

MINUTES OF THE MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY  
WHICH TOOK PLACE ON WEDNESDAY, SEPTEMBER 13, 2006  
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN

Christin O'Callaghan read Roll Call.

**PRESENT: DDA MEMBERS** – Fr. Jim Bessert, Bo Brines, Doug Chapman, Mike Hayes, Jack McCandless, John Reisner, Ranny Riecker, Jim Stamas, Claudia Wallin

**ABSENT:** Jenny Anderson, Ann Beck, Paula Liveris, Jon Lynch

**PRESENT: STAFF** – Christin O'Callaghan, Daryl Poprave, Denise Hufford, Margaret Maday

**PRESENT: OTHERS** – Joe Garrison (President, MDBA), Lorie Shane (Midland Issues), Cheryl Wade (Midland Daily News), Bryon Plumer (Ray's Bike Shop), John McPeak (Modern Metalcraft), Joan Cleland (Aquest Realty), Sandy Eeds (HOK Architects)

Wallin called the meeting to order at 3:00 p.m.

**1. Approval of past meeting minutes**

Motion to approve the August 9 meeting minutes by Hayes. Seconded by Chapman. Approved unanimously.

**2. Financial Report – August 2006**

Maday presented the August 2006 financial statements. Motion to approve statements by McCandless. Seconded by Riecker. Approved unanimously.

**3. Reports**

**a) Design Committee**

Joan Cleland and Sandy Eeds discussed the upcoming renovations to Ashman Court Hotel/HH Dow Leadership Academy, including upscale restaurant and bar, 6900 square foot addition on Main Street, terrace seating, new landscaping, and parallel parking on Main Street. If approved construction would begin late 2006/early 2007.

Wallin appreciated that the architects listened to suggestions from the Design Committee and excited about this addition to Main Street.

Hayes recused himself from voting.

Motion to approve the concept design for streetscape modifications in the 111 W. Main Street block of Downtown Midland as presented at the September 13, 2006 board meeting by Riecker. Seconded by Bessert. Approved unanimously.

Motion to authorize the DDA Design Committee to offer final recommendation, on behalf of the Downtown Development Authority Board, to the Midland City

Council regarding any modifications as recommended by the City of Midland for the 111 W. Main Street streetscape design by McCandless. Seconded by Brines. Approved unanimously.

Bryan Plumer (Ray's Bike Shop) and John McKeith (Modern Metalcraft) showed bike rack Tridge design.

Motion to authorize the purchase of two custom-made Tridge bicycle racks for \$2,479.34 from Modern Metalcraft, Inc. of Midland by Riecker. Seconded by Chapman. Approved unanimously.

O'Callaghan reported that the temporary change in parking time from 2 hours to 3 hours has been positively received by both the Downtown businesses and customers, however the temporary time frame is running out. The Design Committee recommends a permanent change to 3 hours to City Council.

Motion to recommend permanent change by Riecker. Seconded by Chapman. Approved unanimously.

O'Callaghan reported that downtown crosswalk repair has begun, is on schedule, and should be completed by the end of October.

**b) Horticulture Report**

O'Callaghan reported that mums are arriving this week and will be planted near the Tridge. Annuals still look good and will be removed as needed.

**c) Economic Restructuring Committee**

Reisner noted downtown properties available for rent or purchase, currently four properties. Additionally, two businesses are available for sale in Downtown Midland. This information is available on the downtown Midland website or by contacting the DDA office.

**d) Creating Cool Promotions Committee**

Wallin reported that the Alden B. Dow Block Sculpture Auction had a good turnout and all sculptures sold for a total of almost \$19,000. Thank you to Northwood University, Alden B. Dow Home and Studio, Ashman Court Marriott Hotel, Dakota Builders, Gerace Construction, Furlo Auctions, Artists, Sponsors, and Committee Members for all their hard work and support of this project.

DDA purchased Alden Man and Woman sculptures to remain downtown. Design committee will decide on location.

Wallin congratulated the \$1000 sculpture artist winner – Steve Dombrowski with his sculpture Swantasia. Wallin also encouraged everyone to send in their ideas for next years event to the downtown Midland website.

Wallin encouraged all board members to read the market study as it impacts every committee.

**e) Midland Downtown Business Association Report**

MDBA President Joe Garrison recapped the Main Event held on Saturday, August 26. Thousands of people came downtown in spite of some rainy weather. Shelterhouse, The ROCK, The Fuse, Michigan Baseball Foundation, and the DDA all worked together for a fun community day including the announcement of the new baseball team name – Great Lakes Loons. Thank you to the over 300 volunteers who helped make the day run smoothly.

Garrison reviewed the upcoming Downtown events. Cruise ‘n Car Show will be held September 15 & 16. Details are available both on the downtown Midland site as well as [www.cruisencarshow.net](http://www.cruisencarshow.net). The Chili & Salsa Taste-off will be held September 23<sup>rd</sup> and currently has 18 chefs. Mannequin Night with Northwood University will be held on October 12<sup>th</sup>. Pumpkin Festival will be held on October 19<sup>th</sup>.

MDBA General Meeting will be September 27<sup>th</sup> at 8 am at Pizza Sam’s.

**4. Public Comments**

None.

**5. Old Business**

Wallin noted that the draft of DDA bylaws were included in the board packet. She asked all to review and give comments to O’Callaghan. They will be reviewed by the City Attorney.

**6. New Business**

Wallin informed the Board that a Strategic Planning Meeting will be scheduled for the end of October.

Wallin expressed a thanks to Ashman Court Hotel – a wonderful partner for downtown. Mark Spanka and Donna Beall have done a wonderful job for the past 10 years.

Wallin introduced a new team member – Daryl Poprave, new acting Director of Planning for the City of Midland.

**7. Adjourn**

There was no further business to come before the Board. Chapman moved that the meeting be adjourned. Reisner seconded. Meeting adjourned at 3:40 p.m.