	\$250.00			\$0.00
250-728-900-000	Printing and Publishing	\$0.00			\$0.00
250-728-915-000	Memberships	\$0.00			\$0.00
250-728-920-000	Electric	\$800.00	\$90.76	\$45.42	\$136.18
250-728-929-000	Grounds Repair/Maintenance	\$1,000.00			\$0.00
250-728-955-000	Promotions/Marketing	\$0.00			\$0.00
Total Charges and Services		\$8,850.00	\$90.76	\$78.69	\$169.45
Capital Outlay					
250-728-971-000	Land				\$0.00
Total Exp. & Cap Outlay		\$8,850.00	\$90.76	\$78.69	\$169.45
Net Increase (Decrease)		32,650.00			29,687.51

BARRY COUNTY

CHAMBER & ECONOMIC DEVELOPMENT ALLIANCE

The Barry County Chamber of Commerce and Economic Development Alliance is a voluntary network dedicated to the economic prosperity of Barry County, through business attraction, retention, and expansion, while preserving our rural quality of life.

Our Core Values:

- Integrity in all our relationship
- Provide value for our membership
- To serve as an innovator, leading the charge for the long-term interests of our businesses
- Serve as a resource for businesses, visitors, and new persons to the community

Barry County Chamber and Economic Development Alliance Incubator Council Virtual Meeting October 07, 2021 – 2:00 p.m. Meeting Summary/Minutes

1. **Welcome and introductions:** D. King; J. Heinzman; N. Lyke; C. Stolsonburg; S. Lopez
2. **Additions to / approval of agenda:** None
3. **New Business**
 - a. Mission / goals / areas of focus
 - i. Four main areas/types of spaces identified:
 1. Tech Center
 2. Industrial Incubator
 3. Makers Space
 4. Retail Incubator
 - ii. Priority should be to build something that will carry forward business growth into the future → advanced manufacturing and technology should be prioritized over “legacy” standards and manufacturing technologies
 - a. Location
 - i. Each incubator space should be tailored to the needs of each individual community
 - ii. Focus on collaboration NOT cannibalization
 - iii. Survey of each community to determine needs and desires
 - iv. Suggested priorities:
 1. Tech Center: City of Hastings; there has been interest from some council members and with the LDFA to potentially establish a regional technology center on Star School Road; the existing incubator has been privately-owned and has not functioned as a traditional incubator in about 25 years; Litchfield Training center was provided as an example of what the City would like to see
 2. Industrial Incubator: Village of Middleville; potential to partner with the Village and Bradford White to update and market industrial incubator as part of the existing industrial park along Grand Rapids Street
 3. Makers Space: Delton or Nashville; both communities are looking for projects to support growth within the community and both communities would benefit from accessible makers spaces to spur growth and new business starts in the community
 4. Retail Incubator Space: Nashville or Delton: both communities are looking for projects to support growth within the community and both communities would benefit from accessible makers spaces to spur growth and new business starts in the community; Nashville has been very open to non-traditional approaches to downtown development and are a good candidate to pilot a small business retail incubator modeled after Sparta Small Business Retail Incubator spaces.
 - b. Costs
 - i. Known costs to consider: building, technology, equipment, utilities
 - ii. Funding sources
 1. Build Back Better regional grant, US EDA Regional Grants, CEDS, The Right Place (Regional partnership), Tech startup stabilization fund (State of MI), MEDC, Local partners

2. Others? LDFA or other local development and/or taxing authorities; public schools, community, and regional colleges; local business partners such as TNR Machine (Tom Watson) and Affordable Metal Roofs (Don Smith)
 3. When discussing grants, it was noted that the types of grant funding available should not be the determining factor in the types of spaces that are recommended; instead, these facilities need to be self-sustaining, and grants should be used to bolster existing funds and support/contributions for said projects.
- c. Partners / Organizations / Programs (who else should be at the table?)
- i. Many of the federal, state, and regional grants require partnerships with regional and state level partners including CEDS, local businesses, and/or municipalities
 - ii. MI Aerospace Manufacturing Association
 - iii. The Right Place
 - iv. MI Launch Initiative
 - v. Automation Alley
 - vi. Aerospace Industry Association of MI
 - vii. MEDC
 - viii. Space X
 - ix. Starlink
 - x. Future Mobility and Electrification
 - xi. Any others?
 1. Incubator success businesses: Co-Dee Stamping (Rob Redman); Tri-Clor (Tim Schoessel & Brad Tolles); Advanced Stone Fabrications (Kim Jachim)
- d. Challenges
- i. Workforce
 - ii. Housing
 - iii. Broadband
 - iv. Startup funds
 - v. Transportation: access to rail, inter-state highways, and regional shipping hubs and public transportation system
- e. **Other considerations**
- i. Should we hire a consultant? Potentially. Initial surveys should be conducted by the BCEDA, with assistance from local business teams and municipalities to determine need and interest. It may be necessary to do an RFP for the initial project. A consultant can assist with the next steps of the process after surveys are conducted.
 - ii. Pitch Competition: a Pitch Contest could be a great way to kick-off the opening of this facility/facilities and raise awareness of the space and the businesses within.

4. **Next Meeting:** to be determined.

5. **Adjournment:** 2:50pm

Upcoming Events:

Courageous Conversations—Dionardo Pizana
October 07, 2021

Manufacturing Week
Virtual—November 1-5
In-Person Events—November 15-19

Economic Summit
November 3, 2021

Lunch and Learn—Company Culture
November 17, 2021

ReThink West Michigan
November 24, 2021

Small Business Saturday
November 27, 2021



City of *Hastings* Michigan

(269) 945-2468
FAX (269) 948-9544

201 E. State Street 49058

**CITY OF HASTINGS LOCAL DEVELOPMENT FINANCE AUTHORITY
ACCOMPLISHMENTS, PROJECTS, INVESTMENTS, AND AUTHORITY EVENTS FOR
FISCAL YEAR 2020-2021**

- October 2020 – Approved the slate of nominated officers: Neil, chair; Cowan, vice-chair; Haas, secretary
- October 2020 – Approved the acceptance of the purchase agreement of a two-acre parcel of LDFA property
- October 2020 – Approved payment of \$1,500 to Reynold’s Heritage Land Survey and title insurance costs of \$800
- January 2021 – Set 8 a.m. on the fourth Thursday of each month as the regular meeting of the LDFA
- March 2021 -- Approved a motion recommending the Clerk/Treasurer submit the 2021-2022 FY budget as presented
- May 2021 -- BRA held a public hearing for the Hastings Michigan, LLC Brownfield Plan Amendment
- May 2021 – BRA approved a motion to support the Hastings Michigan, LLC Brownfield Plan Amendment for the project located at 128 N. Michigan Ave, and submit the amended plan to Hastings City Council, with the recommendation for approval
- May 2021 – BRA approved the 381 Work Plan—Hastings Michigan, LLC Brownfield Plan
- May 2021 – BRA Approved the Development and Reimbursement Agreement – Hastings Michigan, LLC Brownfield Plan
- May 2021 – BRA approved the Interlocal Revenue Sharing Agreement with Hastings Michigan, LLC Brownfield and forward to the Hastings Downtown Development Authority