

**City of Garden City**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Board of Trustees**  
  
**REGULAR MEETING MINUTES 6/20/2017**

**Call to Order 6:02PM**

Roll Call

**Members present:** Chair John Prosch, Vice Chair Bruce Boland, Secretary John Fleming, Mayor Randy Walker, John Santeiu, Laurie Viviano

**Others present:** Director Kimberly Dold, Theresa Manuel, GC Police Officer Nate Cover, Eastern Michigan University Master Student Henry Outlaw

**Members absent:** (EXC) Orin Mazzoni, Penny Klei, Melissa Freeman, Bob Squires, Treasurer George Karafotis

Approval of Agenda

**Motion to approve the Agenda by Randy Walker, supported by John Santeiu.**

*Motion passed unanimously*

**Consent Agenda Items:** (*motion as a whole*)

Approval of Minutes

Regular Board Meeting: April 18, 2017

Acceptance of Accounts Payable as listed:

To date – June 20, 2017

Acceptance of Finance Report as listed for March, April, May 2017

**Motion to approve the Consent Agenda by John Fleming, supported by John Santeiu.**

*Motion passed unanimously*

**Motion to approve the Consent Agenda as amended by Randy Walker, supported by John Santeiu -**

**Addition of Action Item C-3: Approval of DDA Budget**

*Motion passed unanimously*

**ACTION ITEMS**

1) 5th Annual Western Wayne Business Leadership Banquet

**Motion to approve 3 individuals to attend by John Santeiu, supported by Bruce Boland.**

**(Chair Prosch, Mayor Walker and Director Dold)**

*Motion passed unanimously*

2) ICSC Idea Exchange

**Motion to approve Chair Prosch and Director Dold to attend the ICSC on July 13th, 2017 by John**

**Santeiu, supported by John Fleming**

*Motion passed unanimously*

3) Approval of DDA Budget for FY 17/18

**Motion to approve the DDA budget for FY 17/18 by John Fleming, supported by Bruce Boland**

*Motion passed unanimously*

**Information Items**

1) State Reimbursement of Tax Increment Finance Authority PP TIF Loss Form 5176 has been submitted to the state, reimbursement is expected to be \$45,109.

2) GCPD Training Room

Our officers are in need of a training room remodel, they are putting together a

rough estimate for our review. \*Officer Nate Cover attended the DDA meeting and

gave a quick presentation of what is requested along with quotes and a cover letter

from Officer Bruce Shippe. The board entertained a motion to approve expenses up to

\$5,000 for an overhaul, but Trustee Santeiu requested that he be allowed to do this

as a donation from his family.

3) Public Hearing for Proposed Lighting/Sign Ord in the DDA District -took place at the June 19 Council meeting - will report. \*Agenda item was tabled

at the council meeting.

4) Goal Review

Review current goals, set goals for 2017/18

R. Walker would like to make the Pavilion a short term goal.

B. Boland would like to see us make a property acquisition/flip - possibly the former Geppetos

B. Boland would also like to see the Facade Improvement Program viable again

K. Dold mentioned the need to paint the CBD streetlamps and streetscape amenities

(benches, trash cans).

There is also the issue with public safety in front of the Dairy Queen.

## **Committee Reports**

### ***Promotion Committee -***

- a) Lucky Squirrel: Sept sold out, will review price increase
- b) Great Bacon Run: Success, noted that DDA may opt out of involvement next year
- c) Flea Circus: City sold 17 dog licenses
- d) Chili Cook Off: preparation is underway. The Afterburn will be sponsored by the GC Goodfellows this year

***Design Committee*** - Will schedule meeting upon completion of goal setting

### ***Maintenance Committee -***

- a) Backflow Preventer - Lane Plumbing made repairs (relief valve kit) and inspected the backflow on the system located on the SW corner of Ford/Middle Belt. Cost = \$225
- b) Irrigation - as mentioned, the system on the SW corner required a repair, it was gushing water. City water dept was contacted and Michelle Mastej will adjust the water

bill accordingly.  
c) Streetlamp Painting  
Most of the lamp are in need of paint.

**Marketing Committee - Kim**

a) McDonalds - new renderings were sent, we are waiting to receive updated site plans.

b) Marion House - recently purchased for \$240,000 in April. We do not know who the owner is yet or their plans for the property.

Director Dold also updated the board on GC Cafe: construction to begin in July. Alberts on the Alley: owner is looking for a more aggressive realtor. Wicked Tattoo: Bryan Weinstein states he has spent approx \$70,000 on improvements to date. He is currently working to update the facade. Maplewood Lumber owner has spent approx \$15 - 20,000 on clean up there. KIN Properties has had some interest in the property (fitness center and retail), they stated they are not opposed to demolishing the building. Max Golden (KIN Properties) also stated they had looked at acquiring the Newman property that faces Beechwood.

**Open Discussion/Call to Audience**

We had a Master Student from EMU attend, he announced that he is interning for a company and will be

using their product to review walkability in downtown GC.

John Fleming and Bruce Boland suggested there was no need to publish a marketing report every

week, the board agreed. City Inspectors/Building and Planning paid a visit (DDA requested) to the Art

Center. No surprises, the building has good bones will need ADA bathroom and Chair lift to open. Don

Wakefield would like to open the building in stages in order to start bringing in some cash flow. Talk of

a possible Incubator downtown.

**Adjournment: 7:23PM**

