

Public Hearing of the Village of Ravenna Council for the
HAYMEADOW NEIGHBORHOOD IMPROVEMENT AUTHORITY OF THE VILLAGE OF RAVENNA

March 17, 2020

Members Present: Steve Dohm, Dennis Luce, Gordy Plescher and Eric Davis

Members Absent: Gary Marsman – E

Others Present: Clerk Dee Dee Hazen, Mike Pierson of the Ravenna Independent, County Commissioner Zac Lahring, Muskegon County Administrator Mark Eisenbarth, Ravenna Township Supervisor Elmer Hoyle, Ravenna Township Clerk Penny Sherman, Ravenna Township Trustee John Bonthuis, Ravenna Township Trustee Bruce Yonker, and Ravenna Township Resident Stan Wagner.

Meeting called to order with the pledge of allegiance at 7:00 PM by Village President, Steve Dohm.

The meeting was held in the garage area of the Village hall (adjacent to meeting room) to allow for 6' "social distancing" for attendees in response to COVID-19 virus pandemic.

Village of Ravenna President S. Dohm gave a brief synopsis of what the Haymeadow Neighborhood Improvement Authority of The Village of Ravenna (NIA) is and how it came to be then opened the floor for questions and comments from the attendees.

- The current land in the proposed development area is vacant and is part of a subdivision that was platted in the mid- 1990s.
- The property owner was unaware at the time of purchase of the deed restriction that makes the lots unbuildable without sewer service.
- The property owner is willing to pay for a portion of the lift station, but without an agreement to reimburse up to 50% of the costs, the property owner will not install the lift station.
- Development within this neighborhood addresses a lack of affordable housing on the market.
- This neighborhood attracts families of school-age children to the area which benefits Ravenna Public Schools both through school tax revenues and potential per pupil funding.

The elements of the Neighborhood Improvement Authority Development and Tax Increment Financing Plan were discussed, but no decisions were made by the Village Council. The following are highlights of the discussion:

- The first phase of the development requires a sewage lift station near lot 100 S. Dohm
 - The lift station would be able to serve 25 lots and cost approximately \$140,000-\$160,000 financed by the developer
 - The first lots to be built on would be 17 lots on the existing road, Haymeadow Ave that has existing public utilities except a way to get gravity sewer up
 - The remaining 8 lots would require Summerfield Lane and a portion of Summerview Dr to be put in along with water mains and fire hydrants, gravity sewer mains, at least one streetlight and six street signs
 - Subsequent phases require more infrastructure and detailed plans for future will be developed after the first phase is complete – S. Dohm
- S. Dohm suggested a tax increment financing plan amendment that would remove the 17 lots on Haymeadow Ave from the NIA district or an equivalent revenue sharing agreement.
 - After the initial costs incurred by the Village for the NIA were paid back along with 50% of the development cost for the lift station and portion of road to serve the 8 lots.
 - Would provide revenue to the taxing jurisdictions around 2028 based on current estimates (buildout, market conditions, taxes captured, costs for improvements etc.)
 - Eliminate the provision for NIA debt
- Ravenna Township supervisor Hoyle was concerned about the fire millage being captured because additional homes may need fire and medical services.
- Ravenna Township Trustee Bonthuis suggested a time limit to develop each phase such as 15 years.
- Muskegon County Administrator Eisenbarth highlighted errors with projects in the appendices of the plan.

Meeting adjourned at 7:49 PM

Respectfully submitted,
Dee Dee Hazen Clerk