



MIDLAND CENTER CITY AUTHORITY

AGENDA

Wednesday, May 15, 2019, 3:00 – 5:00 P.M.

Council Chambers, Midland City Hall, Midland, Michigan

1. Roll Call – Barth, Chappel, Ginis, Kaye, Kozuch, Miles, Mortensen, Rapanos, Schloemann,
2. Approval of Minutes - Regular Meeting of April 2019 – Kozuch
Board did not meet in March
3. Public Comments (unrelated to items on the agenda)
4. Center City Redevelopment Plan Proposals Review Workshop
- Bradley Strader, principal MKSK
The purpose of this meeting is to review the draft plan, especially additions made since the last meeting. Implementation and priorities will be the main discussion
 - a. Overview of draft plan
 - i. Presentation
 - b. Workshop: Action Plan priorities
 - i. Discussion
 - c. Next steps:
 - i. Acknowledgements
 - ii. Time frame for integrating comments
5. Adjournment



MIDLAND CENTER CITY AUTHORITY
Minutes
Wednesday, April 17, 2019 3:00 P.M.,
Council Chambers, Midland City Hall, Midland, Michigan

Call to Order 3:00 p.m.

Attending: Linda Barth, Jennifer Chappel, David Ginis, Brad Kaye, Joe Kozuch, Sharon Mortensen, Alex Rapanos, Chris Schloemann **Absent:** Cliff Miles **Staff Attending:** Selina Tisdale

Kozuch presented the minutes the regular meeting of February 20, 2019 CCA Board meeting. Ginis moved to approve the minutes, seconded by Mortensen. Minutes were approved.

Public Comments (unrelated to items on the agenda) – None

Committee Reports

Governance and Sustainability (G&S) Committee – Mortensen reported that Community Development Planner Grant Murschel spoke to the committee regarding the draft zoning changes from the development plan and a path forward for moving that to the planning commission and the feasibility study for the Rodd and Ashman conversion study. The May CCA Board meeting will be a non-televised meeting from 3 until 5 p.m. where MKSK will hold a priorities workshop on the proposed development plan. Discussed the process for accepting the Façade Grant funding from the Midland Area Community Foundation and the Dow grant for Center City economic development initiatives.

Physical Improvements Committee - Ginis reported that the committee has been working *CenterPiece Mural Project* for the Center City corridor. Center City will partner with *ArtAttack* for the Midland Center For the Arts Art Fair in June to secure the first five to seven murals with an additional five murals added this summer.

The committee reviewed a façade application from David Downing, 2525 Washington Street. The following resolution was offered:

WHEREAS the Physical Improvements Committee of the Center City Authority (CCA) reviewed and recommends for approval the façade application from David Downing, 2525 Washington Street; now therefore

RESOLVED, that the Physical Improvements Committee recommends the Center City Authority approve a façade grant in the amount of \$2,500.00 and that disbursement shall occur in accordance with CCA Façade Improvement Program guidelines.

Rapanos moved support of the resolution seconded by Schloemann. Resolution was adopted.

Marketing Committee – Chappel reported that the committee is working on finalizing materials to market the façade improvement program. The committee selected the name *CenterPiece Mural Project* for the title of the Center City mural project and received information on marketing materials for the project including outreach to properties, sponsors and artists.

Kozuch reported on business activities in the district.

Meeting adjourned at 3:20 p.m.



Center City Authority
Governance & Sustainability Committee Meeting
Wednesday, May 8, 2019 10 a.m.
Conference Room B, City Hall
Draft Minutes

Attending: Brad Kaye, Joe Kozuch, Scott Marquiss, Cliff Miles

Absent: Sharon Mortensen

Minutes from the April 2019 Governance & Sustainability meeting were reviewed. Kozuch motioned for approval, seconded by Marquiss. Minutes were approved.

Tisdale reported that the grant funding for the Façade Improvement Program received unanimous approval from City Council on May 6. Funding from MACF has already been received and will be deposited into the FIP account. Tisdale will work with Mortensen to have the \$100,000 from Dow grant transferred to city. The fund currently has \$23K in the funding with \$8K in allocated projects still outstanding. Discussed any changes the committee would like the Physical Improvements committee to consider when reviewing the FIP guidelines. The idea of moving signage requests into a "temporary façade" type funding whereby repayment of the funds was tied to staying in business in the Center City is desirable. Discussion about funding for not-for-profit vs. for profit businesses took place. PI Committee should revisit the "what do we want to accomplish with the program?" question and make sure the guidelines support that.

Discussed the format for the May 17 CCA Board meeting which will be a review of the CCA Redevelopment Plan draft with MKSK. This will be a non-televised format to facilitate the workshop discussions. Board members should plan on the meeting lasting until 5 p.m. The agenda will include: MKSK PowerPoint presentation to review the projects including cost estimates; in-meeting work for members to identify projects and priorities; review of the Bergman technical memo on the Ashman/Rodd two-way traffic restoration; recommendations on Façade Program (expanding to include site improvements, access management, landscaping, etc. germane to the implementation plan). All subcommittees should be invited to attend as well as the steering committee. Tisdale will put an announcement to the district as well.

For the June CCA Board meeting, members should begin considering 2019-20 board structure. Current board structure includes: Kozuch, chair; Chappel, vice chair; PI chaired by Ginis; Governance chaired by Mortensen and Marketing chaired by Chappel. All board members are currently assigned to committees except Barth.

Kaye noted he will not be able to attend the June 12 CCA board meeting. – Brad Kaye not attending

Meeting adjourned 10:30 a.m.