

Munising Downtown Development Authority
Minutes of Meeting
August 16, 2023
Fuzzy Boyak Welcome Center, 8am

Members Present: Dale Immel, Mike Nettleton, Rick Bowerman, Travis Cross, Deb Nedeau, Angela Gerou

Members Absent: Cori Cearley (u), Pat Gariepy (u), Tom Hall (u)

Others Present: Kathy Reynolds, Pat Sanderson, Devin Olson, Jeff Hawkins w/Fishbeck

Call to Order: The meeting was called to order by Dale Immel at 8:03 am.

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

Public Comment: None

Approval of Meeting Minutes for July 19, 2023: Rick made a motion to approve the minutes as presented, Deb supported. **The motion passed.**

Approval of Bills for Payment:

a. HTC	Phone land line	\$42.53
b. Kathy Reynolds	Cell phone data pkg	\$60.00
c. Trudgeon Landscaping	Mow & trim right of way on M28 (50% down)	\$750.00
d. Imperial Electric	Streetlight repairs	\$169.68
e. Alger Reg Comm Foundation	Backpack Project	\$100.00
f. Embers Credit Union	Dog waste bags	\$299.98
g. GMBPCD	July payroll costs for Madora Sutherland	\$492.15

Kathy said there are constantly streetlight issues that need attention. The original streetlights downtown are quite old and were part of the last streetscape project in about 1990. Regarding the backpack project, Kathy said we have donated items or made a monetary donation off and on in the past. Rick made a motion to approve the bills for payment, Angela supported. **The motion passed.**

Budget:

a. July 2023 Financials: The board received the July 2023 financial reports. Dale noted the FYE 6/30/23 revenue lines of Grants and Bond Proceeds and the expense line for Projects that included the Superior St Paving project and the Excess Revenue in the 2023/24 Budget. No action was needed or taken.

New Business:

a. Holiday decorations: Kathy said we have 10-15 old light up metal snowflakes that are past their prime. She offered them to Grand Marais and Rock River. Grand Marais declined but Rock River would like to use some of them and will also contact Chatham and Mathias to see if they can use the remainder. We need a few new decorations to replace some. The board received the quote for almost \$10,000. Kathy said we also need to order some replacement bows and light bulbs; that should be about \$1,000. Mike made a motion to approve spending up to \$11,000 for the new decorations, bows and light bulbs, Deb supported. **The motion passed.**

Old Business:

a. DDA Social District: Dale had a conversation with Mike Henricksen and told him there was not a lot of interest among the other business owners. Dale invited him to attend the August DDA meeting. There was no further conversation or plan for him to attend. Kathy said that aside from the current administrative costs that have been put into working on a plan she figures it would be about \$5,000 for signage. In Munising it would basically allow for drinking on the sidewalks. Events held at Bayshore Park would not be impacted as they would still require the permits currently required. The board discussed possibly having any participating businesses cover the costs incurred by the DDA because of the social district. Would the investment be worth the return? Do we have any data to back up not implementing a social district? Should we survey the businesses to see how many would

participate? We currently have one million visitors here because of Pictured Rocks. Would this drive more people downtown? Many communities do this because they are looking for something to drive people to their community. Also, other communities have their farmers market downtown, ours is at Bayshore Park in the pavilion. If there were events that took place downtown and blocked off areas, it might make more sense but most of our events take place at Bayshore Park. The board agreed to table the social district for the time being.

b. Renovare Development: Jeff Hawkins with Fishbeck was present to give an update on the Renovare Development project. The board received a memo dated July 26 and Jeff also pulled up some budget numbers on the screen and discussed them. He explained that the Transformational Brownfield Plan is currently under review by MEDC, with a deep dive into the financial review. The August 8 biweekly meeting was postponed to August 22. The DDA has not received a draft of the Interlocal Agreement between the Munising DDA and the County Brownfield Redevelopment Authority. Devin said Bill Nordeen (the current city attorney) would review any agreement when received. Jeff discussed some of the financial splits, revenue captures, etc. The 85/15 split the DDA wants not only keeps funds for the DDA it also keeps funds for the library, schools, state ed., etc. Jeff said Renovare is moving on with the 85/15 split. Jeff reminded the board that this plan is based on today's estimates and there are still some variables possible. Devin said the MEDC would probably not have been open to including future infrastructure (water/sewer to be done in 10 years or so) as costs included in the project. The current infrastructure can handle the developments.

Oher Business: None

Executive Director's Update: Kathy said she attended two community development meetings in Munising earlier this month. One at Gallery Coffee highlighted the Renovare projects and the other was a rural development leadership summit. The governor was in town yesterday and did a boat tour and there will be the governor's luncheon at the UP State Fair tomorrow. Kathy also attended an MEDA conference this week in Marquette and they had over 100 people come to Munising for a cruise. Kathy will be requesting funding from the city ARPA for a vehicle to help with watering in the DDA. The city receives a substantial discount and Devin said he wants to check on a couple of other options. Kathy said we can try to get 50% of the cost from the ARPA funds. There were some streetlights out on M28 because someone flipped the main switch. The boxes now have new locks on them. Devin said it has happened before.

City Manager's Report: Devin reported the Varnum St sewer project is out for bid. There is some work being done on the wellhouse between PRC and The Manor on City Park Drive. Bids are going out for the final section of Sand Point Rd and the boat launch project. Bacco has been following up on a few items related to the M28 project. Devin said he also followed up on a question the board had on the difference between a lighting invoice and insurance reimbursement. We purchased an extra globe, so we now have an entire complete streetlight on hand.

Round table discussion: None

Adjournment: Mike made a motion to adjourn at 9:43 am, Angela supported. **The motion passed.**