

Munising Downtown Development Authority
Minutes of Meeting
January 18, 2023
Fuzzy Boyak Welcome Center, 8am

Members Present: Dale Immel, Pat Gariepy, Debbie Nedeau, Travis Cross, Angela Gerou, Rick Bowerman, Mike Nettleton

Members Absent: Cori Cearley (e), Tom Hall (u)

Others Present: Kathy Reynolds, Pat Sanderson, Jaymie Depew, Devin Olson

Call to Order: The meeting was called to order by Dale Immel at 8:00 am.

Approval of Agenda: Rick made a motion to approve the agenda, Travis supported. **The motion passed.**

Public Comment: None

Approval of Meeting Minutes for December 14, 2022: Dale asked that the minutes be amended to include Renovares statement regarding tax capture, as this is a major part of their funding. Angela made a motion to amend the minutes for December 14, 2022, to include the following: Jill Ferrari stated they want to capture the maximum tax allowable to cover their loan debt service on the entire project, Debbie supported. Travis made a motion to approve the minutes for December 14, 2022, as amended, Rick supported. **The motion passed.**

Approval of Bills for Payment:

a. HTC	Phone land line	\$42.80
b. Kathy Reynolds	Cell phone data pkg.	\$60.00
c. Mike Stockwell	Qtrly. Website Maintenance (Oct-Dec 2022)	\$25.00
d. Embers Credit Union	Postage	\$216.00
e. GMBPCD	3 rd Qtr. Contribution	\$25,741.75
	50% Dropbox Subscription (P Sanderson)	\$59.94
	25% Desktop Computer (J Depew)	\$234.59

Rick made a motion to pay the bills as presented, Angela supported. **The motion passed.**

Budget:

a. December 2022 financials: The board received the December 2022 financials for review. Dale noted various account balances. No action is needed or taken.

Old Business:

a. Renovare Development: Kathy said the same presentation was made to the County Brownfield later in the day on December 14. They discussed using Transformational Brownfield for the Superior St project and including the old Fire Hall development as well. There still has not been any paperwork with budget numbers received by the DDA. Devin said that Transformational Brownfield is not a typical funding avenue and is designed for larger investment projects, usually in larger communities/cities. Dale stated that we need to be very careful with any contracts or agreements for this project and need to be sure all our bases are covered. It will be a three-party agreement between the DDA, County and Renovare. The County has not been approached yet, except for the loan Renovare received from the Alger County Land Bank. Dale said we have no paperwork yet and need to take our time and make an informed decision. Renovare is looking for a 25-year tax commitment and the board needs to keep in mind how that will impact the DDA budget going forward. Rick questioned the projects impact on City infrastructure. Devin said those costs could be tied into the Brownfield plan.

New Business:

a. Change Order #3 for Superior St/Downtown Resurfacing Project and

b. Pay Request for Superior St/Downtown Resurfacing Project –

Pay to Bacco Construction: \$7,972.49

These additional charges were anticipated and have previously been discussed. Travis made a motion to approve Change Order #3, with Kathy and Devin signing the change order and making the payment, Mike supported. **The motion passed.**

c. DDA Bylaws: Kathy said that as part of the Redevelopment Ready Communities certification we need to have some DDA bylaws and currently cannot find that we do. This can be a short simple document. We will continue to look for any old bylaws and if none are found will bring a new document to the board for approval.

Other Business: The board received a spreadsheet with all the expenses for the Superior St/Downtown Paving Project. The total paving project came in at \$754,249.32 and another \$9,130.20 for the DDA Plan Amendment that was needed to allow the project to move forward.

Executive Director's Update: Kathy said the circus will be in town on July 7 and planning is underway for Pictured Rocks Days in June. The Rekindle Grand Giveaway was successful with over \$9,000 in prizes awarded to 78 people. Donated funds were spent at businesses that donate to the event to purchase additional prizes. We will be accepting new submissions for Art in the Alley this spring and may reprint some of the current pieces.

City Manager's Report: Devin reported that he and Kathy are working with Superior Watershed Partnership to install two EV fast chargers in town. Devin said the city does not want to put any funding into the project and UPPCO and EGLE will help cover costs. One will be at City Hall and the other probably on private property that is plowed year-round. The city will receive direct congressional funding to rehab Washington St from H58 to Munising Falls. This funding is available since there are approximately a million visitors using the road to reach Sand Point/Munising Falls/PRNL and there are only about 40 houses on the road. A new city plow truck will be on the road within a week.

Round table discussion: Pat asked about the Hanley airfield survey that was released. Devin said it was a draft copy of the survey and should not have gone out. The link went to an online survey that was not complete. The plan was to hold the survey and put it out after the new county board was seated. Kathy said there will be a Rotary pancake breakfast on Feb 11, and she has tickets available.

Adjournment: Mike made a motion to adjourn at 9:05, Pat supported. **The motion passed.**

Next meeting: February 15, 2023