



MIDLAND CENTER CITY AUTHORITY  
AGENDA

Wednesday, June 19, 2019, 3:00 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 May 15, 2019 and Special Meeting of May 22, 2019– **Kozuch**
3. Public Comments (unrelated to items on the agenda)
4. CCA Redevelopment Plan – Priority Worksheet Review
  - a. Funding Committee Discussion
5. 2019-20 Board Structure – **Kozuch**
6. Committee Reports
  - a. Governance and Sustainability Committee report – **Mortensen**
  - b. Marketing Committee report – **Chappel**  
(did not meet in May)
  - c. Physical Improvements Committee report – **Ginis**
    - i. Façade Application – Tiki Pineapple
7. Adjournment



MIDLAND CENTER CITY AUTHORITY  
Minutes  
Wednesday, May 15, 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, Cliff Miles Alex Rapanos, **Absent:** Chris Schloemann  
**Staff Attending:** Selina Tisdale, Shane Bjorge, Grant Murschel

Kozuch presented the minutes the regular meeting of April 17, 2019 CCA Board meeting. Mortensen moved to approve the minutes, seconded by Mortensen. Minutes were approved.

Bradley Strader, MKSK principal, led the group in a prioritization discussion of the Center City Redevelopment Plan, including high level cost estimates of proposed projects.

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

Meeting adjourned at 4:50 p.m.



MIDLAND CENTER CITY AUTHORITY  
SPECIAL MEETING  
Minutes  
Wednesday, May 22, 2019 4:00 P.M.,  
Council Chambers, Midland City Hall, Midland, Michigan

Call to Order 3:00 p.m.

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

Held a discussion on the CenterPiece Mural Project funding request from the Physical Improvements Committee. The following revised resolution was presented. Mortensen moved, seconded by Schloemann.

***WHEREAS**, the Physical Improvements (PI) Committee of the Center City Authority (CCA) has developed a concept project called **CenterPiece Mural Project** which would add 10-15 murals on buildings throughout the Center City district which would provide a new, more interesting and potentially destination-driven element to the corridor; and*  
***WHEREAS**, the PI Committee is developing language for the **Façade Improvement Program (FIP)** that will assist businesses in utilizing FIP funding to prepare building facades for **CenterPiece** murals; and*  
***WHEREAS**, the cost of the project is estimated at \$5,000 per mural; and*  
***WHEREAS**, the PI Committee requests the use of FIP funding to support the costs of the **CenterPiece Mural Project**; now therefore*  
***RESOLVED**, that the PI Committee is authorized to spend \$2,500 to purchase Art Attack mural artwork as part of the Midland Center for the Arts Summer Art Fair event; and*  
***RESOLVED FURTHER**, is authorized to spend up to an additional \$5,250 in funds for the installation of said artwork if funding is not raised through donation or sponsorship.*

Held a follow up discussion from the May 15 Redevelopment Plan Workshop meeting. Prioritization of projects is moving toward Streetscape Segment 2 (Saginaw Road, Dartmouth to Washington) Streetscape Segment 3 (Saginaw Road, Washington St. to Patrick), Streetscape Segment 1 (A or B)

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

Meeting adjourned at 5:15 p.m.

# CENTER CITY / SOUTH SAGINAW CORRIDOR ACTION PLAN

## PRIORITY WORKSHEET

Action Item	Infrastructure Costs	Optional Costs	Total Cost	Phasing		
				Short-term (1-3 years)	Mid-term (4-6 years)	Long-term (7+ years)
<b>Segment 1 Opt A:</b> Saginaw Road from Ashman Circle to Dartmouth Dr  OR	<b>\$1 million</b> Includes: parking lane removal, restriping, new curbs, median, and crosswalk striping.	<input type="checkbox"/> Lighting (\$720,000) <input type="checkbox"/> Tree planting (\$60,000) <input type="checkbox"/> Driveway closures (7) (\$84,000) <input type="checkbox"/> Multi-modal path (\$219,600)	=			
		<input type="checkbox"/> Lighting (\$720,000) <input type="checkbox"/> Tree planting (\$60,000) <input type="checkbox"/> Driveway closures (7) (\$84,000) <input type="checkbox"/> Multi-modal path (\$219,600)				
<b>Segment 2:</b> Saginaw Road from Dartmouth Dr to Washington St	<b>\$19,000</b> Includes: crosswalk re-striping	<input type="checkbox"/> Lighting (\$1.2million) <input type="checkbox"/> Tree planting (\$96,000) <input type="checkbox"/> Driveway closures (8) (\$96,000) <input type="checkbox"/> Multi-modal path (\$408,960)	=			
<b>Segment 3:</b> Saginaw Road from Washington St to Highway 10	<b>\$29,000</b> Includes: crosswalk re-striping	<input type="checkbox"/> Lighting (\$1.2million) <input type="checkbox"/> Tree planting (\$96,000) <input type="checkbox"/> Driveway closures (13) (\$156,000) <input type="checkbox"/> Multi-modal path (\$408,960)	=			
<b>Segment 4:</b> Washington St from Saginaw Road to Highway 10	<b>\$9,000</b> Includes: crosswalk re-striping	<input type="checkbox"/> Lighting (\$1.2million) <input type="checkbox"/> Tree planting (\$96,000) <input type="checkbox"/> Complete sidewalk (\$47,000)	=			

The Circle and The Corridor can be broken down into incremental phases, but what are those phases and which should take priority? What are the broken down conceptual costs of those implementations?



These conceptual costs are based on approximate 2019 construction standards and include both installation and 20% contingency. Please note: some optional costs may decrease if bundled with other options.

### HOW TO USE THIS WORKSHEET:

1. Review base costs of each part of the project.
2. Determine what Optional Costs should be implemented in each focused area and check the box.
3. Add up Total Cost of the focus area by adding the Infrastructure Costs to selected Optional Costs. Write this number in the Total Costs column.
4. Determine the timing of each focus area: is this something that should occur in the next Short-Term (1-3 years), Mid-Term (3-5 years), or Long-Term (7+ years)?

# CENTER CITY / SOUTH SAGINAW CORRIDOR ACTION PLAN

## PRIORITY WORKSHEET

Action Item	Infrastructure Costs	Optional Costs	Total Cost	Phasing		
				Short-term (1-3 years)	Mid-term (4-6 years)	Long-term (7+ years)
Roundabout at the Circle (Option A) 	<b>\$2.8 million</b> Reconfigure existing layout of roads into roundabout (including removal of Jefferson Ave) at Circle and provide pedestrian crossings along edge.	<input type="checkbox"/> Lighting (\$576,000) <input type="checkbox"/> Tree planting (\$30,000) <input type="checkbox"/> Sidewalk improvements (\$3 million)				
OR Signalized Intersection at the Circle (Option B) 	<b>\$500,000</b> Provide an improved intersection layout at the Circle (including removal of Jefferson Ave) and provide pedestrian crossings along edge.	<input type="checkbox"/> Lighting (\$576,000) <input type="checkbox"/> Tree planting (\$72,000) <input type="checkbox"/> Sidewalk improvements (\$3 million)				
Facade Improvement Program	Fund Commercial Corridor Facade Improvement Program to include facades, landscaping, access management, etc. per the Corridor Plan	<b>???</b>				

The Circle and The Corridor can be broken down into incremental phases, but what are those phases and which should take priority? What are the broken down conceptual costs of those implementations?

These conceptual costs are based on approximate 2019 construction standards and include both installation and 20% contingency. Please note: some optional costs may decrease if bundled with other options.

### HOW TO USE THIS WORKSHEET:

1. Review basic costs of each part of the project.
2. Determine what Optional Costs should be implemented in each focused area and check the box.
3. Add on Total Cost of the focus area by adding the Infrastructure Costs to selected Optional Costs. Write this number in the Total Costs column.
4. Determine the timing of each focus area. Is this something that should occur in the next Short-Term (1-3 years), Mid-Term (3-5 years), or Long-term (7+ years)?



**Center City Authority**  
**Governance & Sustainability Committee Meeting**  
**Wednesday, June 12, 2019 10 a.m.**  
**Conference Room B, City Hall**  
**Minutes**

Attending: Joe Kozuch, Scott Marquiss, Cliff Miles, Sharon Mortensen  
Absent: Brad Kaye

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

Kozuch reported that he was contacted by a property owner at the corner of Washington and E. Ashman about the possibility of extending the CCA boundaries to include her property. It was determined that there is too much distance between the current CCA boundaries and not enough commercial properties between the two areas for this to be feasible.

Discussed status of the Redevelopment Plan and reviewed updated cost estimate worksheet from MKSK. Tisdale noted several follow up questions for Bradly Strader to clarify. Discussed concept of forming a Funding Committee to start looking at costs and researching funding mechanisms. Will take concept to the board at their June meeting.

Reviewed the 2019-20 board structure. CCA Board member Linda Barth should be appointed to a committee and Jennifer Chappel would like to move from her role as chairing the Marketing Committee. Kozuch is still interested in chairing the board. No other interests have been expressed by other board members for chair, vice chair or subcommittee roles.

Tisdale has talked to Lee Rouse about leading the long-term planning discussion at the October board date. Future discussions will occur as to the content of that meeting.

Meeting adjourned: 10:40 a.m.



**CENTER CITY AUTHORITY**  
Physical Improvements Committee Meeting  
Tuesday, June 11, 2019 3:30 pm  
Isabella Bank Conference Room

Present: Dave Ginis, Joe Kozuch, Alex Rapanos, Julie Ratcliffe  
Absent: Barbara Junga, Jeff Hert, Paul Reder, Gary Shaffner, Mike Williams  
Staff: Selina Tisdale, Grant Murschel

The May minutes were presented for approval. The minutes were not approved due to lack of quorum.

Ginis updated the committee on the Development Plan timeline.

Reviewed Façade Improvement Program application from Michael Enderby, Tiki Pineapple. Discussions about making changes to the signs portion of the FIP guidelines, however no action has been taken to change the language so this application still qualifies under current guidelines. Kozuch moved for approval, Rapanos seconded. A vote was taken with Rapanos, Ratcliffe, Kozuch and Ginis voting in favor. An e-vote was taken to achieve a majority vote with Shaffner and Williams also voting in favor. No objections were voiced to this application.

Murschel reviewed district zoning changes as proposed in the MKSK redesign. Murschel will provide a cleaned up document for the July PI meeting.

Discussed the **CenterPiece** Mural Project. Five wonderful murals were created as part of the Art Attack Art Fair event. Guyer is working on materials that can be provided to potential mural properties. Info needed includes:

- Pictures of murals
- Investment of the part of the property owner?
  - Just let us use the space for one year (renewal opportunity based on future Art Attack)
  - Opportunity to sponsor \$750 frame or someone else will
- What the CCA will provide
  - completed artwork
  - framed installation
- Attaching directly to masonry surfaces
- Legal doc
- How long it will be up - if ArtAttack keeps returning, new artwork changed out each June could be changed out every year otherwise art work should last up to three years (double check with Eric Larsen)
- No maintenance needed on property owner's part
- CCA will change out the art work and/or remove

Sponsorship of \$750 for the frame

- 2'x2' sponsorship plaque with business name and logo on the frame
- social media sponsorship recognition

- Center City website recognition of sponsorship

Next steps: finalizing list of businesses to approach; finalize marketing materials; approach businesses for interest; get MitchART on board for installations; finalize legal docs.

Rapanos checked out the leaning wayfinding signs and reports that the bolts just need to be tightened and shimmed up to level.

The missing wayfinding sign has been installed.

Traffic light pole at Washington and Saginaw Road will be painted next summer when it is replaced.

Adj 4:45 p.m.

***Next meeting: Tuesday, July 9, 2019***



CCA Façade Application Receipt

Application Received From: Michael Enderby, 1908 S. Saginaw Road, Suite A

Date Received: May 15, 2019

General Project Description: Installation of new custom awning

Total amount of project application: \$9,462

Total amount requested: \$4,731 - GRANT

Amount recommended for approval: \$4,731

Proposed Start Date: June 1, 2019

Proposed Completion Date: June 15, 2019

- Property is in the CCA District **YES**
- Applicant is property owner **NO**
- Applicant is a business owner authorized to apply on behalf of property **YES**
- Applicant submitted eligible design renderings **NO**
- Applicant submitted detailed information on materials, colors, etc. **YES**
- Applicant submitted written estimates **YES**
- Applicant verified building/zoning codes are accurate **NO**

Scheduled for PI Review on: June 11, 2019

**STAFF RECOMMENDATION:**

Approval



Text highlighted in red

**CENTER CITY AUTHORITY**  
**COMMERCIAL CORRIDOR FAÇADE IMPROVEMENT PROGRAM APPLICATION**

Date: 05/10/2019

Name of Applicant: Tiki Pineapple of Midland LLC Michael Enderby

Applicant Mailing Address: 1908 S Saginaw Rd, Ste A, Midland, MI 48640

Applicant Email: mike@tikipineapple.com

Applicant Phone Number: 989-486-8485

Project Address: 1908 S Saginaw Rd, Ste A, Midland, MI 48640

If different from applicant, please provide property/building owner's name, address, phone number:  
Rapanos Enterprises, Attn Christine Rapanos, 1912 S Saginaw Rd, Midland, MI 48640, (989) 631-1289

Provide detailed description of work to be done, include breakdowns by major categories, such as architectural, engineering, signs, awning, painting, repair, carpentry, electrical, etc. Include detail of types of materials to be used and color specifications.

Installation of new custom awning wrapping around corner unit of Tiki Pineapple facing S Saginaw Rd. Install will improve the look of the building facing the main S Saginaw Rd corridor and replace the existing prior outdated small awning. The awning will be lit displaying the Tiki Pineapple logo in a bright orange color. Kip Awning & Design to complete install and manufacturing of awning.

**Proposed Improvement(s) (check all that apply)**

**FACADE IMPROVEMENTS**

- exterior painting or surface treatment, brickwork/stonework/siding
- window and/or door replacement
- covered entrance
- Storefront or rear entry improvements, columns, awnings and other highly visible façade features on existing buildings
- Other

**LANDSCAPING**

- Addition or enhancement of landscaping in highly visible planting locations like parking lots, around driveways, perimeter plantings, at the base of signs, at building entrances and to screen storage. *Only improvements that bring sites into compliance with or will exceed City Zoning Ordinance standards will be eligible.*
- Other

**EXTERIOR LIGHTING**

- Exterior building lighting
- Lighting for ground and wall mounted signs, landscaping, buildings and pathways
- Other

**STREET ACCESS**

- Consolidation of multiple driveways
- driveway elimination
- driveway reconfiguration
- Other

**SIGNAGE**

- Replacement of freestanding signs with ground mounted sign

**SITE ACCESSORIES**

- Architectural fences, banisters, rails, benches, brick walls and retaining walls
- Other

**ORDINARY MAINTENANCE / REPAIR (mini-grant)**

- to correct or prevent deterioration/decay of a structure (this excludes improvements that are required as a result of a violation of notice or citation)
- to correct damage to a structure
- to restore a structure or to its original condition prior to deterioration, decay or damage using

**Project's Estimated Total Cost:** \_\_\_\_\_

<b>Work to Be Done</b>	<b>Estimated Cost</b>	<b>Written Estimate Attached?</b>	
Install new wrap around custom awning	\$9,462	<u>Yes</u>	No
_____	_____	Yes	No
_____	_____	Yes	No
_____	_____	Yes	No
_____	_____	Yes	No
_____	_____	Yes	No

**Identify FIP amount requested and form of payment:**

*The façade program will provide up to \$5,000 in matching grant (includes combination of mini and regular façade grant) and up to \$10,000 in matching loan for a total of \$15,000 for eligible Center City properties every seven years. Please select the amount of your façade request and whether it will be as a mini-grant, grant, loan or combination.*

**Amount Requested (50% of estimate)**

\$ ~~2,500~~ 4,731

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

**Form of Payment (circle preferred)**

Mini-grant Façade Grant Façade Loan

Mini-grant Façade Grant Façade Loan

Mini-grant Façade Grant Façade Loan

Mini-grant Façade Grant Façade Loan

Mini-grant Façade Grant Façade Loan

Has the project been reviewed by the City of Midland for building and zoning compliance?

- Yes - no permits or reviews are necessary for this project;
- Yes - proof of review is attached;
- No (Prior awning installed, installer to update permits at time of install)

Are Applied-for Improvements:


Required as a result of any violation, notice or citation	YES	<u>NO</u>
Non-permanent structures or movable equipment	YES	<u>NO</u>
Required to comply with any code or ordinance	YES	<u>NO</u>

What is the current status of the project(s) for which you are applying for funding:

- Project(s) have not started
- Project(s) have started or are substantially completed
- Project(s) were completed on this date: \_\_\_\_\_

Proposed project start date: 06/01/2019

Proposed project completion date: 06/15/2019

 Initial here to indicate that you have attached one photograph of the existing building and a detailed color rendering of design plans including description of work and outlining the materials to be used along with other details of the project.

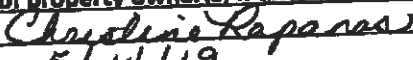
The undersigned applicant signatures affirm that:

- The information submitted herein is true and accurate to the best of my (our) knowledge.
- I (we) have read I have read and understand the conditions of the CCA Façade Program and agree to its conditions and guidelines.

Signature of Applicant

  
Date: 04/10/2019

Signature of property owner(s) if different than applicant:

  
Date: 5/14/19

# Proposal

## KIP VAUGHAN & SON AWNING

kipvaughanandsonawning.com  
408 VanBuren & Hamilton  
Saginaw, MI 48602  
(989) 737-5298

PROPOSAL SUBMITTED TO <b>RAPANOS ENTERPRISES</b>	PHONE <b>989-631-1289</b>	DATE <b>12/5/18</b>
STREET <b>1912 S. SAGINAW RD.</b>	JOB NAME <b>TIKI PINEAPPLE</b>	
CITY, STATE and ZIP CODE <b>MIDLAND MI 48640</b>	JOB LOCATION <b>MICHAEL ENDERBY 751-8979</b>	
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for:

**76' OF TRADITIONAL AWNING**

**KRISTEN**

**MIKE**

**AWNING FRAME**

**\$ 4,260.00**

**COOLEY BELT**

**ERADICABLE VINYL  
TANGERINE #853317**

**\$ 4,402.00**

**TWO LOGOS 4'6" BY 5'**

**6 COLORS \$800.00**

**YOUR TOTAL \$ 5,202.00**

**RAPANOSENT @ AOL.COM**

**MIKE @ TIKI PINEAPPLE.COM**

We propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of

**1/2 DOLLAR**

dollars **\$ 9,462.00**

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

*Kip Vaughan*

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ day

**Acceptance of Proposal**—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized

Signature \_\_\_\_\_