

**HASTINGS LOCAL DEVELOPMENT FINANCE AUTHORITY  
BROWNFIELD REDEVELOPMENT AUTHORITY**  
***May 25, 2023 Communication***

**To:** LDFA/BRA Members and Staff

**From:** Dan King – Community Development Director

**Date:** **May 18, 2023**

**Subject:** **Information regarding the May 25, 2023 regular meeting**

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

Staff is recommending the LDFA review and approve the Enterprise Drive Mill and Resurface Bid Award to Superior Asphalt in the amount of \$135,450.00. The scope of the project is to mill Enterprise Drive and resurface with a 4" asphalt base.

Chris Stafford from the HUB of Barry County will update the Board on the progress regarding workforce training and development.

Per PA 57 of 2018, the LDFA is required to hold two informational meetings annually. Staff is requesting the LDFA schedule the first informational meeting for the June 22, 2023 meeting.

As you are aware, there is currently no zoning district in the City that allows the outdoor parking or storage of semi-tractors, semi-trailers, or vehicles with 2 or more rear axles as a principal use. The Planning Commission will be conducting a public hearing at the June 5, 2023 meeting to review and consider amending the Zoning Ordinance for the overnight parking of semi-tractors, semi-trailers, vehicles with 2 or more rear axles, large single rear axle trucks and recreational vehicles on a short-term basis as a special land use within the D-1 and D-2 Industrial Districts, with related parking lot design standards.

Respectfully,

Dan King

# HASTINGS LOCAL DEVELOPMENT FINANCE AUTHORITY AND BROWNFIELD REDEVELOPMENT AUTHORITY

## AGENDA

Meeting Thursday May 25, 2023

### MEETING AT CITY HALL

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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: April 27, 2023, Meeting
5. Public Hearing: None
6. Receive Financial Statements:
7. Old Business:
  - A. Review and Approve Enterprise Drive Mill and Resurface Bid Award to Superior Asphalt in the Amount of \$135,450.00
8. New Business:
  - A. Presentation from Chris Stafford Regarding HUB of Barry County Progress
  - B. Consider Scheduling First Informational Meeting Required by Act 57 of 2018 for the June 22, 2023 Meeting
  - C. Information Regarding Planning Commission Public Hearing Pertaining to Semi-Tractor and Semi-Trailer Parking
9. Public Comments and Communications Concerning Items Not on Agenda
10. LDFA/BRA Board comments
11. Adjourn

\* Denotes Attachment

*Local Development Finance Authority (LDFA)*  
**DRAFT MINUTES**  
**April 27, 2023**

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

**1. Roll Call**

Present: Cowan, Davis, Hatfield, Schneiderhan, Tolles, Tossava

Absent: Krueger, Neil

Others Present: King, Ponsetto

**2. Pledge of Allegiance**

**3. Approval of the Agenda**

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

All ayes, motion carried

**4. Approval of Minutes**

Motion by Tossava, second by Hatfield, to approve the minutes as presented

All ayes, motion carried

**5. Public Hearing-** None

**6. Receive Financial Statements –**

King said there have not been many expenditures during the current fiscal year and the LDFA has a fund balance of just under \$500,000

**7. Old Business-**

**A. Receive Update on 1500 Star School Road Listing Agreement-**

King said Miller Real Estate was selected as the listing agent and there has been some interest in the property

**B. Review and Discuss Expenditure for Enterprise Drive Milling and Resurfacing Project-**

King said an RFP for the project was sent out Wednesday, April 26 and bids would be opened on May 17 and Department of Public Services Director Travis Tate has estimated the cost to be approximately \$150,000.00

Motion by Tossava, second by Hatfield, to approve the expenditure of up to \$200,000.00 for the milling and resurfacing of Enterprise Drive.

Ayes: Cowan, Davis, Hatfield, Schneiderhan, Tolles, Tossava

Nays:

Absent: Krueger, Neil

### **C. Review and Discuss Expenditure for Semi Parking Lot Improvements-**

King said repairs to the semi parking lot have been estimated at \$30,000.00. Board discussed whether money needed to be spent to improve a parking lot that would likely be replaced by an emergency services building in a couple of years

Motion by Tossava, second by Tolles, to approve the expenditure of up to \$10,000.00 to fill potholes in the lot

Ayes: Cowan, Davis, Hatfield, Schneiderhan, Tolles, Tossava

Nays:

Absent: Krueger, Neil

## **8. New Business –**

### **A. Receive Public Hearing Information for 300' Communications Tower at Bliss Park property-**

King said on Monday, May 1, 2023 the Planning Commission would hold a public hearing on a proposed communications tower to the north of the current semi parking lot to consider the site plan and special use permit.

### **B. Accept Nominations and Elect a Secretary-**

Motion by Tossava, second by Hatfield, to nominate Tolles as the LDFA Board Secretary until the annual election of officers in July 2023

All ayes, motion carried

## **9. Public Comments and Communications Concerning Items Not on the Agenda --**

None

## **10. LDFA Members Comments –**

Tossava said that he had spoken with Krueger, who said that he was not able to attend

meetings due to his work schedule and would like to resign from his seat on the board; Tossava said he is seeking a representative from KKC or Hastings Area Schools to fill the seat

**11. Adjournment-**

Motion by Hatfield, second by Tossava, to adjourn

All ayes, motion carried

Meeting adjourned 8:58 a.m.

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Clint Neil  
Chair

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Brad Tolles  
Secretary

Prepared by: Sandra Ponsetto, City of Hastings

<b>LDFA Budget 2022/2023</b>					
				7-1-22 - 04-30-23	
<b>Revenue</b>		Budget	Previous Periods	Current Period	YTD
250-100-404-000	Tax Capture	\$27,500.00	\$22,568.32		\$22,568.32
250-100-654-000	Electricity Use Fee	\$150.00			\$0.00
250-100-573-000	LCSA Share	\$12,000.00	\$39,363.15		\$39,363.15
250-100-667-000	Rentals	\$7,000.00	\$3,673.00	\$720.00	\$4,393.00
250-100-665-000	Investment/Interest	\$50.00	\$3,400.14		\$3,400.14
250-100-693-000	Sale of Capital Assets	\$0.00			\$0.00
<b>Total Revenues</b>		\$46,700.00	\$69,004.61	\$720.00	\$69,724.61
<b>Expenditures</b>					
250-728-751-000	Supplies	\$100.00			\$0.00
250-728-803-000	Administrative Services	\$3,000.00			\$0.00
250-728-806-000	Legal Services	\$2,000.00			\$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	\$16.50		\$16.50
250-728-915-000	Memberships	\$0.00			\$0.00
250-728-920-000	Electric	\$700.00	\$399.36	\$45.57	\$444.93
250-728-929-000	Grounds Repair/Maintenance	\$1,000.00			\$0.00
250-728-955-000	Promotions/Marketing	\$0.00			\$0.00
<b>Total Charges and Services</b>		\$10,550.00	\$415.86	\$45.57	\$461.43
<b>Capital Outlay</b>					
250-728-971-000	Land				\$0.00
<b>Total Exp. &amp; Cap Outlay</b>		\$10,550.00	\$415.86	\$45.57	\$461.43
<b>Net Increase (Decrease)</b>		36,150.00			69,263.18

**City of Hastings**  
COUNTY OF BARRY, STATE OF MICHIGAN

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***Sealed Bid Opening Results***

<b>Procurement Number:</b> _____ [Assigned by Clerk's Office]
<b>Bid Name:</b> _____
<b>Opening Date:</b> _____ <b>Time:</b> _____

Vender Bids:

Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____

Present at  
Opening: \_\_\_\_\_

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Bid Granted to: \_\_\_\_\_

PO #: _____	ISSUED TO: _____	ON: _____
	APPROVED VENDOR	DATE

**Process Final Sign Off By:** \_\_\_\_\_ **ON:** \_\_\_\_\_  
CLERK'S REPRESENTATIVE DATE

## City of Hastings

### NOTICE OF PUBLIC HEARING ON ORDINANCE NO. TBD

**The Planning Commission will hold a Public Hearing for the purpose of hearing written and/or oral comments from the public concerning amending Chapter 90, Article 90 – I, Section 90-1 Definitions to add the definition of a large single rear axle truck, and amending Chapter 90, Article 90-VI, Division 90 VI-14 -D1 Industrial District, Section 90-553 to add subsection (g), and amend Chapter 90, Article 90-X Off-Street Parking, Section 90-929 of the Hastings Municipal Code of 1970.** The public hearing will be held **on Monday June 5, 2023 at 7:00 PM** in the Council Chambers on the second floor of City Hall, 201 East State Street, Hastings, Michigan 49058.

All interested citizens are encouraged to attend and to submit comments.

Please contact Dan King, Community Development Director, at [dking@hastingsmi.org](mailto:dking@hastingsmi.org) or 269-945-2468 if you have questions or comments regarding this public hearing.

A copy of this information is available for public inspection from 9:00 AM to 4:00 PM Monday through Friday at the Office of the City Clerk, 201 East State Street, Hastings, Michigan 49058.

The City will provide necessary reasonable aids and services upon five days notice to Hastings City Clerk (telephone number 269-945-2468) or TDD call relay services 1-800-649-3777.

Christopher R. Bever  
City Clerk



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as representative of the Hastings Banner.