

**Local Development Finance Authority (LDFA)
Meeting Minutes
Thursday, February 26, 2009
4:00 – 5:00 PM
Fremont City Hall**

Call to Order

The meeting was called to order at 4:07 p.m. by Chair Dan Slate.

Members Present:	Dan Slate	Hendon & Slate
	Stanley Nieboer	Newaygo County Commissioner Dist. #3
	Jean Palmerton	Coldwell Banker
	Brian Scarbrough	Lakeshore Signs
	Jon Sovinski	Hi-Lites Graphics, Inc.

Staff Present:	Bryan Gruesbeck	Fremont City Manager
	Michele Ribant	Neighborhood & Economic Development Director

Members Absent:	Dr. John Kingsnorth	Fremont Public Schools
	Bing Hanson	Fremont Public Schools

Approval of Minutes

A motion was made by Jean Palmerton, seconded by Jon Sovinski and carried to approve the minutes from the May 21, 2008 LDFA meeting.

Update on Improvements Planned in the Fremont Industrial Park

The LDFA was informed that the FIP (Fremont Industrial Park) entryway signs were installed in the fall of 2008 at the following locations:

- On Industrial Drive
- Corner of Green and Locust
- Corner of Connie and Locust

The electrical wiring is in; the light pedestals will be installed in the spring. Landscaping around the signs will be completed in the spring. The look-out tower will be built by the City's DPW staff in the spring. The Town & Country Path was extended from the woods over to Outlot A and then it was extended to Green and south to the intersection of Green and Locust. Final paving will not take place until spring.

Jean Palmerton remarked that if the City owns property in the Industrial Park where the T & C Path comes across, the City should draw up easements now rather than wait until a prospective buyer is interested. Staff is to look into the possibility of obtaining these easements.

Discussion on Proposed FY 09/10 LDFA Operating Budget

The LDFA was asked whether they would like to make improvements to the FIP based upon the LDFA Amended Development & Tax Increment Financing Plan. It was pointed out that many of the Planning Projects as outlined in the Plan have been implemented but not all.

It was suggested that the LDFA consider a “trailhead park” on Outlot C to serve the T&C Path. Brian Scarborough suggested that signage by the T&C crossings be provided on both Locust and Industrial Drive. He also suggested that the crosswalks be striped. City staff was asked to look into whether the LDFA can use its funding to assist in bringing the Fremont Metal and Paper Supply Company to the Fremont Industrial Park. It was brought up that there are large pot holes in the FIP that need to be filled. Dan Slate indicated that the LDFA may not want to allocate any funds at this time; but rather, the LDFA could pay down its debt.

City staff was asked to provide the LDFA with the following budget information so that the Authority could make an informed recommendation to the Fremont City Council regarding the FY 09/10 LDFA Operating Budget:

- Cash positions of the LDFA
- Bond Debt schedule
- Fund Balance

Update on Activities in the Fremont Industrial Park

Novi Energy: Bryan Gruesbeck reported that Novi Energy is finalizing the financing for the project and that the purchase option with Novi Energy for lots 19, 20 and 21 expires in April. He said Novi Energy plans to provide a site plan some time this spring.

Restaurant Recycling Inc.: Michele Ribant reported that Restaurant Recycling Inc. is a new business in the Industrial Park. It was brought up that the business makes quite a bit of noise. Ms. Ribant is to look into establishing a noise regulation in relation to the FIP.

Bryan Gruesbeck informed the LDFA that the FIP needs to be recertified and that marketing materials for the park need to be developed.

Next Meeting

LDFA Meeting
Thursday, April 23, 2009
4:00 PM
Fremont City Hall

Adjournment

There being no further business of the LDFA, the meeting adjourned at 4:58 p.m.