

MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY WHICH TOOK PLACE ON WEDNESDAY, NOVEMBER 12, 2008 COUNCIL CHAMBERS, CITY HALL, MIDLAND MICHIGAN

Tony Kulick read Roll Call.

**PRESENT: DDA MEMBERS** - Jenny Anderson, Bo Brines, Mike Hayes, Jon Lynch, Marty McGuire, Mark Rhule, Claudia Wallin, Keith Winter

**ABSENT:** Paula Liveris, Jack McCandless, Sue Rabbage, Ranny Rieker, Jim Stamas,

**Present: STAFF** – Tony Kulick, Keith Baker, Margaret Maday, Stephanie Szostak, Denise Hufford,

**PRESENT: OTHERS** – John Palen (Midland Issues), Cheryl Wade (midland Daily News)

Wallin called the meeting to order at 3:00 p.m. – a quorum was present

1. **Approval of the October 13, 2008 Meeting Minutes.**  
**M/S Brines/Lynch** - To approve the minutes as submitted.  
**Approved Unanimously**
2. **Meeting Schedule** – Wallin said that the meeting schedule represented the regularly scheduled meeting dates for the various committees; however committee chairs would announce any holiday cancellations during the committee report section of the agenda.
3. **Financial Reports for October 2008.**  
Margaret Maday presented the report for the month ending October 2008. She reported a fund balance of \$660,031 plus \$60,364 in the Physical Improvements Project Fund and \$17,865 in the Downtown Art Fund. She also reported that a Journal entry was be made to the Marketing Services line item to reflect a bill that had been miscoded, the bill was reposted to the Miscellaneous Contractual Services line item.

**M/S Hayes/Anderson** - To accept and file the Financial Reports  
**Approved Unanimously**

**4. Reports**

**a) Design Committee**

Anderson reported that the committee had met and discussed flower planting, the façade loan program and a possible Boy Scout recycling program.

Szostak reported that all the spring bulbs have been planted and her crew was still cleaning up the planting beds. She was asked when she would need to come back to the DDA with something to report. She said probably by February she would have the 2009 annual planting plan completed and would be able to report on the plan.

Anderson thanked Stephanie and her crew for the wonderful plantings in the Downtown this past summer.

The Design Committee will be cancelling their December 2008 meeting.

**b) Organization Committee**

Wallin reported that the Committee met and referred a request for a recommendation on the rental rate for leased parking spaces to the Economic Restructuring Committee. They received a report on patio seating from staff, discussed staff activities. They also discussed the future of the artificial ice. She reported that if there were no objections Staff would work with the City purchasing department to solicit bids for the ice. The committee agreed to have staff secure bids but were not committing to the ultimate sale of the ice. The committee did not want to consider an option to possibly sell the ice to a local agency for less than the high bid. She also reported that staff will be working with Consumers power to possibly improve the wires in the 100 block of E. Main Street. Finally it was reported that the DDA was returning to one of their goals of providing education for members in January or February.

**c) Economic Restructuring Committee**

Hayes reported that the report of vacant property has been reformatted to make the report usable. The report shows that although it may look like there are a lot of vacant properties, there is only about 2% of the floor space available and some of that space is currently occupied. He reminded the DDA that the entire Buxton study is available for the public on the Chamber website. He told the DDA that the remainder of the citywide housing study was on schedule to be presented to the Housing Commission in December. He reported that the Planning Commission received the requested zoning text changes at their meeting last night.

Hayes reported that the committee met and discussed the issue of rates for leased parking spaces in the downtown. The committee discussed the issue in a great deal of detail, they considered rates for comparable sized communities and found Midland's rates lower than most. They also looked at the overall parking budget and the rates for tickets in the district. Following the discussion the committee is recommending that the DDA

recommend the City Council raise the fee from \$145 a year to \$195 in 2009 and again in 2010 to \$250 a year.

M/S Hayes/McGuire

Whereas the City of Midland operates a Parking Fund to provide and maintain parking in the Downtown district, and

Whereas the DDA contributes to that fund, and

Whereas the fees for leased surface parking spaces has not been changed since 2006, and

Whereas the DDA has been asked to provide the City Council a recommendation on the those fees, and

Whereas the DDA Economic Restructuring Committee reviewed the current fees, fees from comparable communities, the current cost of tickets in the district and the revenue and expenses from the parking fund, and

Whereas the Economic Restructuring Committee determined that the current leased parking fees for Downtown Midland were lower than most of the comparable studied communities.

Now Therefore be it Resolved that the DDA recommends that the Midland City Council raise the annual fee for leased surface parking from \$145 year to \$195 per year in 2009 and to \$250 per year in 2010,

And be it Further Resolved that the DDA recommends that the Midland City Council raise the rate for metered parking in the Downtown from .20\$ per hour to .25\$ per hour.

**Approved Unanimously**

Hayes reported that the Economic Restructuring Committee would be cancelling their December meeting.

**d) Creating Cool Committee**

Wallin reported on upcoming events and how they could not take place without the community and business partners that assist in these events. She also reported that the committee would cancel their December meeting

**e) MIDLAND DOWNTOWN BUSINESS ASSOCIATION REPORT**

Kulick reported on the upcoming Downtown events including the Santa Parade, Santa House Arrival, and Breakfast with Santa, Holly Jolly Days and Deals at the Diamonds.

**5. Public Comments**

None

**6. Old Business**

None

**7. Adjourn**

M/S Hayes/McGuire - To adjourn the meeting  
Approved Unanimously  
Meeting adjourned 3:35 pm