

Cheboygan Main Street DDA Regular Meeting

April 5th, 2022

Called to Order at 6:01pm by chairperson Eric Villanueva

Roll Call

Present: Crongeyer, Kahn-King, Mallory, Schneider, Stempky, Strittmatter, Weir, Villanueva

Absent: Costin, Eckhart, Tebo

Staff Present: Polly Schneider, Executive Director / Dan Sabolsky, City Manager

Consent Agenda

Motion by Kahn-King, seconded by Mallory, to approve the consent agenda as presented. Included in the consent agenda was the minutes from the Cheboygan Main St DDA Special Meeting held on March 7th, 2022, Motion Passed Unanimously.

Treasurer's Report

No revenues for March. Financial report was noted in meeting packet sent to board members. Items in the financial report were cleaned up and organized for clarity and understanding. Budget meeting for fiscal year 22-23 to be held later this month.

Committee Updates

a) Outreach Committee

No new updates to report

b) Placemaking Committee

Sub-committee's have met. Shine-up Cheboygan will be held from 4-6pm on April 20th. Map is being created to help with localized cleanup efforts around the downtown district. Donations are being collected for gloves, bags, and other items for cleanup. Landscaping budget meeting is coming soon. Committee chair Christy Stempky is stepping aside from role, Anna Sangster will be taking over as chair during her fellowship.

c) Events Committee

Meeting was held. Focus on Easter Egg Hunt. To be held Sat April 16th 10am. Younger kids will be at Washington Park, Older kids at Major City Park. Volunteers needed from 9am-10am for setup.

d) Business Development Committee

No new updates to report, BDC does not currently have a chair.

e) TIF Renewal Committee

TIFF was adopted by city council. Will be published in the Cheboygan Tribune and filed with the state of Michigan.

City Manager's Report

MEDC and NLEA helped to foster the sale of Great Lakes Tissue to new ownership. Building will be repaired and renovated and jobs to be created. \$30-60 Million investment. Ryba Marine will be building a new structure to produce their own steel, a \$1 Million investment, with more to come.

New Business

- a) 220 Water St Discussion/Action (Motion by Weir, Seconded by Mallory to open discussion)
 - a. City Manager provided some details on the costs and revenues generated by building and docks on property. Financing plan was laid out and discussed. Appraisal and Inspection to be completed before sale finalized. A 5-Person board consisting of members of City Council and the DDA will be formed to decide what to do with the property and how best to utilize it for the benefit of the community. Concerns about dockage, Plaunt Ferry Transportation and parking lots were dismissed by City Manager both in person and online. No changes are planned for those existing structures. Income stream from TIF should make financing with bank very easy to achieve. Approximately 60 days to completion of sale.
 - b. **Motion for DDA to assume City's position of 220 Water St purchase agreement made by Stempky, Seconded by Strittmatter, passed, Mallory abstained from voting**
 - c. Management agreement presented by City Manager to be reviewed by DDA board members and Executive Director
 - d. **Motion by Weir seconded by Stempky to authorize DDA Executive Director, Board President, and an additional board member to enter negotiation to develop management agreement for the property at 220 Water St. Passed Unanimously.**
- b) Huron Street Sewer Project (Motion by Mallory, Seconded by Crongeyer to open discussion)
 - a. Repaving and sewer work on Huron St has been completed from Gordon Turner Park to City Hall. Next step is from City Hall to Court St. Public support for the project is being sought. Water line improvements are paramount, as the original line is from year 1894. Motion by Stempky, seconded by Kahn-King for DDA to support city on project. Passed Unanimously.
- c) Match on Main Application Update
 - a. Application has been submitted. Notification on April 18th if application has been selected.
- d) SBEI Application Update
 - a. Application has been submitted. Notification sometime in May if application has been accepted.
- e) National Director's Conference
 - a. Executive Director requested additional funding from budget to attend national Main St DDA Director's Conference in Virginia May 18th-19th, 2022. \$1500 has been budgeted, an additional \$1500 is needed. Board and Director discussed the value of attending the conference for training, motivation, and idea-generation purposes. **Motion by Kahn-**

King, seconded by Strittmatter to approve adjustments to budget to allow Executive Director Polly Schneider to attend conference. Passed Unanimously.

Public Comments

Art Vision Council chair Pat Gilder shared a sample of the mural that was chosen to be painted on the wall on the south end of Washington park, adjacent to Sozo. She discussed the funding for this project and asked the DDA for additional funding and inquired about grant applications. Grant funding opens in July, It was suggested that Art Vision draft a formal letter to request a budget item within the DDA to allow for funding of future projects in the DDA District.

Owen from The Opera House shared the upcoming schedule of events and shows for the 2022 season, as well as a new online ticketing purchase system.

Board Member Comments

Kahn-King asked that more dates and times are needed for special meetings via online poll to allow for availability of all board members.

Adjournment

Motion by Mallory, seconded by Kahn-King to adjourn. Meeting adjourned at 7:27 pm