

Munising Downtown Development Authority
Minutes of Meeting
September 20, 2023
Fuzzy Boyak Welcome Center, 8am

Members Present: Dale Immel, Pat Gariepy, Tom Hall, Mike Nettleton, Rick Bowerman, Travis Cross, Deb Nedeau, Angela Gerou arrived at 8:03

Members Absent: Cori Cearley (e)

Others Present: Kathy Reynolds, Pat Sanderson, Devin Olson, Jeff Hawkins w/Fishbeck, Jill Ferrari w/Renovare, Shannon Morgan w/Renovare, Rod DesJardins, Billy Jack Gramm

Call to Order: The meeting was called to order by Dale Immel at 8:01 am.

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

Public Comment: None

Approval of Meeting Minutes for August 16, 2023: Rick made a motion to approve the minutes as presented, Mike 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. Fishbeck	Renovare/Munising Marketplace/ Brownfield Consulting July 992.50, Aug 607.50	\$1,600.00
d. Mike Stockwell	Edits to social district documents	\$26.25
e. Imperial Electric	Lights out on M28, Lights out on Superior/Lynn	\$1,039.80
f. GMBPCD	Subscription: Munising Beacon (50/50) 34.50 50% payroll for Madora Sutherland (Aug) 879.61	\$914.11
g. Suzette Richardson	Downtown watering	\$50.00
h. Madigan's Ace Hardware	Trash bags 1019.40 Padlocks, keys & keychains 47.89	\$1,067.29

Mike made a motion to approve the bills for payment, Debbie supported. **The motion passed.**

Budget:

a. August 2023 Financials: Dale said he had a question regarding the receivables and tax income. Devin will check on it. No action was needed or taken.

New Business:

a. Holiday façade grants: Last year the DDA approved spending up to \$4,000 for holiday façade grants and only \$1,239 was claimed. Deb made a motion to approve spending up to \$3,000 for holiday façade grants this year, Mike supported. **The motion passed.**

b. Holiday decorating contest: Kathy would like to again offer the decorating contest. Last year three (3) awards were given for a total of \$500; this is within the directors' spending limit.

Old Business:

a. Renovare Development - Draft Interlocal Agreement: The board received a draft of the Interlocal Agreement to Use Local Tax Increment Revenues with suggested changes from Bill Nordeen, the City Attorney. Renovare has agreed to these changes. Renovare is currently working on submitting final engineering with Coleman Engineering and have several meetings in the next few weeks including a public meeting through the County Commission and with the Munising City Commission on Oct 4. They are asking for a parking waiver from the City Planning Commission for the Firehall development. They have a letter of interest from a daycare provider from Marquette and Michigan Works is still interested. Renovare continues to look for someone to fill the grocery store space. Marquette Co-Op is interested but have not signed a letter of interest. Renovare will continue to investigate other possible grocers that may open another location. The Interlocal Agreement approval from the Alger County Brownfield Redevelopment Authority (ACBRA) is subject to review. Jeff added that the ACBRA cannot capture unless the DDA agrees. Dale, Travis and Rick asked specific questions regarding the plan. Renovare will have a total debt pay back through TIF of \$6 million. Jill stated that Renovare will have a total investment of \$25 million, public local investment would be \$5 million and local investment of TIF. Jill also stated that as a result of the project the school would collect 80% of \$439,000 (\$351,200) during the 17-year plan. The DDA would forego \$4.8 million of the total capture of \$5.67 million. In year 18 the DDA would receive \$417,000 + 2%. Building plans are currently scheduled to start in early 2024. Jeff said this is a complicated project to allow for affordable housing, the number of partners involved in the project, and eyes on the project to bring it to fruition. Rod DesJardins commented on the importance of this project and the opportunity to develop two prime pieces of real estate. One a large vacant lot in the downtown that has been vacant for 30 years and the second a lighted historic building that should be saved. He commended the DDA board for their depth of understanding and due diligence for this complicated project and the funding opportunities available for the project. Owners of the project are restricted on the income they can receive from the project based on the funding used. The board discussed the pros and cons of the project and why they feel the project should or should not go forward.

Mike made a motion to approve the Interlocal Agreement to Use Local Tax Increment Revenues as revised with changes suggested by the City Attorney, Bill Nordeen, and authorize the chair of the DDA to sign the agreement, Deb supported. Roll call vote:

Travis Cross	Yes
Pat Gariepy	No
Tom Hall	Abstain
Mike Nettleton	Yes
Rick Bowerman	Yes
Angela Gerou	No
Debbie Nedeau	Yes

Having approved the Interlocal Agreement, the DDA recommends that the City of Munising approve the project. **The motion passed.**

Bill Jack Gramm was in attendance and commented that the Alger Correctional facility is currently short about 100 employees mainly due to a lack of local housing. Dale thanked the board, and all involved for doing a good job to understand the project and thanked Jeff Hawkins for his input and helping the board understand some of the technicalities of the funding for the project.

Other Business: None

Executive Director's Update: Kathy discussed a DDA workshop she will attend next week. The holiday decorations we ordered have been delivered. Kathy reminded the board that Michigan Works is the employer of record for herself and Pat Sanderson through a contract between Michigan Works and the GMBPCD. Kathy had to submit an RFP to apply to continue the contract. Currently Pats salary and benefits are paid in full by the GMBPCD and Michigan Works gives a small discount to cover Kathy's and they supply a car for her use. She will keep the DDA updated.

City Manager's Report: Devin said Bacco still needs to schedule the finishing work for projects in the area, including the M28 road project. MDOT is committed to the new crosswalk at M28 and Maple, but it still needs to be scheduled. The Sand Point Rd project will be completed this fall. There is some work currently going on for sewer issues in Browns Additions. Superior Watershed Partnership will be installing some EV car chargers in Munising. The boat launch project will begin next year.

Round Table Discussion: Bill Jack Gramm, owner of Upper Peninsula Inspired, said he is still planning on applying for a new liquor license but needs to do some updates on his building. He said he knows he has missed the application period for the DDA façade grants and wondered if he could still apply. Dale told him to turn in an application and the board would look at it. If the board decides to move forward, the application process will have to be reopened.

Adjournment: Mike made a motion to adjourn at 9:58 am, Rick supported. **The motion passed.**