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Approved 3/5/2008

Thomas Goldenbogen

Downtown Development Authority
City of New Baltimore
MINUTES
Regular Meeting 2008 - 1st Wednesday of the Month
Wednesday, February 6, 2008

Call to Order by the Treasure, Bonnie Vanderbossche, at 7:05 PM. The Chair, Sandy McClure, had to complete the move of her residence. Karl Rutledge, Vice Chair, was not present on this very difficult snowy night which delayed Joe Drompp by an hour.

Members Present: 1] Bonnie Vanderbossche, Treasurer, 2] Max Plante, Secretary, 3] Mayor Thomas Goldenbogen, Chief Executive Officer of the City 4] Dick Pierson, 5] Nancy Gruca, 6] Andre D'Anna, 7] Joe Drompp, and 8] Dorothy Stabile

Not Present: 9] Sandy McClure, Chairman, 10] Karl Rutledge, Vice Chair, and 11] Shannon Longstaff who phoned the Mayor that she wasn't able to make the meeting.

Quorum: 8 of 11. 12th Member to be appointed by the Mayor.

Others Present: Marc Levis, Assist to Mayor, Susan Burkhardt, Council Member and Liaison to the DDA, and Joe Stabile Owner of Stahl's Bakery.

Judy Sproat, Dir. of Planning and Economic Development was to attend her first meeting tonight while her formally becoming a member of the City staff will not be until the 1st Council Meeting in February on Monday the 11th. Unfortunately she phoned the Mayor earlier to say she had spent an hour in Rochester [her home] getting just several blocks due to this really rather severe snow storm. Our own snowy members know she just would not have made it all the way to New Baltimore.

Minutes of Wednesday, January 2, 2008 were approved as submitted by MOTION of Dorothy Stabile and seconded by Dick Pierson. All in favor. Stocking contest winners corrected to: Amanda Littlejohn, and Kim McDaniel.

Minutes of Joint Meeting with the Planning Commission on Monday, February 4, 2008 are not yet available from the Secretary. Judy Sproat attended this Joint meeting and met most DDA members there. Dick Pierson noted that one comment on having a wine store in Downtown was very trendy.

Agenda prepared by the Secretary was accepted as presented with the addition of a mural wall painting on the Recreation Center by Dick Pierson and by MOTION of Andre D'Anna and seconded by Tom Goldenbogen. All approved this agenda emailed to all members prior to the meeting.

Treasurer's Report was presented by Bonnie Vanderbossche in a written monthly statement format as of January 31, 2008 noted an Ending Checking Account Balance of \$2,060.41 and a CD Balance of \$136,399.58. The report listed Income of CD

Interest of \$1,465.94 and Expense Items consisting of Polar Bear Plunge Sponsorship of \$700, Chamber Dues of \$79, and the nicely successful Stocking Contest prizes to 5 people totaling \$350. Bonnie also included Loan Outstanding of \$61,670.87 with the next payment due Sept. 30, 2008 of \$23,774.97 at an Interest Rate of 4.26%. MOTION by Max Plante and seconded by Tom Goldenbogen to accept the Treasurer's Report with special thanks to Bonnie and for the inclusion of the Loan Information. All in favor.

Public Discussion: Susan Burkhardt, City Council Liaison, had no comments at this point in the meeting but was invited to comment and participate at any time.

Polar Bear Plunge Report will be by Karl Rutledge at the next meeting but members noted a very successful event particularly with some 180 plungers and a very enjoyable Chili Cook-off.

Ride the Wave Town Hall Meeting was noted by Nancy Gruca as being planned for April 2008. Their last Town Hall Meeting at the Civic Club was well attended and very successful. The DDA enthusiastically supports their Town Hall Meetings.

Monthly Ride the Wave Breakfast Meeting was announced by Joe Stabile [owner Stahl's Bakery] which he will Chair in an informal and casual breakfast venue wherein all the groups in the City will meet on the 3rd Thursday of the month at 8:30 AM at the New York Deli. Those who prefer may purchase breakfast. This monthly meeting is a first for New Baltimore and can serve many interests and can certainly be quite enjoyable. One [of many purposes] will be to note group events so as to eliminate scheduling conflicts. The hope is that at least one member of the various groups will be able to attend with this first meeting on Feb. 21, 2008 being important to get this started successfully. Thereafter an emphasis will be to make this a fun and regular monthly event in New Baltimore with absolutely everyone graciously invited. Again the DDA thinks this is another wonderful idea and thrust by these Ride the Wave darn good thinkers and who all do themselves proud by accomplishing so much for our "new" New Baltimore.

Joint Meeting with Planning Commission was discussed with all feeling it was beneficial and the grouping techniques and the rounds of questions were effective and well done. A summary will be prepared by Community Planning and a copy to the DDA provided. Another date to be set in the near future. It seemed almost everyone was in accord with what was discussed as needed improvement for Downtown. Judy Sproat was an active participant in this meeting.

THE MAYOR'S UPDATE:

Candice Miller Provided \$11,000 as a grant towards the purchase of Thermal Imaging Equipment for our Police Department. This heat seeking equipment is helpful in locating people and animals, and in other policing activities. The City and the Police were pleased to have this Federal Grant for high tech equipment.

Mayor's Meeting with Candice Miller [and Carl Leven upcoming this Saturday] was discussed by Tom. He is presenting our City projects and developing a rapport along with seeking any possible funding. Candice was receptive to helping New Baltimore.

Beach Additional Boardwalk Approved by City Council. This is a new walkway on the west side of the beach seawall with a handrail to provide for comfortable viewing of beach activities [rather than walking on the grass up to the edge of the seawall without a handrail].

Wastewater Diversion into the Lake was narrowly averted due to unusual snow and water within the City.

Joint Planning Commission Meeting discussed by Tom and his feeling it was a very good meeting and good participation by everyone. He was impressed that everyone seemed to be in general accord what was good for the future of our Downtown.

State Equalized Values were discussed by Tom with his noting New Baltimore values will be reduced by about 10% which can negatively affect our City property tax income, and the TIFA Income to the DDA. He will be studying these figures as they are developed but it could also have a Zero Sum impact. He noted that New Baltimore has had the least amount of foreclosures so far in our national sub-prime mortgage debacle. Current growth is nearly zero. Tom also reflected that New Baltimore homes are at about a 30% premium over Chesterfield. This seemed an unusual premium to Tom, but it states that New Baltimore is definitely preferred by many people.

Occupancy in Downtown Analysis by Max Plante and provided all members was discussed. There are 40 units facing Washington Street from Front Street to Hathaway, and in which there are 3 currently Vacant [Art & Mary's, Dave Kret's shop 1 and 2] and only 2 others [Johnny's Café and Nu B's Pizza] that are for rent. Art and Mary's is not even on the market nor does Dave Kret care to rent his 2 shops. These figures were far different than most would have estimated. Plante is going to expand his figures to include Outside Ownership along with Owner Occupied and an analysis by usage. Plante was thanked for these very useful figures.

Water, Sewer, and Rubbish Billing Procedures were discussed by Tom with the flat \$15 rate to establish automatic withdrawal to be put to the City Council to be rescinded due to many questioning this charge. The last Bill seemed to reflect a Readiness to Serve Charge for Rubbish which Tom explained only appeared this way due to current software line spacing limitations. The Readiness to Serve Charge belonged to Sewer charges.

Jack's Restaurant to Proceed per Tom now that they have received the delayed insurance payments for the fire destruction of the entire building and equipment. This was just great news for the members and Downtown. Everyone is very much

anticipating this restaurant in Downtown and is happy for A.J. in that he can now proceed with his vision.

New DDA Plan was to have been discussed for a full hour but tabled to the next meeting when Sandy, Karl, and Judy Sproat are able to attend. Again, though this is a must for the DDA and has to be a polished and professional plan including Events that will set Downtown on a great track to be one of the finest Downtowns in Michigan.

Judy Sproat was discussed briefly by Tom noting her past experience in Rochester where she now lives and her most recent professional activities in the Village of Holly with their DDA. Judy brings much to the table by virtue of her intelligence, experience, and a personality and likeability which have put her in good stead to come very highly recommended for where there is a lot to do and with people with whom it will be pleasant working.

Thanks to the Mayor for his informative and very helpful City Update.

Art Fair by Dorothy Stabile was discussed with Dorothy having spent considerable time on planning for this major showing in Downtown [and in New Baltimore which are indeed one and the same]. She knows it will take a significant budget and soliciting the funds to do this right. Again consequential prize money and the juried professional judging are all part of this particular type of Art Fair. Crafts will not be a part of this show and indicate that someone has to have a very definitive vision of what a great show requires and what cannot creep into this type of presentation. Not all will be pleased with the planning, but in the end everyone will be pleased with the results. As a purely incidental aside Dorothy has learned that the Anchor Bay Artists have 200 members.

Mural Painting on Rec Center Wall needs to be carefully considered at our next meeting per Dick Pierson due to the condition of the existing painted cinder block walls.

Romeo Business Plan was emailed by Judy and it was indeed packed with all kinds of useful and wise thinking. Bonnie Vanderbossche found that to print it out without any condensing was 305 pages.

Existing Trailer Park was discussed in a very general sense noting what can happen and what may not happen in the future.

Next Meeting will be the 1st Wednesday of the month on March 5, 2007 at 7:00 PM. Joe Drompp will be out of town.

Adjourned at 8:35 PM by MOTION of Tom Goldenbogen and seconded by Andre D'Anna. All approved.

Max Plante, Secretary