



Approved: _____

**Meeting of
May 7, 2015**

MINUTES OF THE BOYNE CITY MAIN STREET BOARD REGULAR MEETING HELD ON THURSDAY MAY 7, 2015 AT 8:30 AM. CITY HALL, 319 NORTH LAKE STREET

Call to Order

Chair O'Brien called the meeting to order at 8:30 a.m.

Roll Call

Present: Jodie Adams, Michelle Cortright, Pat O'Brien, Rob Swartz, Ben Van Dam, Jim Jenson and Larry Lenhart

Absent: Michael Cain and Robin Berry Williams (arrived 8:36)

**Meeting
Attendance**

City Staff: Main Street Director Lori Meeder, Planning/Zoning Administrator Scott McPherson and Recording Secretary Karen Seeley

Public: One

**Excused Absences
MOTION**

Cortright moved Swartz second PASSED UNANIMOUSLY to excuse Michael Cain from today's meeting.

**Approval of Minutes
MOTION**

VanDam moved Swartz second PASSED UNANIMOUSLY to approve the April 9, 2015 regular minutes as presented.

**Citizens
Comments**

None

**Manager's Report and
Main Street Committee
Reports**

Main Street Director Meeder gave the Manager's Report along with the Committee reports.

- We are requesting applications for our local façade program. We have budgeted \$15,000 toward small façade projects. \$10,000 of this is earmarked for Bill Noblett's building. He had one year to complete his project, which is mid June. The design committee will decide if they want to extend that or reallocate it.
- Northern Table and the Boyne Pub are slated to open later this month. Peninsula Boutique is signing a lease with Dennis Kirkby to go into his building (formally Dunigan's). Smitten Design & Studio and One Water Art are having their ribbon cutting Friday evening.
- Buff-Up Boyne was a great success again this year.
- The Red Mesa teamed up with Boyne Avenue Greenhouse to do a fundraiser for the Pavilion. They raised over \$700.
- The Mushroom Festival is only a week away with the inaugural craft beer and food tent on Thursday night. The Chamber and Morel Festival committee are working hard to make this a success.
- Stroll the Streets will begin June 12th we are making a final push for sponsors and are making good progress. Also on the 12th and that weekend through Monday, we will be rolling out our Stroll through History Walking tour. We are in the process of coming up with some additional events throughout the weekend.
- The Walkabout Sculpture Show is set to kick off in June as well. There will be six sculptures around the downtown area for the year long show and people are encouraged to vote for their favorite piece, a "People's Choice" award of \$1000 will be presented to the winning artist at the

culmination of the show in June 2016.

- Boyne on the Water (the Place Planning event) is hosting a vision session for community input at the Boyne City High School Cafeteria May 19, 2015 5:30-7:30 pm

Unfinished Business

DDA Development/TIF Amendment

The Main Street board began discussion and review of an Amendment to the Boyne City DDA Development Plan and Tax Increment Financing Plan to provide for reimbursement of additional eligible activities from future tax increment revenue of future projects. We have two very important redevelopment projects moving forward in 2015-restoration of The Dilworth Hotel and the re-development of South Lake Street by Catt Development into a mixed use facility that will include affordable housing, a restaurant and retail space. The projects are both significant in terms of scope of investment, and will be extremely positive not only for our downtown, but for our community as a whole. At its April 14, 2015 meeting, the City Commission reviewed the draft plan Amendment/Ordinance and approved the scheduling of a public hearing. The Organization committee met and reviewed the plan amendment and ordinance in detail and made suggested changes. They were reviewed and approved by Mac McClelland. A copy of the draft, marked-up version was included in the agenda packet to show the changes that were made. Board discussion that it is important to finish this and move forward. There were not a lot of changes, just verifying what was changed. **VanDam moved Adams seconded PASSED UNANIMOUSLY** The DDA/Main Street Board approve and recommend to the City Commission an ordinance amending the 2010 Amended and Restated Downtown Development Plan and Tax Increment Financing Plan authorizing the DDA to use tax increment revenues for reimbursement of additional eligible activities on selected and approved and provide for additional inter-local agreements with the Charlevoix County Brownfield.

MOTION

New Business

**Building
Redevelopment
Incentives Program
Review and Discussion**

The board reviewed the draft Redevelopment Incentives Program with Mac McClelland of Otwell Mawby, PC. They had some questions, suggestions and recommended changes that Mac will incorporate into the document and present to the board for adoption at its next meeting.

**Dilworth Hotel
reimbursement
Agreement Review and
Discussion**

The board reviewed the Dilworth Hotel reimbursement Agreement with Mac McClelland of Otwell Mawby, PC. They had some suggestions and recommended changes that Mac will incorporate into the document and present to the board for adoption at its next meeting.

Main Street Director stated that when both of these documents are complete, she will have the City attorney review The Dilworth Hotel Reimbursement Agreement per the boards suggestion before it comes to the board for adoption.

Good of the Order

Suggestion for a Main Street booth for Stroll the Streets this summer, in front of Harbor House

MOTION

O'Brien asked if the Main Street Board had taken a position with a letter of support for the Pavilion project. **Cortright moved, O'Brien seconded PASSED UNANIMOUSLY** to provide a letter of support for the Veterans Park Community Pavilion.

ADJOURNMENT

MOTION

Adams moved Swartz seconded PASSED UNANIMOUSLY to adjourn the May 7, 2015 meeting of the Boyne City Main Street Board at 10:00a.m.

Karen Seeley, Recording Secretary