

**HASTINGS LOCAL DEVELOPMENT FINANCE AUTHORITY
BROWNFIELD REDEVELOPMENT AUTHORITY**
June 22, 2023 Communication

To: LDFA/BRA Members and Staff

From: Dan King – Community Development Director

Date: June 15, 2023

Subject: Information regarding the June 22, 2023 regular meeting

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

Per Public Act 57 of 2018, Tax Increment Financing bodies are required to conduct two informational meetings per year. The first informational meeting is scheduled for the June 22, 2023 meeting.

Respectfully,

Dan King

**HASTINGS LOCAL DEVELOPMENT FINANCE AUTHORITY
AND BROWNFIELD REDEVELOPMENT AUTHORITY**

AGENDA

Meeting Thursday June 22, 2023

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: April 27, 2023, Meeting and May 25, 2023 Meeting Notes
5. Public Hearing: None
6. Receive Financial Statements:
7. Old Business: None
8. New Business:
 - A. Public Act 57 of 2018 Informational Meeting
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.

Clint Neil
Chair

Brad Tolles
Secretary

Prepared by: Sandra Ponsetto, City of Hastings

Local Development Finance Authority (LDFA)
NOTES
March 25, 2023

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

1. Roll Call- Observational

Present: Hatfield, Neil, Tolles, Tossava

Absent: Cowan, Davis, Krueger; Schneiderhan

Others Present: King, Chris Stafford from Barry County HUB, Moyer-Cale, Ponsetto

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 –

King said updated financial statements were include in the packet

7. Old Business-

A. Review and Approve Enterprise Dr. Mill and Resurface Bid Award to Superior Asphalt in the Amount of \$135,450.00

No action, lack of quorum

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-

No action, lack of quorum

C. Information Regarding Planning Commission Public Hearing Pertaining to Semi-Tractor and Semi-Trailer Parking-

King said the City currently has no zoning district that allows the outdoor parking and storage of semi-tractors, semi-trailers, or vehicles with two 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 two or more rear axles, large 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 relating parking lot designs and standards.

9. Public Comments and Communications Concerning Items Not on the Agenda –

None

10. LDFA Members Comments –

None

Prepared by: Sandra Ponsetto, City of Hastings

LDFA Budget 2022/2023					
				7-1-22 - 05-31-23	
Revenue		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	\$4,393.00	\$75.00	\$4,468.00
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
Total Revenues		\$46,700.00	\$69,724.61	\$75.00	\$69,799.61
Expenditures					
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		\$2,475.00	\$2,475.00
250-728-879-020	Website	\$250.00		\$340.00	\$340.00
250-728-900-000	Printing and Publishing	\$0.00	\$16.50	\$16.50	\$33.00
250-728-915-000	Memberships	\$0.00			\$0.00
250-728-920-000	Electric	\$700.00	\$444.97	\$45.61	\$490.58
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		\$10,550.00	\$461.47	\$2,877.11	\$3,338.58
Capital Outlay					
250-728-971-000	Land				\$0.00
Total Exp. & Cap Outlay		\$10,550.00	\$461.47	\$2,877.11	\$3,338.58
Net Increase (Decrease)		36,150.00			66,461.03



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**CITY OF HASTINGS LOCAL DEVELOPMENT FINANCE AUTHORITY
ACCOMPLISHMENTS, PROJECTS, INVESTMENTS, AND AUTHORITY EVENTS FOR
FISCAL YEAR 2022 – 2023**

- October 2022—Set the LDFA Board’s 2023 meeting dates as 8 a.m. on the fourth Thursday morning of each month
- October 2022—Held its second and final PA 57 of 2018 Informational meeting for 2022
- April 2023 – Approved the expenditure of up to \$200,000.00 for the milling and resurfacing of Enterprise Drive
- April 2023 – Approved the expenditure of up to \$10,000.00 to fill pot holes in the semi parking lot
- April 2023—Elected Brad Tolles as interim LDFA board secretary until the annual election of officers in July