

**CITY OF LAPEER
MINUTES OF A REGULAR
DOWNTOWN DEVELOPMENT AUTHORITY
LAPEER MAIN STREET MEETING
SEPTEMBER 26, 2018**

A regular meeting of the City of Lapeer Downtown Development Authority and Lapeer Main Street was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Wednesday, September 26, 2018 at 8:00 a.m.

Members Present: Chairman Dan Gerlach, Mr. Dan Osentoski, Mr. Bill Sprague, Mr. Tom Benton, Mr. Tony Stroh-Piechowski, Mr. Bruce Cady, Mr. Dan Sharkey, Mr. Tony Macksoud, Mr. Ray Davis and Ms. Catherine Bostick-Tullius.

Members Absent: Vice Chairman Tim Roodvoets.

Also Present: Mr. James Alt, Executive Director, Mr. Dave Frisch, Public Safety Director, and Ms. Jill Lyons, Center for the Arts Executive Director.

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

PUBLIC COMMENTS

There were no public comments.

AGENDA AMENDMENT

It was moved by Mr. Stroh-Piechowski and supported by Mr. Osentoski to add Items C.3 Budget Amendment for Pocket Park and H.1 Board Vacancy to the agenda.

MOTION CARRIED.

CONSENT AGENDA

After discussion regarding the pocket park budget amendment, it was moved by Mr. Macksoud and supported by Mr. Stroh-Piechowski to approve the Consent Agenda for September 26, 2018 as follows:

1. Approval of DDA meeting minutes held on August 22, 2018;
2. Approval of Treasurer Report and Bill Listing; and
3. Budget Amendment – Pocket Park.

MOTION CARRIED.

Executive Committee

There was not a report.

MAIN STREET COMMITTEE REPORTS

Organization Committee

Ms. Bostick-Tullius reported the committee met and was attended by Main Street Program representative Leigh Young who provided input on improving communication with other boards and the self evaluation tool.

Design Committee

Mr. Alt reported committee members have been meeting on an as-needed basis for the pocket park project, distributed an updated budget for the pocket park project and stated the committee has been working on the project's timeline and order of operations. Mr. Alt reviewed various aspects of the project including decorative fencing, the elevated stage materials, additional railing, the recognition plaque and engraving of brick pavers and metal leaves.

Discussion was held regarding the City DPW's underground site work completed which included excavation and waterproofing of the exterior Pix basement wall, donations received, funding sources, design and materials of the stage to accommodate various types of performances, lighting and approving payments to the various contractors in order to begin construction as soon as possible.

Economic Restructuring Committee

There was not a report.

Promotion Committee

Mr. Alt reported the committee is working on the upcoming fall events and stated volunteers have provided over 400 hours of service which equates to over \$9,500.

Discussion was held regarding recent committee meeting cancellations and the fact the work of the various committees is proceeding with meetings being held on an as-needed rather than regularly scheduled basis.

OTHER REPORTS

Center for the Arts

Ms. Lyons updated the board on the recent Oktoberfest event, receipt of a \$15,000 operations grant from MCACA, advertising and advance ticket sales for the upcoming season of events at the Pix Theatre, the upcoming Tony & Tina's Wedding performance and current and upcoming exhibits at Gallery 194. Ms. Lyons reported Ms. Grossbauer has resigned from the Center for the Arts Committee and DDA and the CFA committee will make a replacement recommendation at the October DDA meeting.

STAFF REPORT

Executive Director

Mr. Alt updated the board on the Main Street communication plan review meeting scheduled for September 27th, the Main Street Director's Retreat October 7th-9th, the MDA annual conference October 11th-12th, the Main Street exchange day with Owosso on October 3rd and plans for Owosso Main Street representatives to visit Lapeer on October 24th. Mr. Alt also updated the board on the pocket park crowd funding campaign stating the goal was exceeded and a potential new MEDC program available to fund interior improvement projects including fire suppression.

Mr. Alt reported 30 volunteers attended the volunteer recognition event held at Cheer's on September 24th and that Denise Becker was recognized as the Volunteer of the Year. Mr. Alt reviewed various business closings, openings and relocations, overall attendance figures at downtown events, fire suppression work at Woodchips, upcoming fall events and brush clearing at the I-69 downtown sign.

Discussion was held regarding efforts by the MML & MEDC to provide funding sources for fire suppression installation costs, the great job by Cheer's in hosting the volunteer recognition event and the pocket park gate design to prevent vandalism.

NEW BUSINESS

Board Vacancy

Mr. Alt reported Patrick Hingst has resigned for the board and discussion was held regarding potential candidates to fill the vacancy. It was the consensus of the board to make a recommendation for a replacement at the October meeting.

Task Force Creation

Ms. Bostick-Tullius updated the board on the recommendation from Main Street Program representatives to form a task force made up of members from various groups including the City, DDA, Chamber, LDC and service organizations to present a unified message and improve communication and collaboration efforts. It was the consensus of the board for Ms. Bostick-Tullius to pursue formation of the task force.

Downtown Improvement Project

Mr. Gerlach noted the last payment on the Center for the Arts loan is due in February 2019. Discussion was held regarding future downtown improvement projects for funding consideration including construction of additional dumpster enclosures, demolition of the former drive-thru bank currently owned by St. Matthew's Church and possible riverfront improvements. Ms. Gerlach requested the members to make any additional downtown improvement suggestions for future consideration by the board.

Team Work Building – 286 W. Nepessing – Renovation Project

Mr. Macksoud updated the board on the Team Work building renovation project at 286 W. Nepessing stating the contractor has been selected and a public hearing will be held by the City Commission on October 15th.

Discussion was also held on plans to install Christmas lights on the courthouse porch columns, the need to assess the value of the drive-thru bank and parking lot, M-24 sign rental income and advertising available display time on the sign.

ADJOURNMENT

There being no further business it was the consensus of the board to adjourn the meeting at 9:15 a.m. **MEETING ADJOURNED.**

Mr. Dan Osentoski
Secretary