

Downtown Development Authority Brownfield Redevelopment Authority

Board Meeting Minutes
Wednesday, June 7, 2017
6:30 p.m.

Present: Groves, Carr, Blessing, Harrett, Honea,

Absent: Soderstrom, Reid, Peterson, Johnson

Staff: Jean-Buhrer and Irwin

Others: Paula Schmidt

The following items were discussed:

1. The meeting was called to order by Groves at 6:32 p.m.
2. Public Comment - None
3. Approval of March 1, 2017 meeting minutes
The motion was made to recommend approval of the March 1, 2017 meeting minutes, by Carr, supported by Harrett. All approved by verbal vote. Motion carried.
4. Approval of City of Grand Blanc General Fund Invoice for DDA Food Truck Sponsorship in the amount of \$1,120.00.
Motion to recommend approval of City of Grand Blanc General Fund Invoice for DDA Food Truck Sponsorship in the amount of \$1,120.00 by Blessing supported by Carr. All approved by verbal vote. Motion carried.

Jean-Buhrer stated there have been some new developments since the last meeting regarding the Food Truck Festival. The last three Food Truck festivals will be in the summer months, with school being out. The committee is requesting an earlier start time to help alleviate some of the lines. The committee is hoping to get started at 3:00 PM versus the original 5:30 PM. The school has agreed to allow the extra time. The Events Committee is requesting an additional day of the Food Truck Festival. This would be during the Back to the Bricks cruise on August 17th called the Food Cruise. The Events Committee would be working with the previous partner, Sloan Museum Auto Fair Committee, to accommodate the cruisers for a turn-around location. This event would be slightly smaller than the Food Truck Festival. It would encourage the community to come down with chairs and watch the cruisers on Saginaw Street.

Motion to approve the Food Cruise for August 17th, 2017 from 3:00PM-9:00PM by Blessing supported by Harrett. All approved by verbal vote. Motion carried.

5. Approval of City of Grand Blanc General Fund Invoice for Flower Basket Brackets in the amount of \$6,398.48.
Motion to recommend approval of City of Grand Blanc General Fund Invoice for Flower Basket Brackets in the amount of \$6,398.48 by Blessing supported by Carr. All approved verbal vote. Motion carried.
6. Approval of City of Grand Blanc General Fund Invoice for Flower Baskets in the amount of \$1,252.00.
Motion to recommend approval of City of Grand Blanc General Fund Invoice for Flower Baskets in the amount of \$1,252.00 by Carr supported by Honea. All approved by verbal vote. Motion carried.
7. Approval of Grand Blanc Chamber of Commerce for Family Fun Fest Invoice for Fireworks Sponsorship in the amount of \$750.00.
Motion to recommend Approval of Grand Blanc Chamber of Commerce for Family Fun Fest Invoice for Fireworks Sponsorship in the amount of \$750.00 by Honea supported by Harrett. All approved by verbal vote. Motion carried.
8. Approval of Grand Blanc Parks and Recreation Summer Concert Series Sponsorship Invoice in the amount of \$2,000.00.
Motion to recommend approval of Grand Blanc Parks and Recreation Summer Concert Series Sponsorship Invoice in the amount \$2,000.00 by Honea supported by Harrett. All approved by verbal vote. Motion carried.
9. DDA Events Committee Minutes
Motion to accept and enter into record the Events Committee Minutes of March 2nd, 13th, 27th, April 10th, 24th, and May 1st, 22nd of 2017 by Honea supported by Carr. All approved by verbal vote. Motion carried.

There were some questions regarding the Food Truck Festival revenues and contributions from the DDA Fund. Jean-Buhrer stated this festival is underwritten by the City of Grand Blanc. There was not revenue from the first event, and none was expected. The ultimate goal is to bring awareness to the Downtown District as well as bring business retention and recruitment. If there is revenue from the future Food Truck Festival, the DDA contribution would be reduced.

10. FY 2017 Brownfield and DDA Financial Reports
Jean-Buhrer presented the Financial Reports for the Brownfield and DDA for Fiscal Year 2017.

11. Tax Forecast
Jean-Buhrer stated the Assessor has looked at the forecast, excluding the projects from Reid Road Apartments and Saginaw Street developments. Currently, there will be no positive capture for the DDA until 2024, unless there is a major development. Discussion ensued regarding amending boundaries. Jean-Buhrer stated that is a risky move because Tax Entities would have the option to opt out of a DDA contribution.
12. Aremia's/Dollar Tree Tax Analysis
Jean-Buhrer stated this was a report requested from the previous DDA/Brownfield meeting in March. It shows a comparison of taxable value.
13. Downtown Plan Discussion - Jean-Buhrer stated the City is beginning the process of finalizing the Master Plan soon. The Downtown Plan will need to be looked over for questions or additions from the committee.
14. New Project or Idea(s) - To remain on future agendas
 - a. Façade Improvement and Discussion - Nothing new to report.
 - b. Business Recruitment and Retention Discussion - Previous discussion during Food Truck discussion.
 - c. Property Update and Discussion -
 - i. 11410 S. Saginaw Street (Old Marathon Station Site) - The developer of this property did not meet the requirements; the City has regained ownership. The City will have the soil tested to ensure the previous clean-up efforts were successful.
 - ii. City Vacant Property - City has received a Letter of Intent on a property, but have not yet received a full packet yet.
 - d. Redevelopment Liquor Licenses Discussion - Nothing new to report.
 - e. Flower Basket Discussion - Jean-Buhrer stated all baskets are up and look beautiful.
 - f. Parking in the Downtown Discussion - Jean-Buhrer stated once there is a Purchase Agreement on the vacant property at 11410 South Saginaw Street, a parking discussion will commence.
 - g. DDA District Boundary Features Discussion - Jean-Buhrer stated she had worked with Harmony Lloyd from the MTA to secure new sturdy garbage cans for the bus route on Saginaw Street. These should be delivered within four weeks.
 - h. Target Market and Retail Market Analysis Studies Discussion - Jean-Buhrer discussed the presentation and vision moving forward with the economic development for the City. The City is actively identifying properties and preparing packages.

15. Miscellaneous - The committee asked questions regarding the blight ordinance within the City. Jean-Buhrer provided answers. Also, discussed the MEDC stepping in for assistance in cleaning up some vacancies.
16. The meeting was adjourned at 7:42 P.M.

Respectfully Submitted,

Christina Irwin
Acting Recording Secretary
Downtown Development
Authority