

Munising Downtown Development Authority
Minutes of Meeting
March 20, 2024
Fuzzy Boyak Welcome Center, 8am

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

Members Absent: Rick Bowerman (e), Cori Cearley (u)

Others Present: Kathy Reynolds (via phone), Pat Sanderson, Sean Hayes

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

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

Public Comment:

a. Event Funding – Munising 4th of July Committee, Sean Hayes: The 4th of July Committee is requesting funding for five components of the 4th of July celebration in Munising: \$500 for Entertainment, \$500 for Fireworks, \$500 for Garbage Pickup, \$500 for Hand Sanitation, \$500 for Porta Potties. They are requesting a total of \$2,500, the same as last year. The board also received a recap of the funding for the last few years. Sean said the fireworks are by far their biggest expense and the budget is running good from year to year. The American Legion is totally out of the event, after offering beer and chicken dinner sales for years. The requests will be taken under advisement with a decision made at the next meeting. Sean left at 8:07 am.

Approval of Meeting Minutes for February 21, 2024: Angela made a motion to approve the minutes as presented, Pat supported. **The motion passed.**

Approval of Bills for Payment:

a. HTC	Phone land line	\$43.08
b. Kathy Reynolds	Cell phone data pkg	\$60.00
c. GMBPCD	Microsoft Subscription (50/50)	\$50.00

Deb made a motion to approve the bills for payment, Travis supported. **The motion passed.**

Budget:

a. February 2024 Financials: The board received the February 2024 financial reports. Everything continues to look good with the budget. Dale and Kathy will be working on the 2024/2025 budget and will have it at the April meeting for discussion and approval. No action was needed or taken.

New Business:

a. Michigan Main Street Program: Kathy discussed the MMS, a program through MEDC, that bolsters economic and community development in downtowns and works at varying levels. There is no cost to participate in the program. Kathy thinks it is a good program and Munising could benefit from it. The Munising DDA would be the participating organization and Kathy would do the required training. The board agreed and Kathy will pursue it.

b. Art Banners: Kathy discussed the art banners that are put up on Superior St. Some are getting worn and we may need to get some new ones. It's too late to have a contest this year for new submissions. Kathy will check at the DPW garage to see what we have and what we need. If possible, we will order a reprint of a small number of the banners to get us through and offer a contest next year for new images. Pat made a motion to spend up to \$2,500 this year to get us through, Deb supported. **The motion passed.**

c. Weed Spraying: Kathy discussed the annual weed spraying we have done by Lady Killers. Last year the cost was \$1,350. Tom made a motion to do the spraying this year for a cost of up to \$2,000, Mike supported. **The motion passed.** Pat Gariepy and Angela Gerou abstained.

d. Mow & rake right-of-way on M28: The board agreed that the work done last year by Trudgeon Landscaping improved the sides of M28 going through town. Kathy will check on having it done this year.

e. Façade Grants: Kathy discussed the timing of offering the façade grants and the ability of the businesses to get the required estimates from contractors and get the work completed on time. Normally the grants are not offered until the budget has been finalized and the line item funded. The board agreed there is money available, and the program will again be offered so the grant program can be open for applications asap. Timing is something to be considered earlier for next year.

Old Business:

a. Renovare: Dale had a discussion with Rick Nebel regarding the purchase agreement for the property on Superior and news from Renovare that the project is “pivoting” to offer more housing. Kathy had a meeting yesterday with Renovare and MEDC and Renovare said they are working on receiving funding through the Low-Income Housing Tax Credit (LIHTC) program to make their funding stack work. They also stated that having a national fast-food restaurant on the ground floor would meet the city zoning requirement. They are currently looking at the ground floor being partial commercial space and partial apartments. Dale said Renovare needs to come to a DDA meeting with their new plan. What the DDA approved is not what it sounds like they are now proposing. They will also need a variance from the city for this new plan. Kathy will contact Renovare to have them come to the next DDA meeting with what their new plan is. We also need to find out from Devin and the city attorney what the DDA options are from our prior commitment to the project.

b. Event Funding: Munising Rotary, funding for Salmon in the Classroom: The Munising Rotary requested funding of \$375 to help support the Salmon in the Classroom project at Munising Middle/High School. Pat made a motion to approve \$375 in funding, Tom supported. **The motion passed.**

c. Event Funding: GMBPCD, funding for Pictured Rocks Days: The GMBPCD requested funding of \$500 for the two -day event in June. Angela made a motion to approve \$500 in funding for the event, Deb supported. **The motion passed.**

d. Golf cart, spray for gardening: The UMAX2 is currently available from Meyer Yamaha in Ishpeming for \$11,048.00. This model has a larger cargo bed with a higher weight capacity and a large towing capacity. Angela made a motion to approve spending up to \$11,048.00 for the UMAX2 from Meyer Yamaha, Debbie supported. **The motion passed.** It should be charged to the Equipment Purchase Expense line in the budget. We will need to make a budget adjustment accordingly when all components are purchased. The vehicle should also be signed/stickered to identify it as a Munising DDA vehicle. There may be an additional delivery charge. Kathy will find out about a tank for the bed instead of a pull behind; it will be under the director’s spending limit.

Executive Director’s Update: As mentioned earlier, Kathy and Dale will be working on the new budget. Kathy said we are also currently working on a new mural for the side of the Auto Value building. We are working on the history of the building with Tom Hall, owner of the building. The murals on HTC and Madigan’s need to be repaired asap, even if only a short-term fix before they tear. Kathy is working with InvestUP, NMU and MichiganWorks! on a small job fair at Gallery Coffee. It’s for NMU students that would come over that day and would be for filling local jobs/internships. At the Chamber Dinner this year the GMBPCD will honor Bill Ramsey. The event will be on May 13 at The Connection (East Channel on Superior) with Driftwood Deli catering. More of a casual setting versus a sit-down dinner with presentations.

City Manager’s Report: None

Round Table Discussion: Pat said the pavilion at Binsfeld Bayshore Park needs to be power-washed and stained. It is suggested that Kathy contact the guy that did the gazebo at the park a couple of years ago.

Adjournment: Debbie made a motion to adjourn at 8:56 am, Tom supported. **The motion passed.**

Next Meeting: April 17, 2024