

5-7-08 MAY 28 2008

Downtown Development Authority

City of New Baltimore

MINUTES

**Regular Meeting 2008 - 1st Wednesday of the Month
Wednesday, April 2, 2008**

*Sandra J. McClure
Approved*

Call to Order by the Chair, Sandy McClure, 7:05 PM.

Members Present: 1] Sandy McClure, Chair, 2] Karl Rutledge, Vice Chair, 3] Bonnie Vanderbossche, Treasurer, 4] Max Plante, Secretary, 5] Dick Pierson, 6] Nancy Gruca, 7] Andre D'Anna, 8] Dorothy Stabile, 9] Shannon Longstaff, and 10] Joe Drompp.

Not Present: 10] Mayor Thomas Goldenbogen, Chief Executive Officer of the City could not attend tonight

Quorum: 10 of 11. 12th Member to be appointed by the Mayor

Others Present: Judy Sproat, Director of Planning and Economic Development, and Susan Burkhardt, City Council Member liaison to the DDA. John and Mickey Mellon merely attended about an hour of the meeting.

Minutes of Wednesday, March 5, 2008 were approved by MOTION of Nancy Gruca and seconded by Karl Rutledge as corrected to note a reference to the Lions is not the Anchor Bay Lions but the New Baltimore Lions. All in favor.

Minutes of Joint Meeting with the Planning Commission on Monday, February 4, 2008 were accepted as presented by MOTION of Dorothy Stabile and seconded by Dick Pierson. All in favor.

Agenda prepared by the Secretary and emailed to all Members was accepted as presented with the addition of Flower Pots and Downtown music discussion with Sound Waves by MOTION of Karl Rutledge and seconded by Dorothy Stabile. All in favor. The Chair will move through the Agenda tonight quickly. The Secretary improperly thought the Chair had previously approved the Agenda but she did not.

Treasurer's Report was prepared by Bonnie Vanderbossche and a copy was given each Member. It reflected the Property Tax Capture of 3/31/2008 of \$51,061 with the Checking account Balance at \$53,185,

with Time Deposits of \$134,933, with Total Funds at \$188,118. Reported Income was \$60 from Brick Sales and \$1.79 Interest, and no Disbursements. The Outstanding Loan is \$61,670 at 4.26% interest with the next payment due 9/30/08 of \$23,774. A discussion confirmed that no prepayments will be made in the future. MOTION to accept the Treasurer's Report by Karl Rutledge and seconded by Andrea D'Anna. All in favor.

\$9,745 Compensation to Dir of Planning and Economic Development which is approx 1/3rd of the compensation for the 1st quarter to be paid per the Memorandum Statement presented to the DDA by MOTION of Nancy Gruca and seconded by Karl Rutledge. All in favor except "Not in Favor" by Joe Drompp.

Deposit all Funds except \$5000 in Time Deposits by MOTION of Karl Rutledge and seconded by Dorothy Stabile. All in Favor.

NEXT MEETING a Joint Meeting with Planning Commission on May 7, 2008. The DDA to meet at 6:30 PM and continue in Joint Session at 7:00 PM with the Planning Commission and Brian Wilson, from Community Planning by MOTION of Karl Rutledge and seconded by Nancy Gruca. All in favor. It was discussed that there may be quarterly joint meetings as a continuum from one to the next.

Sound Waves Owner, Dave Goodwin who has been in Downtown 4 years was attending at the request of Andre D'Anna, indicated wireless Music in Downtown per "repeaters" is very difficult. Currently Stahl's and Plum Hollow have their own systems with loudspeakers for the outside. Dave is going to return with more information on a one music selection for all of Downtown system. All thanked Dave for his interest and much appreciated help.

State of Michigan Downtown Tour with MSHDA -Michigan Downtown Representative Pauline Middlecamp did happen on Wednesday, March 19, 2008 at 10:00 AM with Judy, Tom, and Sandy. Subsequently Judy and Joe Stabile worked hard to make a March 31, 2008 deadline for a grant Application for Stahl's Bakery. This was a Façade Improvement Grant requiring two building. Since Stahl's is two buildings it qualified. Judy feels this is a good project and an approval date is not known at this time. The second Grant Program for a Signature Building Project did not provide the right criteria for New Baltimore. Judy will be meeting with

Macomb County officials next week. Judy and Tom feel it is important that now we are “in their radar”.

Three Downtown Analyses prepared by Max Plante were reviewed quickly: Excel spreadsheets were used which provide a template for further studies.

Our 8 block downtown and an additional 8 blocks (4 west of Maria and 4 east of Bedford) were included.

1] Ownership, Occupancy and Usage: This indicated of the 64 Total Units we have currently 3 Vacancies (Semaan and 2 Kret) and 3 For Rent. This listed all Parcel Numbers, Owner names and addresses. Most owners live in New Baltimore or are well known here versus “absentee Owners”. We have 32 of 64 locations who are “Owner Operators”. Private homes and separate apartment buildings were listed but not included in the “counts”.

2] Usage was summarized in a separate report listing each: 17 Retail, 3 Restaurants and Bars, 12 Services, 9 Personal Services, 9 Professional Services, 14 Facilities, and 6 Retail Space Available.

3] 2nd Floor Analysis indicated only 11 buildings with potential or current use by tenants [or future retail type space]. Only one current tenant parks on Washington.

Parking on Washington Street was discussed along with whether a 2 hour limit would be wise. The biggest immediate concern seemed to be the police staff parking on Washington and on Front Street.

Town Hall Meeting by Ride the Wave on Thurs April 24 at 7:00 PM at the Civic Center. All feel this is a great function and hope for a good turnout.

The submission This Michigan Program is

Mayor Exchange with the City of Howell. New Baltimore there Wednesday May 14 and Howell here May 20 for our Annual Mayoral Dinner.

Gift Bag by the DDA for Howell Visitors by MOTION of Max Plante and seconded by Nancy Gruca to be created by Dorothy Stabile and Sandy McClure. All in favor.

Community Networking Breakfast Meeting the 4th Thursday of the month at the New York Deli at 8:30 AM. This is not a Ride the Wave event but sponsored by the Chamber to develop a really effective Community Calendar and avoid timing conflicts which can be so counter-productive to the hard work put into events by hard working volunteers and others.

Mural in Downtown on the Police Station is very well done and liked by all. Another to be done with Judy to check out the one in Rochester at Burdine's Greenhouse. Our Rec Center needs something but the condition of the cinder block walls is a possible concern. The DDA is prepared to pay for another good mural. Andre to investigate the use of banners.

Flowering Pots (not flower barrels) by MOTION of Karl Rutledge and seconded by Joe Drompp at a cost of up to \$20 per pot to be potted by Nancy Gruca with asparagus ferns with help from the DPW who have been so helpful in the past. All in favor.

Agenda Packets were suggested by Judy Sproat and to be sent out Wed before the Wed meeting dates. MOTION by Max Plante and seconded by Dorothy to thankfully accept Judy's willingness to send out these packets. All in favor.

Bay Rama in Downtown to be properly discussed at a future meeting. Everyone just needs to be on the same page about supporting Bay Rama and helping to make it a great event for Downtown and New Baltimore.

Tonight's Agenda was long and properly hurried at the end. There were some quick discussions and things to be put on following agendas that are not included in these minutes due to minute note taking constraints. Everything of importance will be a proper part of future minutes. Some quick discussions extended beyond adjournment.

Adjourned at 9:07 PM by MOTION of Karl Rutledge and Seconded by Joe Drompp. All in favor.

Max Plante, Secretary