

Munising Downtown Development Authority
Minutes of Meeting
December 14, 2022
Fuzzy Boyak Welcome Center, 8am

Members Present: Dale Immel, Tom Hall, Debbie Nedeau, Travis Cross, Angela Gerou, Cori Cearley, Rick Bowerman, Mike Nettleton

Members Absent: Pat Gariepy (u)

Others Present: Shannon Morgan & Jill Ferrari with Renovare Development, Bromley Hall with Hall Contracting, Kathy Reynolds, Pat Sanderson, 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, Cori supported. **The motion passed.**

Public Comment:

a. Shannon Morgan & Jill Ferrari, Renovare Development: The board was emailed the profile from Renovare on 12/13/22. It did not contain any specific funding or financing information. Renovare will be starting formal financing and funding submission requests next week. Currently the proposed project will cost \$20 million. They are working on funding from a new market tax credit program. They also hope to use Transformational Brownfield funding, which has only been used twice in the state. This expands Brownfield funding to include construction costs and allows capture of additional taxes. That would be an additional \$2.1 million in state taxes. They will be asking for the max tax capture through Brownfield. They will have 36 residential units and some financing requires 30% of housing to be at attainable rates. They will formally be back to the DDA in January with hard figures. Dale stated that the DDA will not make any decisions on the project until we see the numbers. Kathy stated that the amount and length of County Brownfield depends on each project. There is a timetable in the profile received. Renovare also mentioned they have the old firehall under contract. **1/18/22 amended to include:** Jill Ferrari stated they want to capture the maximum tax allowable to cover their loan debt service on the entire project. Shannon and Jill left at 8:33.

Approval of Meeting Minutes for November 9, 2022: Cori made a motion to approve the minutes as presented, Debbie supported. **The motion passed.**

Approval of Bill for Payment:

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|---------------------------|--------------------------|----------|
| a. HTC | Phone land line | \$40.43 |
| b. Kathy Reynolds | Cell phone data pkg. | \$60.00 |
| c. Imperial Electric | Streetlight repairs | \$837.07 |
| d. Madigan's Ace Hardware | Supplies for winterizing | \$62.96 |

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

Budget:

a. November 2022 financials: The board received the November 2022 financials for review. Dale noted the issue with the cash line has been corrected. Devin said we are now in compliance with the former sidewalk bond revenue and utilizing the MDOT grant for the Superior St project allowed us to do more for less money. No action is needed or taken.

Old Business:

a. Munising School Public Library TIF Reimbursement - \$11,697.21: The board received a copy of the letter received from the Alger County Library Board, dated 11/28/22, agreeing with the reimbursement amount. Tom made a motion to approve the payment, Debbie supported. **The motion passed.**

b. Funding Request from GMBPCD – Rekindle the Spirit Grand Giveaway (\$500): The GMBPCD requested \$500 funding to purchase gifts for the Rekindle Grand Giveaway. Cori made a motion to approve \$500 for the Rekindle Grand Giveaway, Travis supported. **The motion passed.**

New Business:

a. Retainage payment for Superior St/Downtown Resurfacing Project – Pay to Bacco Construction

\$30,000.00: There is closed to \$35,000.00 still owed to Bacco for the retainage. Kathy spoke with Devin and Scott from Coleman Engineering, and all agree to pay \$30,000.00 and hold the balance until spring when Bacco can come out and do additional needed clean-up. Devin said it's possible Bacco will come back with some additional charges for added curbing that was needed. Angela made a motion to pay Bacco Construction \$30,000.00 for part of the retainage, Rick supported. **The motion passed.**

b. DNR Trust Fund Grant – Binsfeld Bayshore Park: Kathy explained that she and Devin have been checking into applying for a Michigan DNR Trust Fund grant to do some major renovations at Binsfeld Bayshore Park. Kathy said upgrades would include a new pavilion, public restrooms probably on the east side of the pavilion separate from the marina restrooms, new marina restrooms/showers, and possibly a splash pad or other feature for children. The deadline for grant submissions is March 2023 with grants awarded in fall 2023; a match is required. This would be a complete renovation of the park with the project breaking ground in spring 2024. Cori made a motion to pursue grant funding in relation to renovations at Binsfeld Bayshore Park, Tom supported. **The motion passed.**

Devin said the city is still planning on renovating the boat launch in Brown's Addition in 2023. It will include expanded parking, more boat launches and a fish cleaning station.

Other Business: None

Executive Director's Update: Kathy and Pat said the Rekindle Grand Giveaway is going well and ends tomorrow. There were more funds donated this year which allowed for more prizes to be purchased. Rekindle night went well and people were glad to be back in person. Kathy discussed the development project that the Olson's and John Madigan are partnering to development seasonal and workforce housing upstairs and in the rear (dorm style and apartments) and retail space downstairs in the front in the antique shop building on Elm Ave. Grant funding percentages vary widely and are being sought out. The GMBP has completed the Alger County Health Needs Assessment. Kathy attended a UPEDA meeting last week. There are currently some lights on M28 that are not working and are out of warranty. Imperial Electric does not have a lift to work on them. Devin said that Wright Electric will be in town for other projects and will work on them then. They have an extra pole and some parts they will donate to the DDA for future repairs.

City Manager's Report: Devin reported that the Grand Island Township water expansion project and the new well projects at Tourist Park are both waiting on parts to complete. MDOT has a few projects they need to complete on the M28 project in the spring. City Hall is working on year end projects, reporting and the audit. Kathy said that Kirsten, the new city treasurer, will be completing the required DDA financial reporting.

Round table discussion: Dale said the Renovare project is something we cannot consider until we see some real numbers. The land is currently only valued at \$80,000 and not generating much tax base. What is being proposed is a \$20 million plus project. Devin said the Transformational Brownfield funding that Renovare is considering involves long and complicated paperwork for the city.

Adjournment: Angela made a motion to adjourn at 9:28, Rick supported. **The motion passed.**

Next meeting: January 18, 2023