

**CITY OF LAPEER
MINUTES OF A REGULAR
DOWNTOWN DEVELOPMENT AUTHORITY MEETING
JANUARY 28, 2015**

A regular meeting of the City of Lapeer Downtown Development Authority was held in the Conference Room at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Wednesday, January 28, 2015 at 8:00 a.m.

Members Present: Chairman Dan Gerlach, Vice Chairman Tony Macksoud, Mr. Doug Hodge, Ms. Jolane Grossbauer, Mr. Bruce Cady, Mr. John Matonich, and Mr. Tim Roodvoets.

Members Absent: Mr. Jason Rogers, Mr. Ray Davis, Mr. Tom Benton, Mr. Mike Robinet, Mr. Dan Sharkey and Mr. Bill Sprague.

Also Present: Ms. Janine Saputo, Executive Director, Mr. Todd Alexander, Director of Public Safety, and Ms. Linda Jackman, Planning Director.

Chairman Gerlach called the meeting to order at 8:03 a.m.

PUBLIC COMMENTS

There were no public comments at this time.

CONSENT AGENDA

It was moved by Mr. Matonich and supported by Mr. Cady to approve the Consent Agenda for January 28, 2015 as follows:

1. Minutes of the regular meeting held December 17, 2014;
2. Treasurer Report and Bill Listing; and
3. Audit Report for Period Ended June 30, 2014.

MOTION CARRIED.

COMMITTEE REPORTS

Executive Committee

There was not a report.

Design Committee

Mr. Macksoud commented on issues with Craig's Signs getting sign permits approved by the City Building Department for the new photography studio.

It was moved by Mr. Matonich and supported by Mr. Hodge that the Downtown Development Authority to convene to a Lapeer Main Street, Inc. meeting. **MOTION CARRIED.**

Lapeer Main Street, Inc.

The financial report for the period ended December 31, 2014 was reviewed. It was moved by Mr. Hodge and supported by Ms. Grossbauer to accept the report. **MOTION CARRIED.**

It was moved by Mr. Matonich and supported by Mr. Hodge that the Lapeer Main Street, Inc. meeting be adjourned and to reconvene the Downtown Development Authority meeting. **MOTION CARRIED.**

Property Maintenance/Beautification Committee

There was not a report.

Development Committee

There was not a report.

Center for the Arts Council Liaison

Ms. Grossbauer distributed a current Pix Theatre program and February 2015 Center for the Arts Newsletter and informed the board the Center for the Arts Michigan Council for the Arts and Cultural Affairs grant application was approved. Ms. Grossbauer also updated the board on upcoming events and performances scheduled at the Pix Theatre, attendance at recent events, current and upcoming exhibits at Gallery 194, art classes being offered and the re-launch of the Pix Theatre Buy-a-Seat program.

DBA Liaison

Ms. Jenice Groth, DBA Coordinator, was present and stated she has owned the Dance Street Studio downtown for 7 years and reported the Discover Lapeer brochure is currently in the process of being updated, that work on the DBA marketing plan is continuing and that the DBA is gearing up for future events.

Ms. Saputo reported the DBA is no longer in charge of the Farmers' Market operation in light of the fact the City Manager has approved the Historic Farmers' Market, which is managed by Denise Becker, to relocate back to the downtown pavilion. Discussion was held regarding the need to reopen the Promotional Services Agreement between the DBA and DDA for amendment to remove the requirement to manage the Farmers' Market. After discussion regarding other requirements of the DBA in the agreement not being performed, it was the consensus of the board to schedule an Executive Committee meeting to discuss amendments needed to the agreement.

Chamber of Commerce Liaison

Mr. Macksoud updated the board on the Chamber of Commerce Citizens of the Year awards.

STAFF REPORT

Executive Director

Ms. Saputo updated the board on statistics of the reduced number of first floor store front vacancies in the DDA District, the new owners of the Lyric Mall which are aggressively marketing the property, Art on Nepessing Street which is scheduled for the end of May and stated there has been no new activity on the DDA legislation in Lansing.

NEW BUSINESS

Lapeer Team Work – 286 W. Nepessing Street

Ms. Ann Zettle, Executive Director of Lapeer Team Work, was present and informed the board Lapeer Team Work recently purchased the former McCrory building at 286 W. Nepessing Street. Ms. Zettle reviewed various plans for use of the building, plans for rehabilitating the property utilizing various programs in partnership with the Michigan Economic Development Corporation, the Michigan State Housing Development Authority and Lapeer County Bank & Trust Community Reinvestment Act funding. Ms. Zettle stated Lapeer Team Work has taken over landlord operations for the rental units on the second floor which are in wonderful shape, that Lapeer Team Work is excited about bringing the building back to its former grandeur and hopes to generate excitement in the community for the project.

Ms. Zettle reviewed the mission of Lapeer Team Work to provide programs for individuals with disabilities, the occupancy plan for the storefront spaces which includes relocating the New to You consignment store into unit #4 at the east end of the building and reported Mary Jo Wenzlick has been hired as the store manager. Ms. Zettle stated the long term plan is to have a restaurant or bakery occupy the last space on the west end of the building, that construction phases and timelines will be based on grant funding and cash flow and that the project will be a whole new chapter for Lapeer Team Work.

Mr. Macksoud reported the Lapeer Team Work project has the support of Community Mental Health as well and that at some point the project will be dedicated to Dr. David Ethridge.

OLD BUSINESS

Michigan Main Street Program

Ms. Saputo reviewed the correspondence announcing 12 new Associate Level Michigan Main Street communities and stated Lapeer was reconfirmed as an Associate Level member for 2015.

OTHER BUSINESS

Millage Tax Capture

Ms. Saputo reviewed the request from the City Treasurer for written confirmation on the DDA's decision on whether or not to capture funds from the additional voted millages. Discussion was held that historically the DDA has not captured such funds. It was moved by Mr. Matonich and supported by Mr. Roodvoets not to capture any of the additional voted millages as outlined by the City Treasurer. **MOTION CARRIED.**

Election of Officers

After discussion, it was moved by Mr. Cady and supported by Mr. Matonich to close nominations and cast a unanimous ballot to re-elect the existing slate of DDA officers of Dan Gerlach as Chairman, Tony Macksoud as Vice Chairman, Jason Rogers as Treasurer and Mike Robinet as Secretary. **MOTION CARRIED.**

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 8:55 a.m.

Mr. Mike Robinet
Secretary