

**CITY OF LAPEER  
MINUTES OF A REGULAR  
DOWNTOWN DEVELOPMENT AUTHORITY  
LAPEER MAIN STREET MEETING  
JUNE 28, 2017**

A regular meeting of the City of Lapeer Downtown Development Authority and Lapeer Main Street was held in the Conference Room at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Wednesday, June 28, 2017 at 8:00 a.m.

**Members Present:** Chairman Dan Gerlach, Vice Chairman Tim Roodvoets, Mr. Ray Davis, Ms. Catherine Bostick-Tullius, Mr. Bruce Cady, Mr. Pat Hingst, Ms. Jolane Grossbauer, Mr. Dan Osentoski, Mr. Tony Macksoud and Mr. Tom Benton.

**Members Absent:** Mr. Doug Hodge, Mr. Dan Sharkey and Mr. Bill Sprague.

**Also Present:** Mr. James Alt, Executive Director, Mr. Dale Kerbyson, City Manager, Mr. Todd Alexander, Public Safety Director, and Ms. Jill Lyons, CFA Executive Director.

Chairman Gerlach called the meeting to order at 8:00 a.m.

**PUBLIC COMMENTS**

There were no public comments.

**CONSENT AGENDA**

It was moved by Mr. Cady and supported by Ms. Grossbauer to approve the Consent Agenda for June 28, 2017 as follows:

1. Approval of minutes of DDA meeting held on May 24, 2017;
2. Approval of Treasurer Report and Bill Listing; and
3. Budget Amendment dated June 28, 2017.

**MOTION CARRIED.**

**MAIN STREET COMMITTEE REPORTS**

**Organization / Executive Committee**

There was not a report. The committee did not meet.

**Design Committee**

Mr. Alt reported the Design Committee met and discussed the Signs by Crannie design of the M-24 electronic sign and that he will be meeting with the City's Planning Consultant and Building Official on July 11<sup>th</sup> to review the design which will require a variance from the Zoning Board of Appeals. Mr. Alt stated the committee also reviewed the Pocket Park project including Rowe's cost comparison of stamped concrete vs. brick pavers, that a presentation is being prepared for potential funding sources/organizations and discussion was held regarding maintenance of stamped concrete. Mr. Alt updated the board on an inquiry received for donation of a memorial bench which may be located on the Old Courthouse lawn.

Discussion was held regarding the role and authority of the DDA Design Committee as related to interaction with the Planning Commission and City Commission when making decisions related to downtown, the status of the MEDC Facade Loan project at the Team Work building at 286 W. Nepessing and the graffiti on the Peddler's Place building.

### **Economic Restructuring Committee**

Mr. Osentoski reviewed the goals of the committee and stated Mr. Macksoud will continue to administer the DDA Facade Loan Program, that availability of 1-69 Trade Corridor regional loan opportunities for businesses are being researched, that a brochure will be developed highlighting the various business loans and resources available and that Patricia Lucas from the Lapeer Development Corporation may be joining the committee. Mr. Osentoski reported the committee also discussed a request received for the DDA's support for a Michigan Redevelopment Liquor License to be utilized by a potential business owner who may purchase the Pueblo Viejo building after they relocate to Genesee Street.

Discussion was held regarding whether possible resources available through the MEDC have been researched and the need to develop a funding program to assist building owners with installation of fire suppression systems in older historic buildings.

Ms. Bostick reported the committee authorized the Executive Director to move forward with relocating the DDA Office to the new location in the Lyric Mall. Mr. Alt stated the City's Building Official has approved both the 1<sup>st</sup> and 2<sup>nd</sup> floor of the Lyric mall for occupancy.

It was moved by Ms. Bostick-Tullius and supported by Mr. Cady to accept and adopt the verbal Economic Restructuring Committee report. **MOTION CARRIED.**

### **Promotion Committee**

Mr. Osentoski updated the board on the Summer Concert Series, Monday Cruise and Art on Nepessing events and stated the board discussed reaching out to landlords of vacant buildings for possibly installing window displays, merchandising, the family friendly branding for downtown, effects of the M-24 reconstruction project on downtown businesses and plans to operate a Main Street Program information booth during Lapeer Days.

## **OTHER REPORTS**

### **Center for the Arts**

Ms. Grossbauer updated the board on the Center for the Arts annual financial report showing admissions up by 7,000, 3 sold out events, increased commission sales, decreased operating expenses, decreased utility expenses, increased gallery classes and reduced fees and scholarships provided. Mr. Grossbauer reported the new Strategic Plan will be placed on the website for public comment, the 2017-18 budget is being finalized to be submitted next month and the new brochure will be available in July. Ms. Grossbauer also updated the board on recent and upcoming performances, shows, exhibits, classes and the Art on Nepessing event.

## **STAFF REPORT**

### **Executive Director**

Mr. Alt updated the board on the recent Main Street Program training sessions stating the facilitator will be providing follow up information with a breakdown of the feedback, that the next session on Strategy Implementation is scheduled for August 28<sup>th</sup> at 5:30 p.m. and will focus on how to set and reach benchmarks to implement the family friendly strategy. Mr. Alt reported an additional stand alone Committee Training session may be scheduled for August 30<sup>th</sup> and that Chris Germaine from the State's Redevelopment Ready Community program has requested to set a day between July 5<sup>th</sup> and July 17<sup>th</sup> to visit Lapeer and meet with business and property owners.

Mr. Alt also updated the board on improvements planned to the Beyer's Furniture exterior building facade, the upcoming Row by Row program and workshop at Sew Crazy which will bring additional people downtown and the Tilted Axis Optimist Ale promotion which will donate 5% of proceeds to the Optimist Club and 5% of proceeds to the Main Street Program. Mr. Alt reviewed social media activity, interest received from Nancy Boxey of Lapeer Community Foundation in a youth committee, the Dog Park committee's activity and stated he will be requesting a draft lease for the new office location to review.

## **OTHER BUSINESS**

### **Center for the Arts – 2017-2018 Programming Services Agreement**

Discussion was held regarding the proposed changes to the 2017-18 Center for the Arts Programming Services Agreement concerning owner responsibility and use of funds. After discussion it was moved by Ms. Bostick-Tullius and supported by Mr. Macksoud to approve the 2017-2018 Center for the Arts Programming Services Agreement. **MOTION CARRIED.**

### **Redevelopment Liquor License – Scott Jankovich**

Mr. Alt updated the board on the request from Scott Jankovich, current owner of Old Detroit Burger Bar, for DDA and City Commission support of his application to the State of Michigan for a Redevelopment Liquor License to be utilized in order to operate a bar/restaurant for his potential purchase of the Pueblo Viejo building located at 393 W. Nepessing after they relocate to Genesee Street. Discussion was held regarding State rules and requirements in order to receive a Redevelopment Liquor License, requiring the license to remain in the Main Street downtown district and history of the previous redevelopment license approved for Pepper's Mexican Restaurant.

After discussion it was moved by Mr. Roodvoets and supported by Mr. Osentoski to recommend the City Commission approve the application of Scott Jankovich for a State of Michigan Redevelopment Liquor License with the condition the license be limited to a location in the downtown Lapeer Main Street District.

**ON A ROLL CALL VOTE:**

**Yeas:** Mr. Macksoud, Mr. Roodvoets, Mr. Benton, Ms. Bostick-Tullius, Ms. Grossbauer, Mr. Cady, Mr. Osentoski and Mr. Davis.

**Nays:** None.

**Abstain:** Mr. Hingst and Mr. Gerlach.

**Absent:** Mr. Sharkey, Mr. Hodge and Mr. Sprague.

**MOTION CARRIED.**

### **Member Resignation**

Chairman Gerlach stated Mr. Hodge has submitted his resignation from the DDA. It was moved by Ms. Bostick-Tullius and supported by Mr. Benton to accept the resignation of Doug Hodge from the DDA with regret. **MOTION CARRIED.**

### **Board Vacancy Recommendation**

Discussion was held regarding the interest received from Main Street Steering Committee member Tony Stroh-Piechowski to serve on the Downtown Development Authority board. After discussion, it was moved by Ms. Bostick-Tullius to recommend the Mayor appoint Tony Stroh-Piechowski to the DDA board. **MOTION CARRIED.**

Discussion was held regarding the receipt of the EMS Tax Capture refund, the Main Street Program quarterly training scheduled for August 7<sup>th</sup> and 8<sup>th</sup> in Boyne City which Jim Alt will be attending, plans to hold the July 26<sup>th</sup> DDA meeting at the Center for the Arts and availability of the downtown vacancy list on the DDA website.

### **Police Chief Alexander Retirement**

It was noted that the meeting would be the last meeting attended by Police Chief Todd Alexander due to his upcoming retirement and the board thanked him for his participation and assistance to the board over the years. Mr. Alexander stated part of his duties when originally hired were funded by the DDA as a downtown foot patrol officer and that he is excited to see the downtown going in a good direction.

### **ADJOURNMENT**

There being no further business, it was the consensus of the board to adjourn the meeting at 9:23 a.m.

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Mr. Dan Osentoski  
Secretary