

Munising Downtown Development Authority
Minutes of Meeting
May 3, 2023
Fuzzy Boyak Welcome Center, 8am

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

Members Absent: Rick Bowerman (e)

Others Present: Kathy Reynolds, Pat Sanderson, Devin Olson, Jeff Hawkins (Fishbeck), Brice Burge (Munising Beacon)

Call to Order: The meeting was called to order by Dale Immel at 8:02 am.

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

Public Comment: None

Approval of Meeting Minutes for April 18, 2023: Travis made a motion to approve the minutes as presented, Cori supported. **The motion passed.**

Approval of Bills for Payment:

a. Dog Waste Depot	Dog waste bags	\$149.99
b. HTC	Phone land line	\$42.43
c. Kathy Reynolds	Cell phone data pkg.	\$60.00

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

Budget:

The 2023/24 budget the DDA approved at the last meeting has been sent to the City Commission for approval. No action is currently needed or taken regarding the budget.

New Business:

a. DDA Informational Meeting: The required meeting will take place at 9:30 am on June 21, 2023, following the regular DDA meeting.

b. Crosswalk on Munising Ave/M28 in the Family Fare area: Kathy said there is quite a bit of foot traffic crossing in the area and the closure of Bob's IGA will increase foot traffic to Family Fare/Pat's Foods. Cori said it would be a good idea to adjust the speed limit through there as well; it's a run, don't walk area. Devin said MDOT has not been approached with the idea yet. The board agrees that it's a good idea. Kathy and Devin will pursue it with MDOT. It would require a manual count of pedestrians.

Old Business:

a. Event Funding: The Munising Bay Trail Network requested funding of \$500 for the Pictured Rocks Road Race. Pat made a motion to approve \$500 in funding for the race, Tom supported. **The motion passed.**

b. Event Funding: The GMBPCD requested funding of \$350 for the Annual Chamber Dinner on May 2. Cori made a motion to approve funding of \$350, Mike supported. **The motion passed.**

c. DDA Social District: Kathy said there is no real update. However, the DDA did not give an opinion on how they would like to proceed. Kathy said there are many steps, both at the local and state levels before approval. The board agreed that since only one liquor license holder requested the social district, we need to check with other establishments to see how many are interested before continuing. Kathy will contact the businesses.

d. Renovare development: The board received a revised proposal dated 4-28-23 for the Munising Marketplace and (MMP) The Firehall. We did find out that the apartments will not qualify for the voucher program with the Munising Housing Authority. We also found out they will have a professional firm managing the building upon completion. There have been a few informal meetings with various people and Renovare since our 4/18 meeting that have led to some of the modifications in the latest proposal. They are still planning on having a daycare and possibly replacing the restaurant with a small grocery store. Dale, Kathy, Devin and Jeff Hawkins met yesterday to go over the actual financial impacts for the DDA. The board received two financial spreadsheets; one showed reimbursement funds and the other capture. The MMP Community Redevelopment District calls for taxes on the new development to be abated at 50% for 12 years. The Firehall project would be tax exempt, freezing taxes to the current value for 12 years. Capture of state education taxes must be approved by MEDC, school debt is not captured, any new millages could be captured. On this new spreadsheet the payments to the DDA are much more advantageous to the DDA. Jeff suggests a shortened payment period to the DDA and a percentage of capture instead of a set amount. The DDA will have to look at doing a water/sewer project on Superior and the cross streets in about 10-15 years. Devin said this project could help with bonding for that project. Dale said we need to have a proposal ready for our May 17 if we are interested in moving forward with the project. Renovare cannot move forward without interest from the DDA. Renovare has been approved to submit a proposal to MEDC. MEDC will vet the project and look at approving Transformational Brownfield then the project can go forward with all local approvals. The DDA trumps County Brownfield for capture. This project previously received a 1-year loan of \$250,000 from the State Landbank and Renovare has asked for an extension of that loan and an additional loan of \$250,000. \$125,000 has been approved, but the additional \$125,000 might not be approved by the new county board. These approvals also go through the County Landbank. Devin said the City cannot move on the project until the DDA approves. Jeff does not feel these are final numbers that warrant a decision by the DDA. There have only been 2 Transformational Brownfield projects in the state in 6 years since the program began. Jeff said there was an EGLE grant for the old firehall that was lost due to it taking too long. New funding could become available again and it could favorably impact funding for this project. Dale said these latest numbers are not or may not be exact going forward and we can give Renovare a proposal shortening the payback. Devin stated that the City starting on an interlocal agreement is pending DDA approval. The board voiced concerns of the project being tax abatements that have not previously been given to other businesses/developers in the area and issues with the apartment rents being too high as the developers do not understand our market. Jeff said vetting of the proforma by MEDC will show if the project is viable or not.

Travis made a motion for Fishbeck, Kathy and Devin to move forward with modifying the TBP, sharing a percentage of the TIF with the DDA, and reducing the capture to LBRF to \$250,000 with the intent to shorten the TBP and bring the proposal to the DDA for the May 17 meeting, Angela supported. Roll call: Dale Immel, Mike Nettleton, Travis Cross, Cori Cearley, Angela Gerou, Deb Nedeau voted Yes, Pat Garipey voted No, Tom Hall abstained. **The motion passed.**

Other Business: None

Executive Director's Update: Kathy reported that we have about 40 new pieces for Art in the Alley and will have some old pieces reprinted for a total of about 100. The Annual Chamber Dinner was last night. It was well attended and successful. Plans continue for Pictured Rocks Days and the board is asked to volunteer to help with set up. There will be a Shakespeare event in June at Bayshore Park funded by the Visitors Bureau. The Circus will be in town in July.

City Manager's Report: Devin reported that the city is finishing up their 2023/24 budget. The rehaul of the boat launch is going out to bid. City Hall is updating their online payment system. The waste hauling proposal from GFL is an increase of about 300%. There will be an RFP regarding trash removal.

Round table discussion: Brice Burge said The Munising Beacon wants to go to a print paper and needs subscribers. It would allow for government notices to start being published in late June.

Adjournment: Angela made a motion to adjourn at 10:12 a.m., Pat supported. **The motion passed.**

Next meeting: May 3, 2023