

MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY WHICH TOOK
PLACE ON WEDNESDAY, FEBRUARY 25, 2009 CITY COUNCIL CHAMBERS,
CITY HALL, MIDLAND MICHIGAN

Tony Kulick read Roll Call.

PRESENT: Bo Brines, Marty McGuire, Sue Rabbage, Rich Pomeroy, Ranny Rieker,
Mark Rhule, Claudia Wallin, Keith Winter

ABSENT: Jenny Anderson, Mike Hayes, Jon Lynch, Paula Liveris, Jack
McCandless,

STAFF PRESENT: Tony Kulick, Keith Baker, Denise Hufford

OTHERS PRESENT: 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 January 14, 2009 Minutes.

M/S – Rieker/Brines - To approve the minutes of the January 14, 2009 meeting as submitted.

Approved Unanimously

2. Financial Reports for October 2008.

Kulick presented the report for the month ending January 2009. He reported a fund balance of \$647,764 plus \$56,123 in the Physical Improvements Project Fund and \$18,130 in the Downtown Art Fund.

M/S - Rieker/Rabbage - To accept and file the Financial Report.

Approved Unanimously

3. Reports

- a) **Design Committee** – Kulick reported on the activities of the Design Committee. Those activities included the need to relocate the summer planting pots because of vision obstructions to traffic, the work to develop text to permit additional sidewalk and patio style seating and the 14 frogs for the summer sculpture series.
- b) **Organization Committee** – Wallin reported that the Committee did not meet in February. She reported that the annual Strategic Planning / Board Retreat will be held March 3, 2009 at the Currie Golf Course Club House. A list of 2009 Downtown Events and Dates was presented.

c) Economic Restructuring Committee – Kulick reported that the committee has met twice since the January DDA meeting. There have not been any changes in vacancies or occupancies since the January DDA meeting. The zoning text changes requested by the DDA will be considered by the City Council on March 9, 2009. The committee discussed the Capstone Survey that will be conducted by Lisa Vincent, a CMU Graduate Student. The survey will have a link from the Downtown Happenings and HotStuff newsletters. The survey will be used to help determine what sort of businesses the Economic Restructuring Committee may want to incubate.

d) Creating Cool Committee – Wallin reported on the success of Breakfast with Santa, Holly Jolly Days and Deals at the Diamond. She also reviewed the list of 2009 events that will be taking place in Downtown Midland. She reported that the Creating Cool Committee discussed the bid for the artificial ice that has been received. The committee is recommending that the DDA reject all bids and list the ice for sale with a minimum bid on eBay with a reserve minimum bid.

M/S - Wallin/Brines - That the DDA Board reject all of the bids received for the artificial ice and list the ice for sale on eBay with a reserve minimum bid.

Discussion followed.

M/S - McGuire/- Rieker - To amend the motion to reject all bids and authorize City Staff to dispose of the artificial ice asset in a manner which nets more money than the highest bid and is most favorable to the City.

The amendment was approved unanimously.

The amended motion was approved unanimously.

Kulick reported on the frogs for the 2009 Summer Sculpture Series.

e) MIDLAND DOWNTOWN BUSINESS ASSOCIATION REPORT – Kulick reported on the activities of the MDBA. Deals at the Diamond was a success. The MDBA should be approving their 2009/10 budget at their next board meeting. The next MDBA General Membership Meeting will be March 25 28, 2009; 8:00 am at Pizza Sam's.

4. Public Comments

None

5. Old Business

None

6. New Business

a. North side Overlay District – Kulick reported on the North side overlay zoning district meeting he attended. The overlay will focus on the area between Buttles and Indian, adjacent to the DDA District. The committee is considering having the overlay district encompass a larger area than just between Indian and Buttles. A first draft of the proposed zoning text language should be presented to the Overlay Zoning Committee on March 24th.

b. Zoning text change – Kulick reported that the Midland City Council should consider the proposed zoning changes recommended by the DDA at the March 9, 2009 meeting. If the Council approves the changes they will take effect following publication of the ordinance.

c. Kulick reported on the usage of the DDA Website, the usage of the free Wi-Fi in the downtown.

M/S – Rieker/Rabbage - To adjourn the meeting

Approved Unanimously

Meeting adjourned 3:50 pm