



DOWNTOWN DEVELOPMENT AUTHORITY

Board of Directors Meeting

Wednesday, May 11, 2022 3:00 p.m.

1. Roll Call: Bobbie Arnold, Paul Barbeau, Cathy Bott, Bo Brines, Brad Kaye, David Kell, Jon Lauderbach, Jim Malek, Marty McGuire, Chris Moultrup, Kevin Scorsone
2. Approval of the DDA Minutes from the meetings of March 9, 2022 DDA meeting - Kell
3. Introduction of new board members, recognition of outgoing member Bo Miller – Kell
4. Proposed 2022-23 DDA Budget Review - Tisdale
5. 2022 Pedestrian Plazas & Social Districts Update – Tisdale
6. Riverfront Redevelopment Update – Tisdale
7. Horticulture Report – Richardson
8. Committee Reports
 - a. Executive Committee - Kell
 - b. Marketing and Events – Smith
 - c. Midland Downtown Business Association - Kepler
9. Public comments regarding items that are not on this agenda
10. New Business
11. Adjourn

NEXT DDA BOARD MEETING – Wednesday, July 13, 2022



DOWNTOWN DEVELOPMENT AUTHORITY

**Board of Directors Minutes of the Board of Directors Meeting
March 9, 2022, 3:00 p.m. Midland City Hall**

Call to Order: 3:00 p.m.

Attending: Paul Barbeau; Bo Brines, Brad Kaye; Dave Kell; Jim Malek; Bo Miller; Chris Moultrup; Kevin Scorsone

Absent: Bobbie Arnold; Cathy Bott; Jon Lauderbach; Marty McGuire.

Meeting called to order at 3:00 p.m.

Kevin Scorsone, Tri-Star Trust Bank, was introduced as a new member of the Downtown Development Authority board.

Minutes were presented for the DDA Board meeting held January 12, 2022. Moultrup moved approval, seconded by Barbeau. Minutes were unanimously approved.

Community Affairs Director Selina Tisdale presented a request for \$15,000 to PMB Inc. to commence a Riverfront Redevelopment Study. Malek motioned for approval, seconded by Moultrup. Motion was unanimously approved.

Moultrup reported on the Economic Sustainability Committee and presented a façade application request on behalf of Brinstar Beercade for a \$5,000 grant and a \$5,185 loan. Miller motioned for approval, seconded by Brines. Motion was unanimously approved.

Tisdale presented the 2022 recommendation to expand the façade program to outdoor items. This recommendation is a duplicate of the 2021 program that includes up to \$2500 in matching funds for outdoor buildouts through September 2025. Brines motioned for approval, seconded by Scorsone. Motion was unanimously approved.

Tisdale gave an update on the downtown Wi-Fi system and sound speaker system, the Commons and Pedestrian Plaza plans for the upcoming year, the Downtownsend Light project, and the opening of Three Bridges Distillery & Taproom.

Tisdale presented an update on Downtown Parking project. Downtown has hired two new part-time parking enforcement employees. Conversations are in progress with Huntington Bank's on their use of the Larkin Parking Structure.

Downtown Events Coordinator Renee Smith reported on the upcoming events, showcased the 2022 event schedule, and presented The Commons Live Music Series schedule for the summer.

No public comments were made.

Meeting adjourned at 3:59 p.m.

May 4, 2022

Brad Kaye, City of Midland
Dave Kell, Midland Downtown Development Authority
Selina Tisdale, City of Midland

Dear Brad, Dave and Selina;

As previously communicated, my current term with the Midland Downtown Development Authority is concluding and I have decided not to stand for reappointment.

My service with the DDA has been most rewarding and I greatly value and appreciate the opportunity to be a part of the significant renewal of Midland's downtown district.

As I depart I encourage all DDA members, past and present, along with City of Midland staff, downtown business and property owners, as well as philanthropic investors to reflect on the substantial development and progress of downtown Midland over the past 10-15 years.

From Dow Diamond, the East End complex to Pathfinders Commons, Ellsworth Place, the H Residences, leuter Insurance, First State Bank, Tri Star Bank, Serendipity Road, Joyful Tantrum, Molasses, Aster, Pizza Baker and Three Bridges Distillery to mention a few, there has been substantial new investment in office space, retail and financial businesses, restaurants and residential properties in downtown Midland.

And established businesses such as Ace Hardware, The H Hotel, Pizza Sams, Little Forks Outfitters and others have reinvested in their businesses in support of a vibrant downtown.

The catalytic streetscape project brought about in a public private partnership between the city, the community and the generous support of Midland's philanthropic foundations has been a platform for continued downtown Midland's continued renewal and soon the creative work of our city horticulturist and her team will enhance the beauty and attractive atmosphere of downtown.

And this platform now serves to support the substantial year round programming offerings that attract residents and visitors to enjoy events ranging from Tunes at the Tridge, Tapped, Gus Macker, Art Fair, Santa House and the recent Eggsplore Downtown Midland Easter egg hunt among many others.

The DDA is to be commended for its rapid and creative response to the pandemic in support of downtown businesses with initiatives such as Raise Up Downtown Midland , the Pedestrian Plaza and the Commons; the latter two becoming integral parts of today's downtown Midland experience.

There are many other significant milestones of progress in downtown Midland to recall and appreciate so much so that it is easy in the hectic pace of the day to day to overlook them.

Again I greatly appreciate the opportunity to serve on the DDA these past years and encourage all to take a moment from time to time to recognize the achievements of this collective effort.

Sincerely,
Bo Miller

DDA 2022-23 Proposed Budget		
	2021-22	2022-23
	Estimated	Proposed
REVENUE		
Property Taxes Property Taxes	\$1,230,942	\$1,259,415
PPT Reimbursement	\$9,613	\$9,600
Investment Earnings	\$250	\$250
Contributions	\$0	\$0
Other	\$13,339	\$10,214
Transfers In	\$16,500	\$16,500
REVENUE TOTALS	\$1,270,644	\$1,295,979
EXPENDITURES		
Personal Services	\$ 419,254	\$ 445,806
Supplies	1,500	1,500
Other Services and Charges	653,095	406,042
Capital Outlay	100,000	380,000
Transfers Parking Fund	75,000	81,000
Reserved for Contingencies	25,000	25,000
EXPENDITURE TOTALS	1,273,849	1,339,348
Excess Rev Over (Under) Expenditures	(3,205)	(43,369)
Fund Balance - Beginning of year	1,399,032	1,395,827
Fund Balance - End of year	\$ 1,395,827	\$ 1,352,458



DDA Executive Committee Meeting

Wednesday, May 4, 2022 ~ 3:00 p.m.

Midland City Hall ~ Conference Room B

Committee Members Attending: David Kell (Chair), Chris Moultrup **Ex-Officio Member:** Julia Kepler, MDBA President Staff: Selina Tisdale **Not Attending:** Marty McGuire

Tisdale updated the committee on the outcome of a successful tax appeal by Chemical Bank for the 2020 and 2021 tax years. \$25,000 is owed by the DDA and will be paid from the DDA fund balance.

The Committee reviewed funding requests from the 2022 River Days – Balloon Fest event and the 2023 Art Scene event. The committee discussed setting a standard policy of providing up to \$5,000 in sponsorship support for events that benefit the downtown district. \$5,000 in event sponsorship will be offered to the 2022 River Days Balloon Fest. Art Scene will be placed in consideration for 2023 pending identification of mural locations in downtown midland for that event year. The DDA has a budget allocation for downtown event sponsorships.

Tisdale updated the committee on various projects including pedestrian plaza, riverfront redevelopment, downtown restrooms, and the Ashman / Rodd Two Way discussion.

Tisdale shared that with Bo Miller's term ending, he has chosen to step down from the Board. There are now two vacancies on the board. Tony Stamas, Midland Business Alliance, and Britney Hyde, Huntington Bank are being appointed to the positions at the May 9 City Council meeting. Positions of Chair, Vice Chair and committee chairs will be considered at the May 11 DDA Board meeting.

Meeting adjourned at 4:00 pm



**Midland Downtown Business Association
Board Meeting Minutes
April 14, 2022 8:30A ~ Pizza Sam's Conference Room**

Attending: Kepler, Wojda, Ward, Whitted, Lyons, Moody, Neumeyer, Scorsone, Buzzell, Mundhenk
Absent: Thompson, Busard

The March 10, 2022 MDBA Board meeting minutes were presented for approval. Buzzell moved for approval, seconded by Ward. Meeting minutes were approved.

The February 2022 Treasurers Report was presented for approval. Buzzell moved for approval, seconded by Moody. Treasurer's Report was approved.

The board considered approval of MDBA Non-Profit Liquor License for: Tapped Craft Beer festival to be held Saturday, June 18, 2022 in the Larkin Parking Garage. Ward moved for approval, seconded by Buzzell. Motion was approved.

Consideration of use of an MDBA Non-profit liquor license for Mi Brew Trail Event sponsored by Midland Daily News @ Dow Diamond on August 20. This is a request from Edward Fritz, MI Brew Trail and co-sponsors MDN and Dow Diamond. This item was tabled for clarification from Dow Diamond as to use of their Liquor License versus the need for a non-profit license. Board also asked for clarification on the liability or benefit of using the MDBA np liquor license.

Tisdale updated the board on the 2022-23 Nominating Process and timeline. Two nominations have been received with a nominations deadline is April 14 at 5 pm.

Tisdale update the board on the status of projects including the 2022 Ped Plazas & The Commons, downtown parking, the SARA renewal process and the June 22 MDBA Annual meeting.

The DDA is forming a riverfront redevelopment steering committee. Buzzell motioned that Kepler and Neumeyer be appointed to represent the MDBA. Motion was approved.

Reviewed upcoming events including Eggsplore Downtown (April 16), Chalk the Walk (May 21) and a Juneteenth Celebration being planned by an outside organization for the pedestrian plaza on Sunday, June 19

Kepler shared outcomes from the most recent marketing committee meeting

Meeting adjourn 9:35 pm