

APR 27 2009

C-5  
Approved  
4-8-2009

**Downtown Development Authority**  
City of New Baltimore  
Minutes  
Wednesday, March 11, 2009

**Call to Order:** at 7:07 PM by Acting Chair Bonnie Vanderbossche.

**Roll Call: Members Present:** Bonnie Vanderbossche, Dick Pierson, Dorothy Stabile, Christine Nellis, Joe Drompp, Mark Lietke, Shannon Longstaff, Nancy Gruca, Tom Goldenbogen.

**Not Present:** Max Plante, Sandra McClure, Karl Rutledge *arrived 7:15 pm*

MOTION by Rutledge, second by Stabile to excuse the absent members. All in favor. Motion carried.

**Also Present:** Judy Sproat, Director of Planning and Economic Development

**Guests Present:**

Mike Wojciechowski, Planning Commission

**Approval of Minutes:**

MOTION by Stabile, second by Gruca to approve the February minutes as presented. All in favor. Motion carried.

**Approval of Agenda:**

MOTION by Lietke, second by Pierson to approve the agenda as presented. All in favor. Motion carried.

**Treasurers Report:** Bonnie Vanderbossche reported 20 cents interest income for the month. Three disbursements for a total of \$501.86 leaving the balance in the checking account of \$2,328.45. No change on the time deposit, balance of \$132,321.91. Total funds on deposit \$134,650.36. No additional questions from the board.

MOTION by Goldenbogen, second by Lietke to accept the treasurer's report as presented. All in favor. Motion carried.

**Public Comments:** None.

**General Business:**

**Waterfront Park Presentation:**

Director of Planning and Economic Development, Judy Sproat, explained she had invited Carlos Aprea to present some suggestions for the Walter and Mary Burke Park amenities and improvements. The Park and Recreation Committee will ultimately decide the improvements to the park. The DDA would like to participate in the process.

Carlos Aprea from the Recreation Board presented ideas for the waterfront park. (Copy attached). These items are up for debate and negotiation, to stimulate discussion to improve the park. The proposals include an area for basketball hoops, a toddler plays cape and swing sets, a splash zone and a concrete slab for umbrella tables are proposed.

Shade trees and plantings are also proposed as are more picnic tables and barbeque grills. Protecting the views is a priority. A stage is proposed near the volleyball court. A fitness station is proposed for teenagers. A lifeguard station at the new beach is proposed. There is discussion regarding moving the pavilion to open up the view to the water, and possible adding another one. More trash containers, barbeque grills, and benches are proposed. Rental for kayaks and paddleboats was also proposed on the old beach.

The splash zone is the big ticket item and could generate revenue. A small system could cost close to \$200,000. A game setup between the water tower and the pavilion was proposed for bocce ball and horse shoe pits, very inexpensively. The entranceway to the park needs attention. Added lights during the winter months could draw attention. Currently it is a big black hole and that is not good for business. Decorating the trees with lights was discussed during the winter for skating. Additionally chess tables were proposed. The beach has been awesome, and it won't be long before we have to discuss keeping people out because it is packed.

Questions concerning generating revenue from the splash zone were discussed. Structuring fees for residents and non residents was an issue. Liability for boat rentals was discussed.

Nancy Gruca discussed the Blueprints proposal recommending we hire a landscaping architect to help design the park. Judy Sproat suggested the Recreation Commission put together what they want in an RFP for a landscape architect. She asked what was the appropriate way to offer input from the DDA Board to the Recreation Commission.

Mr. Aprea proposed sectioning off the list to what can be accomplished this year. The Recreation Commission budget was discussed. If they use DDA funds the DDA should have input into how the money is used. The mayor explained you cannot use DDA funds at the park until the park is part of the DDA area. The mayor explained the city engineer may be able to help with the RFP. Retired architects may be willing to take on a project like ours. Judy Sproat also suggested the MSU Extension students as a possibility.

#### **MEDC Entitlement Grant Program Application Discussion:**

Judy Sproat explained the grant application she had distributed. It was released last week and the deadline is April 1<sup>st</sup>. You can submit different projects in one application. They have \$400,000 in funding. They are aware we submitted the grant application for Stahl's Bakery last year and the feedback was good, but because we hadn't gone through Blueprints or the Mainstreet program we didn't score as well. Now that we have gone through Blueprints and are showing interest in Mainstreet we will score higher. She asked the board to consider projects with the most impact. The Blueprints consultant suggested a focal treatment at the intersection at Green and Washington.

Ms. Sproat distributed photos of two arch treatments for discussion. She explained a new design committee member is married to a senior project manager for a construction firm, and he prepared a rough estimate of costs of \$130,000 for the arch project. The MEDC will give extra points to projects which demonstrate public and private partnerships. The 50% match would be the DDA funds.

Other suggested grant applications would be resubmitting Stahl's Bakery, and the 50% match would be provided by the Stables. Another possibility is Kret's Garage façade improvements, and the two storefronts.

The arch concept was liked by the board. The cost and location were issues. The grant procedure was discussed as were additional projects. The Library expansion was discussed. The trees in the park were discussed. Signature building is part of this grant application, which means the DDA could consider purchasing property or a building to rehabilitate. The funeral home was discussed. Demonstrating development and job creation is a requirement. There is property for sale. Judy explained she would continue to communicate via email. Calling a special meeting to approve the application was discussed.

MOTION by Lietke, second by Drompp, to delegate authority to Judy Sproat to make a selection of three items to present for this program. No additional discussion by the board. Voice vote. All ayes, motion carried.

**DDA and TIF Plan Renewal Update:**

Judy Sproat explained, Principle Consulting Partners, is the name of the organization the four University of Michigan students put together FYI. She presented the scope of work, hours dedicated to each area, introduction of each student. They have met with Judy and they are gathering data for the TIF plan and some DDA work. The timeline is attached. The majority of their work will be completed in April. They will be coming out to meet with the board.

**Michigan Main Street Associate Level Application:**

Judy Sproat explained the DDA gave her the approval last month to submit the 2009 application. She will be contacting the DDA members for information. The application is due May 1<sup>st</sup>.

**Design Committee Update:**

Judy Sproat explained they have been meeting every other Friday. They discussed purchasing planters for downtown and they are getting estimates. The horticultural program at Anchor Bay High School will be planting the barrels this year. Geraniums, wave petunias and full plants. They would like the barrels out on the street by May 15<sup>th</sup> for the children to plant them. The group home will do the upkeep. Last year the plant materials invoice was just under \$2,500 and watering for the season was for \$2,000. At \$14.00 per pot, 50 pots is \$700 for plant materials. We also have to purchase potting soil. A pizza party for the volunteers is planned. Lights in the trees were discussed as was running the electricity, and awnings.

**Committee Scheduling:**

The three remaining committees are Business Development, Promotion and Organization. Business Development is Max Plante, Joe Drompp, Richard Pierson, and Mark Lietke. Promotions is Dorothy Stabile, Karl Rutledge, and Organization is the entire DDA Board.

Dorothy Stabile reported that the Promotion Committee has not done anything yet. They are designing a logo and asked what purpose the logo will be used for. Judy Sproat explained the logo will be used on everything. They discussed using the silhouette of the water tower. Mrs. Stable didn't want to proceed without knowing what they were going to use it for, flags, promotional materials, etc. Refurbishing the water tower and the costs involved were discussed with the mayor.

Judy Sproat explained she has a photo catalog of DDA logos and they don't say downtown development authority. They say things like Downtown Ferndale, or Downtown Royal Oak. People are confused by DDA. Downtown New Baltimore was discussed as was using some kind of water element.

**Member Comments:**

As Judy Sproat prepared the agenda the mayors update was accidentally omitted. Regarding the Design Committee List, Rebecca from the antique store was left off our list.

The mayor explained the city did get some stimulus money for the micro resurfacing of Washington Street.

Judy Sproat explained the grant submitted for Cricklewood and Cypress was approved for \$500,000 to repair those two roads. Cricklewood from TransNav to Birch, and almost all the way to the cul-de-sac, and all of Cypress for total reconstruction.

The mayor also explained that the city is going after an MDEQ grant for the County Line Pedestrian Pathway project. The county is developing a stimulus project to incorporate the pathway all the way to Richmond. It could tie into the Macomb Orchard Trail.

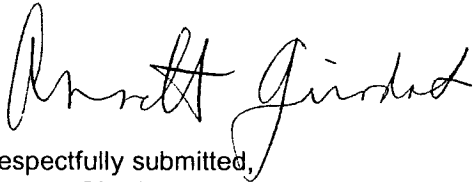
The mayor explained there are some roads that would qualify for federal stimulus money in New Baltimore; County Line, Washington, Green Street, Main Street, 24 Mile road and Jefferson. The need is on the local roads because we don't get a lot of funding for those. That may be available in round two.

The DDA purchasing a building under the signature building grant was discussed. The mayor explained you typically purchase the building, refurbish it and turn it over at a reduced cost. They have to create jobs.

Judy Sproat explained, Jeff Kropiewnicki, has a five year lease on a building called the Slippery Rock. It will be a family restaurant and he has applied for a liquor license. He plans to be open in time for Bay Rama this year.

**ADJOURNMENT:**

MOTION to adjourn made by Lietke, second by Goldenbogen. All in favor. Motion carried.  
Meeting adjourned at 8:50 P.M.



Respectfully submitted,  
Annette Girodat