

REGULAR MAIN STREET DDA MEETING – OCTOBER 6, 2020

The meeting was called to order via Zoom at 6:02 pm.

Roll Call:

Present: Bronson, Costin, Crongeyer, Eckhart, Hillesheim, Lindeman, Mallory

Absent: Bishop, Herceg, Khan-King, Stempky

Consent Agenda: Minutes, Director's Report, Main Street Report, City Manager's Report Committee Reports

Motion by Costin, seconded by Hillesheim to approve the consent agenda. Motion passed unanimously.

New Business:

- a. Election of Officers: Secretary

With no volunteers to take on this position the topic was tabled until the next meeting.

- b. Consideration to approved Chris Sangster for two Façade Grants for the building located at 401 and 409 N Main St. One \$1000 Façade Grant for the front façade and one \$1000 Façade Grant for the rear façade.

Costin – Excellent renditions. If the final product looks like the renditions, we will be lucky to have this building on Main St. Congratulations to Chris on coming forward with this façade. Costin asked if the elimination of the bunny wall was a fact or just the way the drawings were completed.

Duczowski commented that at this time the Main Street DDA is looking in to the option of giving the small portion of the bunny wall owned by the Main Street DDA to Chris Sangster. The bunny mural has been recreated at Gordon Turner park.

Tom Eustice commented that he is working with Chris Sangster and Greg Elliott to remedy the wall. The small portion of the wall owned by the Main Street DDA will likely be deeded to Sangster and Elliott but they would also like some financial assistance to remedy the situation. A contractor is coming in to give options on what can be done with the wall. We can hopefully gather some additional information in the coming weeks to help move this project along successfully.

Crongeyer – no comments

Eckhart – Believes building will be very tastefully remodeled. Excited to see work start happening.

Hillesheim – In favor of the project. Will be an asset to the downtown. Mentioned that way back there was talk of using what is now the bunny wall as outdoor movie wall.

Lindeman – Can we approve as one façade for each address and not reference front and back facades? Very much in favor of this project.

Costin asked if the façade grant is paid when the works is complete. Eckhart replied that was correct.

Mallory – I like it. Asked if the building was going to be all apartments or a mix or businesses and apartments. Eckhart commented that it would be a mix of businesses on the ground floor and apartments above.

Motion by Bronson seconded by Mallory to approve Chris Sangster for two Façade Grants for 401 and 409 N Main St. Motion passed unanimously.

- c. Consideration to approve revisions to the Main Street DDA By-Laws and Rules of the Board of Directors.

Crongeyer brought up a discrepancy between the two documents. The by-laws reference the director as the CEO of the authority but the rules reference the chairperson as the CEO.

Lindeman and Bronson agreed that the ordinance should be approved and rules should be tabled for further review.

Motion by Lindeman seconded by Costin to approve revisions to the Main Street DDA By-Laws as written. Motion passed unanimously.

Rules of the Board of Directors were tabled until additional changes can be made.

- d. Treasurer's Report

Thank you very much to Linde Furniture for a \$2,500 donation.

\$1,378 was earned from shirt sales

Combined Main Street and TIF funds we have \$358,332.54. Katie has a spreadsheet to track TIF and non TIF spending.

Eckhart asked to have the spending tracker shared once it has been dialed in to see how the City's tracking and Main Street DDA tracking correlate.

- e. Committee Reports

- a. Outreach Committee – Bobie Crongeyer: All invoices paid and all money received from t-shirt and tote sales. Total profit was \$3,742 which exceeded the \$2,000 projection. Currently working on projects for next year. Sub committee is looking in to a harvest dinner. Scarecrow stroll as begun downtown and there have been a lot of positive comments on social media. Once we have our branding session with Michigan Main Street we will work on new merchandise for the spring.
- b. Placemaking Committee – Katie Duczkowski: Volunteer is tracking material received in the four bins downtown. Susan Page has reached out to 6 businesses with a request for proposal for the hanging baskets on Main Street. There has been discussion around Christmas decorations on Main Street. Planters filled with trees and light poles wrapped with lights and garland will used. The first Waterfront Planning workshop was held on September 29. The group walked the waterfront area and discussed ideas around a cohesive trailway to enhance exploration of our natural assets as well as connecting with ease to downtown.

Costin asked about the trees on Main Street that are in poor condition. Duczkowski responded that there has been discussion about reaching out to local landscaping companies to request proposals for planting and maintenance of landscaping downtown.
- c. Events Committee – Emily Eckhart / Brandon Weir: Brandon Weir has accepted the position of Events Committee Chair. Emily and Brandon plan to meet up very soon to exchange information. Brandon introduced himself. He is newer to town and working for Edward Jones Investments. Brandon is excited to be a part of the community and grateful for the opportunity to be in this position. Excited to come up with some new ideas and continue some old traditions.
- d. Business Development Committee – David Bishop: The Business Development Committee did not meet in September
- e. TIF Renewal Committee – Dennis Lindeman: An in-person meeting was held to discuss changes to the By-Laws and Board Rules. Another meeting will be called to make further changes to the Board Rules.

- f. City Council Report – Mayor Bronson: Mayor Bronson tried to meet with the incoming mayor the previous week however, Mayor Bronson’s wife has been diagnosed with COVID-19 so he has been quarantined. The meeting will be rescheduled so Les Tebo can be brought up to speed on the changes that have occurred with the Main Street DDA program.
- g. City Manager’s Report – Tom Eustice: There are so many good things happening in our community right now. September 25th the Brian and Wendy Flemming held an open house at the old hardware building on State St. They have done a lot of work and put a large investment in that property. Two of the apartments are already rented. The Hope Network Project which is now a 66-unit affordable care housing project is still pending. They should know by mid-October if they have received funding.

The City has received a \$300,000 grant from the Great Lakes Fisheries Trust. They also applied for a \$300,000 grant from the DNR Land Trust to put fishing piers along the east bank of the Cheboygan River. If that funding does come through work will begin in the spring. This be a very nice addition along with the Children’s Trail to that area of the river.

Saturday October 10th there will be a Halloween Event at the Children’s Trail from 11-2.

The housing development on Western Ave is moving forward. Three single family homes have been ordered and will go in next spring. Phase one of the project will include 32 homes off of Western Ave which can be serviced with water and sewer from Western Ave.

Renovations to the upper level of the Purple Tree bookstore building will hopefully begin this winter. Kevin Schaeffer also owns the former China Buffet building on the corner of State and Main St. He intends on putting a significant investment in that property and bringing it back to its original brick façade.

On September 22nd the City Council passed Marihuana Adult Use Ordinances which will be effective October 12, 2020. It is anticipated that all facilities in the City with Medical Marihuana permits will also apply for Adult Use permits. Adult Use Marihuana is the most lucrative part for the City and our community. There is a 10% sales tax issued against adult use Marihuana. It is a complex process and the City does not get all of the sales tax but there will be a significant amount of money coming in to our community because of adult use Marihuana.

Susan Blum has purchased the Johnsons Studio property and will be working with Bruce Johnston to try to get some funding for that renovation. There will be two residential units upstairs and retail space downstairs.

Mark and Savannah Weih purchased the former Market Square building on Main Street. Tom and Katie met with Mark to talk about his future plans. There will be an apartment in the back of the building and retail space up front. They are looking for suggestion on what the community would like to see in that retail space.

Eckhart asked if there was an additional fee for the adult use license. Tom replied it is a \$5,000 fee for Medical Marihuana and an additional \$5,000 fee for Adult Use Marihuana. In the future some facilities may drop medical and go entirely adult use.

Eckhart asked if one of the current Medical Marihuana license holders decided to drop Medical Marihuana next year and move forward with Adult Use only would that open up that Medical Marihuana license. Tom replied that yes that would open up a Medical Marihuana permit.

There was additional discussion of the bunny wall. Tom noted that the DDA owns 3 inches of the wall and that this was unknown until the property was surveyed.

h. Public Comments

- Kristin Antkoviak introduced herself as someone who will be moving back to the area and is very interested in getting more involved in the community. She has been doing a lot of research on her would like to start a small committee to work on a vision map for downtown.

- Trudy Lofgren asked if any local contractors had been contacted regarding the demolition of the bunny wall. She also asked if the hanging baskets have to be left on Main Street until they are dead. They have looked terrible the last 10 days. Trudy commented that she would love to see a shoe store in the building purchased by the Weihs. She also commented that someone must have been hired to weed on Main Street because all the weeds around the lamp posts are gone.
- Duczkowski replied that there have been a group of volunteers working hard weeding downtown.
- Kathy King-Johnson: Hi! I hope everyone is doing well

i. Board Member Comments

- Mayor Bronson – Thanked the DDA Board. He as appreciated working with the Board and the Main Street program has been a great benefit to the City.
- Costin – Wished Mayor Bronson well. Thanked him for his contributions to the City and wished Mrs. Bronson a speedy recovery.
- Crongeyer – Thanked Mayor Bronson not only for his contributions to the Board but also to the City. He will be missed.
- Eckhart – Responded to Kristin A. Would love to have her participation and expertise in the waterfront redesign project. We are in the very early planning phase of this project.

David Bishop has communicated that at this time he needs to step away from his position on the Main Street DDA board. Eckhart noted that he will be missed and thanked him for his time.

Our next meeting falls on election day and will be rescheduled. Look for communication from Katie on the new meeting date.

- Hillesheim – Thank you Mayor Bronson for your years of leadership and help to the DDA. A very speedy recovery to Mrs. Bronson.
- Lindeman – Appreciate all the work from Mayor Bronson. He has been a very hands-on Mayor and always there for anyone who needs someone to talk to. Wished the best to Mrs. Bronson. Commented how quiet the Drawbridge Condos are.
- Mallory – no comments

j. Adjournment

Motion by Hillesheim seconded by Lindeman to adjourn the meeting. Meeting adjourned at 7:11 pm.