

Downtown Development Authority
City of New Baltimore

MINUTES
Regular Meeting 2007 - 1st Wednesday of the Month
Wednesday, April 4, 2007

Call to Order by Sandy McClure, the Vice Chair, at 7:00 P.M. The Chair, Cindy Holmes, was ill this evening. Sandy commented that this is her initiation chairing a City meeting.

Members Present: 1] Mayor Thomas Goldenbogen, Chief Executive Officer of the City, 2] Sandy McClure, Vice Chair, 3] Max Plante Secretary, 4] Karl Rutledge, Planning Commission Member, 5] Shannon Longstaff, 6] Nancy Gruca, 7] Dick Pierson, and 8] Joe Drompp.

Not Present: 9] Andre D'Anna (new Member)

Excused: traditionally out of town; 10] Oscar Socia, 11] Cindy Fahr, ill both 12] Vince Eggert and 13] Cindy Holmes by MOTION of Karl Rutledge and seconded by Joe Drompp. All in favor.

Quorum: 8 of 13 [7 required].

Others Present: Marc Levis, Admin Assist., and Mark Paparelli, Planning Commission Member DDA Liaison.

Public Attending: Eric Ostling, Giffles-Webster Project Manager Washington, Michigan office. Eric was just sitting in.

Minutes March 7, 2007 approved by MOTION of Karl Rutledge and seconded by Dick Pierson. All approved without any discussion. These being a second emailing of Minutes by the Chair which reflected a change made by the Chair.

Submission of Minutes were made to the City after signing as "Approved" by the Vice Chair and dated April 4, 2007.

Public Discussion: None.

Agenda approved by MOTION of Karl Rutledge and seconded by Nancy Gruca. All approved after some minor discussion which merely resolved item numbering and inclusiveness.

Treasurer's Report: In the absence of the Treasurer, Oscar Socia, Nancy Gruca reported from the Check Book the receipt of \$41,270.80 which was the \$75,000.00 for the Court Ordered settlement on the Vacant Lot Lawsuit from the Novak's less DDA approved \$33,729.20 legal fees to York Dolan & Tomlinson Pc [Jack Dolan].

TIFA Tax Capture Report of \$59,694.67 paid in 2007 was distributed. With interest of \$46.41 the Cash Balance is \$162,895.28.

Budget Report 4 yrs thru 6/30/09 was submitted by the Mayor in conjunction with communicating with the Treasure, Oscar Socia, in Florida. The Report was a printed Statement of Income & Expense, Balance Sheet, and a Statement of Cash Flow. The Mayor stated that these figures are a good start but they will need continuing input as the DDA accelerates its activities in Downtown. The Income and Expense Statement reflected expenses of an Executive Director in 2008 and 2009 of \$26,250 and \$27,037 respectively [\$50,000 at 1.5 times 35% (which is a salary of \$50,000 with benefits of 50% of which 35% is shared by the DDA)]. All currently budgeted activity results in a Cash Flow for 4 years of \$89,000, 162,000, \$149,000, and \$140,000 respectively.

Budget Accepted by MOTION of Karl Rutledge and seconded by Shannon Longstaff. Approved with Joe Drompp abstaining. All thanked the Mayor for his personal efforts and competence in establishing these very important financial goals for the DDA.

\$157,000 in Cash Reserves into Sweep Account by MOTION of Karl Rutledge and seconded by Nancy Gruca. All approved with approx. \$4,000 left in the checking account with the transaction to be completed by the Mayor and Treasurer to obtain the most appropriate rate of return and security along with a provision to increase or decrease the balance as needed.

DDA Boundaries to be verified as to inclusion of the entire Block Number 7, i.e. the “Town Pump Block”.

Safie Building [3 units - 1) Diamond Cleaners, 2), and 3)] is awaiting Planning Commission Special Land Use approval for unit 3. A church office [and, or a retail Christian Book Store] is being discussed. The DDA has previously stated that a tenant is important providing the building owner is prepared to invest in the 3 unit façade. The DDA may provide a matching grant.

Director of Economic Development was discussed with a possible salary as indicated in the above Budget figures with Dick Pierson noting that even a higher salary maybe should be considered to get a properly qualified and a person who will be successful in behalf of New Baltimore. The Mayor said a Job Description and comparison compensation with other communities is being developed.

Economic Development was discussed with the Mayor providing some literature from the Michigan Municipal League along with a list of communities which levy a DDA millage and the amount. Informative discussions are continuing in Mt. Clemens with the Macomb County Director of Development. While Milford utilizes these sources, Macomb County operates differently than Wayne and Macomb. Efforts are under way [nautical term!] to better utilize Macomb Country.

Next Regular Meeting Wednesday, May 2, 2007 at 7:00 P.M.

Ride the Wave Publicity has been very good. The first Town Hall Meeting will be Thursday, April 26, 2007 in the Civic Club who is providing the space free (perhaps except cleaning costs) per their President Karl Rutledge. A legal opinion on the technical future status is being considered.

Postage and Mailing Costs for a 2nd mailing of 4,300 with the date, time, and place of the first Town Hall Meeting in the amount of approx. \$1,218 approved by MOTION of Karl Rutledge and seconded by Dick Pierson. Roll call vote with all in favor.

\$500 Donation by AB Community Foundation was warmly received by Ride the Wave Navigators.

Bike Path and Sidewalks to the New High School updates were provided by the Mayor. There is a lot of joint effort going into this and the progress sounded encouraging to all.

DPW New and Improved Facilities along with a necessary but costly new salt barn were explained by the Mayor. Again the Members expressed really being appreciative of these City project updates.

Waste Water Plant Projects will cost \$20,000,000 and are being finalized per the Mayor. An outflow pipe of 72 inches sounded impressive. New drain pipes will extend from Murdock to Ashley and another from Ashley to Front Street where substantial violations were detected using Smoke Testing. The City will no longer allow any rain runoff, etc. into the sewer drain system.

Road Projects explained by the Mayor will be undertaken each year of from \$300,000 to \$500,000 to keep roads in continuing good shape rather than wait until every thing needs to be done at the same time. It will be more cost effective and the citizens will have better roads besides. No new taxes are planned by the City.

New Bathing Beach, Pier Move, and a Boat House which will include a Water Department garage are all being vigorously pursued through the permitting process from the US Army Corps of Engineers and the Michigan Department of Environment Quality by the Mayor and his team. He indicated progress but some of it is slow and difficult. If approved there will be no dredging from March 31 thru Oct. 15, 2007 due to fish habitants, etc.

New Water Plant to be on-line per the Mayor in October, 2007. No new water meters for lawn sprinklers and swimming pools will be issued this summer in order to best assure a successful transition to the new water purification system which will impact on everyone in our Community. Most communities do not provide for second meters wherein the Sewer charges are eliminated.

Izzy's Deli intends to rebuild once the insurance payment delays are resolved with some help from the Mayor.

Brick Contest will be started up again now that the nice weather is upon us per Nancy Gruca. She will encourage people to buy new bricks in order to create some profit and to get more people involved in our Downtown.

TasteFest by MOTION of Max Plante and Karl Rutledge to be given \$450. All approved while noting this is an excellent Downtown activity and deserves the DDA's encouragement and assistance. It will be Tuesday, June 19, 2007 from 5:30 to 9:00 P.M. in the Bay Rama tent. This is just great because the restaurants are not otherwise committed as they would be on a Saturday or on a Sunday Father's Day. This is both an Anchor Bay Chamber of Commerce and an Anchor Bay Community Foundation event.

Scarecrow Contest to be planned at our next DDA meetings. Entry fees to be small, money prizes, and voting by all the public in voting boxes well placed throughout Downtown. Their voting is keeping everyone pleasantly involved.

Thanks were extended to Sandy for a good meeting and all her many involvements in behalf of our City.

Adjourned at 9:00 P.M. by MOTION of Joe Drompp and seconded by Max Plante. All approved.

Max Plante, Secretary