

Downtown Development Authority Brownfield Redevelopment Authority

Board Meeting Minutes
Wednesday November 7, 2018
6:30 p.m.

Present: Kevin Groves, Chris Carr, Susan Soderstrom, Debbie Honea, Dan Harrett, Lou Blessing, Chad Reid, Terry Stanfill

Absent: Suzanne Johnson

Staff: Wendy Jean-Buhrer, Christina Irwin

Others: Brian Borden, Carmine Avantini, 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 September 5, 2018 meeting minutes
Motion to approve the September 5, 2018 meeting minutes as presented by Soderstrom, supported by Honea.
All approved by verbal vote. Motion carried.
4. Events Update
Irwin discussed the Festival of Lights as the next upcoming event. Jean-Buhrer discussed additional details.
5. FY 2019 Brownfield and DDA Financial Reports -
Jean-Buhrer gave an update on both financial reports. Blessing had additional follow-up questions. Jean-Buhrer requested to discuss those with the presentation of the DDA Update later in the meeting.
6. 2018 Audit Fee - Payable to City of Grand Blanc General Fund - \$510.00.
Groves gave a brief background on the fee necessity.

Motion to recommend approval of 2018 Audit Fee - Payable to City of Grand Blanc General Fund - \$510.00 as presented by Stanfill, supported by Carr.
All Approved by verbal vote. Motion carried.
7. Brownfield Bond Debt Schedule -
Jean-Buhrer stated no action was necessary. This item is informational only.

8. DDA Update Presentation -
Jean-Buhrer started the discussion of the DDA Plan update. She turned the discussion over to Avantini and Borden to present the details of the proposed plan. Avantini started to discuss the background of the DDA thus far. He went on to discuss special financing opportunities for local businesses looking to start a business in the DDA district. Borden chimed in with regards to the professional fee estimates.
Discussion ensued among the committee. Consensus was to wait until the next meeting for further details from the assessor regarding a few key properties ready to start development.

9. New Project or Idea(s) -
 - a. Façade Improvement Discussion - Jean-Buhrer stated there are no updates.
 - b. Business Recruitment and Retention Discussion - Jean-Buhrer discussed opportunity zones.
 - c. Property Update Discussion -
 - i. 11410 S. Saginaw Street (Old Marathon Station) - Jean-Buhrer stated a Purchase Agreement has until December 12th for the due diligence period.
 - ii. 11400 Grand Boulevard - Jean-Buhrer stated the building is currently going up.
 - iii. 11415 Davis Street - Jean-Buhrer stated the site plan will be presented to the Planning Commission later this month.
 - iv. 227 and 235 E. Grand Blanc Road - Jean-Buhrer stated the developer is just waiting on a few final approvals before starting the project.
 - v. Chalet Park - 131 E. Grand Blanc Road - Jean-Buhrer stated the Pitch Competition for a free season of rent will happen tomorrow night.
 - vi. Other City vacant property - Jean-Buhrer stated there has been a demolition on Saginaw Street with a building to start construction soon.
 - d. Redevelopment Liquor Licenses Discussion - Jean-Buhrer stated no updates.
 - e. Flower Basket Discussion - Jean-Buhrer stated the garlands will be up after Thanksgiving.
 - f. Parking in the Downtown Discussion - Jean-Buhrer stated there would be a meeting later with a few business owners to discuss parking for the Chalet Park.
 - g. DDA District Boundary Features Discussion - Jean-Buhrer stated the mast arm at Reid and Saginaw will hopefully be done in the spring.
 - h. Economic Development Committee Discussion - Jean-Buhrer stated this is a committee that meets as necessary. The members on the committee are Paula Nas, Chris Douglas, and Susan Soderstrom.

10. Miscellaneous -
Soderstrom discussed asking local businesses to light up the downtown. She will be discussing this theme in the next few weeks as she talks to various owners.
11. The meeting was adjourned at 7:16 P.M.

Respectfully Submitted,

Christina Irwin
Acting Recording Secretary
Downtown Development
Authority