

GRAND LEDGE DOWNTOWN DEVELOPMENT AUTHORITY
319 TAYLOR STREET
GRAND LEDGE MI 48837
(517) 622-5256

MINUTES – REGULAR MEETING
WEDNESDAY, AUGUST 10, 2011
6:00 P.M.
COUNCIL CHAMBERS, CITY HALL
200 E. JEFFERSON ST.

I & II. ROLL CALL- Bruce MacDowell called the meeting to order at 6:03 p.m.

Present: Bob Brown, Keith Mulder, Terrance Augustine, David Jonas, Mayor Kalmin Smith, Ben Cwayna, Melanie May, Christine Carter, and Karl Glarner (6:06 p.m.)

Absent: Jan Mowery, Jim Church, and Jason Barclay

III. PLEDGE OF ALLEGIANCE

IV. AUDIENCE PARTICIPATION - None

V. APPROVAL OF REGULAR AGENDA - Mr. Augustine made a motion to approve the agenda. Mr. Brown supported the motion. The Motion carried 9 to 0.

VI. APPROVAL OF MINUTES - Mr. Mulder moved to approve the Minutes of the General Meeting of July 13, 2011. Mr. Cwayna supported the motion. The motion carried 9 to 0.

VII. TREASURERS REPORT -

1. Payment of bills - Mr. Sullivan reviewed the bills to be paid. Craig Electric bills are coming in bits at a time. Mr. Mulder moved to approve the bills as presented. Ms. Carter supported the motion. Motion passed 9 to 0

Karl Glarner arrived at 6:06 pm

2. Financial Statement - Mr. Sullivan indicated there are 2 financial statements. One for FY 11 and one for FY 12. Property operating expenses has been increased by \$4,876.83. Our estimated fund balance at the end of FY11 is \$614,000.

Mr. Sullivan reported that the City is refinancing the original street scape bond. It has been previously refinanced. The Log Jam Parking Lot bond would be included in the refinance. There is no savings on the street scape bond since the school taxes pay for it. No action is needed since the bonds are through the City. Mayor Smith added that the City Council passed a resolution authorizing the City Administrator to sell the bonds only if they meet the conditions of a 2% cost savings.

VIII. Committee Reports

1. Facade Committee Minutes 7/14/11 - Mr. Sullivan reported that Mr. Paul Barbour came to the committee with general sketches and we were able to make multiple suggestions including following the historic issues. Mr. Barbour will bring back a set of plans to the Committee for final review.

IX. Old Business -

1. Update on Preston's Bar Patio Project - Mr. Sullivan reported that the project is moving along. There were a few problems. The contractors found a mass of concrete which needed to be cut down. The retaining wall is poured. I had a meeting with the Preston's, (Lanny, Sue, and Vic) where we discussed the whole situation. I explained to the Preston's that the Board is willing to help but will want the whole side of the building completed which would go through the Facade Committee. They do not have any set ideas of

what they want yet. The Preston's were going to research and decide what they would like and get back to us.

2. Parking Lot Cost - Mr. Sullivan indicated that at the last meeting the question was raised as to how much the West Main Street Parking Lot cost. Mr. Sullivan reviewed all of the costs totaling \$2,175,627.18. Mr. Mulder raised the question, if we could use what is left in the bond for other things? Mr. Sullivan will check into the details of what it can and can not be used for.

3. Surveillance Camera - Mr. Sullivan reported that received a proposal information from Chief Underhill for purchasing a surveillance camera. It would cost between \$2,500 and \$3,000. The system is capable of adding another camera to it. It sends information directly back to the Police Department computer or an officers phone. This camera would be purchased by the DDA but could be used anywhere in the City where there are vandalism problems. Chairman MacDowell indicated that in the past the Police Department has asked for help in funding things such as a patrol car, bikes, and a surveillance camera. We looked at things that directly affected our DDA. We did purchase bikes for the Police Department. Mr. Glarner moved to approve the purchase of a BuckEye Cam Camera. Mr. Brown supported the motion.

Mr. MacDowell indicated that he supported the purchase. Mr. Mulder indicated that he's against the camera. There are 200,000 cameras in London and that didn't stop any crime. Philosophically I'm opposed to it. I support the Police Department but not the camera. Mr. Cwayna asked if we have cameras in town currently. (No) Mr. Brown indicated that he can't understand how one camera is going to help. Where will it be, what will it do? Mr. Jonas indicated that the flags on the bridge belong to the Chamber, it seems they would want to buy their own camera. Mr. Augustine indicated that its big brother, you don't get much more big government than that. Its enough of an issue to some people that we shouldn't get involved in it. Its more of a negative than a positive to the City. I've been here 2 years and have not heard of any vandalism. Mayor Smith indicated that it seems that you would want to catch vandals. Mr. Glarner indicated that he doesn't care if there are cameras watching me. We did a new roof on our building on Saginaw. It cost us \$800 for the dumpster to be there and on the first night it was 1/4 full so that robbed me of \$200 of my dumpster space. This is cheaper than having an officer sit there and watch something. Mr. Cwayna asked if it will work? Mr. Sullivan indicated that the Chief did extensive research and believes this is the best camera for the money. Ms. Carter indicated that she agrees with Mr. Augustine and this is not a DDA issue it's a Police Department issue. Mr. Augustine further indicated that he understands the cost to the business owners, but feel it's the business owners call and cost. A roll call vote was taken. The motion failed 4 -5 with one abstaining.

Christine Carter - no
Terrance Augustine - no
Keith Mulder - no
Bruce MacDowell - yes

Karl Glarner - yes
Ben Cwayna - no
Dave Jonas - no

Kalmin Smith - yes
Melanie May - abstain
Bob Brown - yes

X. **New Business** -

1. MGM Services contract extension - Mr. Sullivan reported that Mr. Edmunds from MGM Services will be taking over the West Front Street parking lot maintenance. Mr. Glarner indicated that there was a concern that round up was being sprayed without a license. Mr. Mulder indicated that he believes we should open it up for bids from other companies instead of extending it. Mr. Cwayna agreed with opening it up for bid. Mr. Sullivan will take care of the proposal.

XI. Directors Comments - Mr. Sullivan reported that he discussed the museum sign issue with the Zoning Administrator and she indicated that if a similar type of sign is built it will not be a zoning issue. Mr. Glarner will build the sign and donate it to the museum. The East River Street property was fixed it up nicely and then we had the hard rain which washed out part of it. It will need some additional work. There has been a request for a bench in alley of new parking lot. We do not have any extra benches. It would cost approximately \$300. We could bolt it into the parking lot like we have the others. Mr. Mulder asked if we want to revisit the whole bench issue in the spring when we replace/repair some of our existing ones. Mayor Smith indicated that it would behoove us to have more benches for people to sit on and keep a watch

on things. Mr. Augustine moved to add a bench in the alley of the parking lot. Mr. Brown supported the motion. A roll call vote was taken. The motion passed 8 -2.

Ben Cwayna - no
Dave Jonas - no
Keith Mulder - yes
Bruce MacDowell - yes

Terrance Augustine - yes
Christine Carter - yes
Karl Glarner - yes

Bob Brown - yes
Melanie May - yes
Kalmin Smith - yes

Members Comments - Mr. Jonas requested that we look at a cost evaluation of 214 Madison. It may be time to put it up for sale.

Mr. Mulder commented that the Music in The Park has been very successful. We've only had one rain out. We've had quadruples crowds as last year. From the Farmers Market we would like to thank the DDA for letting us leave the stage there. Maybe we can spruce it up next year.

Mr. Brown suggesting putting bicycle racks into the parking lots downtown.

Mr. Augustine commented that the last concert in the park is August 18th.

Mr. Jonas requested that the word "not" be taken out of #3 in the minutes from July 13th meeting.

Mr. Augustine moved to proceed with getting a broker estimate for 214 Madison Street and then selling the house. Mr. Jonas supported the motion. Motion carried unanimously. Mr. Sullivan then added that we will have Mr. Pantera estimate the value and get that information back to the Board via e-mail.

Mr. Brown commented that the marquee for Sun Theater is coming along. There are a few changes and additional costs. Mr. Mulder added that he has seen the Marquee and it should be going up in the next couple of weeks. Mayor Smith also added that it would be a good idea to have a ribbon cutting ceremony.

Mayor Smith commented that the City is working on the City Hall project. No decisions have been made yet. We're meeting at Greenwood School on Monday the 15th at 6:30 p.m. to do a walk through. If someone from the DDA would like to be there that would be great. We're continuing to look at costs and alternatives. Its likely the City Council will be voting on this sometime in the next 6 weeks. Nobody who lives in the City of Grand Ledge has yet told me that it's a bad idea. Planning Commission members have said the best site is the May Pole Park site or here. We've had a few builders come in and say you should buy my property. Its not the best location but we're trying to balance all of the needs of the community. Mr. Brown added that he liked the idea of re-use. It sparks peoples attention instead of being a throw away society. Mayor Smith further added that DeWitt Township bought a school, were in there a few years while they built their new Township Hall then kept the school as a community center.

Mr. Mulder encouraged people to come to Greenwood School on Monday evening. We could use everyone's opinion.

XII. ADJOURN - Ms. Carter moved to adjourn at 7:26 p.m.. Mr. Augustine supported the motion. Motion carried unanimously.

Minutes recorded and transcribed by Amee King

Robert Brown, Secretary

Date Minutes Approved