

Approved: _____

**Meeting of
 March 5, 2015**

MINUTES OF THE BOYNE CITY MAIN STREET BOARD REGULAR MEETING HELD ON THURSDAY MARCH 5, 2015 AT 8:30 A.M. 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, Michael Cain, Jim Jenson, Larry Lenhart, Rob Swartz, Pat O'Brien, Robin Berry Williams (arrived 8:32 a.m.) and Ben Van Dam (arrived 8:31 a.m.)

**Meeting
 Attendance**

Absent: Michelle Cortright
 City Staff: Main Street Director Lori Meeder, Cindy Grice and recording Secretary Karen Seeley

**Excused Absences
 MOTION**

Public: Three

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

**Approval of Minutes
 MOTION**

Cain moved Swartz second PASSED UNANIMOUSLY to approve the February 8, 2015 regular minutes and February 23, 2015 Board Retreat minutes as presented.

**DDA Development
 and TIF Plan
 Amendment and
 Brownfield
 Timeline**

Chair O'Brien requested that item 7a. be discussed at this time.

Mac McClelland from Otwell Mawby explained at the February meeting, the board requested additional information relating to the process to amend the DDA Development/TIF Plan and any special considerations for the availability DDA/ TIF for these improvements. He also reviewed the summary of the tasks, completion dates and responsibility. There are considerations of precedent for the authorization of such expenditures and the board may wish to consider certain criteria for which authorization would be made. The board reviewed the suggested considerations for determining which projects may be considered for these additional activities.

- Historic Renovation-the projects include restoration of historic buildings that have local, state or federal historic designation or are eligible for state and /or federal historic tax credits.
- Public Improvements-the project includes public improvements or amenities
- Affordable Housing-the project provides for affordable housing in the downtown
- Property TIF Generation-the allocation of DDA TIF will be limited to the revenues generated by only those parcels that are part of the specific project.

Main Street Director suggested adding blight elimination?

Mac stressed the importance of moving forward in a timely manner. Another key component of the proposed project is accessing Community Development Block Grants through the State of Michigan (CBDG).

Board discussion: Question regarding Main Street using tax dollars on private property? These are considered public facilities. Public facilities are facilities that are accessed by the public. We have to be very careful what criteria we set up, we need to define it. What we set up here will be setting precedence. Do we go by size?

MOTION

scope of project? How long for repayment? The criteria will be established by the Main Street board.

Adams moved Lenhart seconded PASSED UNANIMOUSLY to authorize the preparation of the DDA Development and TIF Plan Amendment adding eligible active criteria established by the Main Street Board and recommend review and approval by the City Commission.

Board discussion regarding criteria; Could we use the criteria justification that we have already done two big projects? Is that legal? The board asked to review another DDA's criteria. Mac has one that he can share with the board. He also stated that moving parallel with the CBDG grant is critical.

Citizens Comments

Chamber Director Jim Bauman informed the board that the City Commission has approved the Mushroom Festival Craft beer block party to take place the Thursday before the Mushroom Festival.

Main Street Committee Reports

Promotions: No meeting. Continue to work on Irish Week March 10-17th. Irish dinner at Eagles on the 13th.

Team Boyne: Mark Warner from the Northern Table (fka Thirsty Goat) was the guest speaker. They hope to be open by Memorial Day. The committee spoke of the community resources that are available to them. Now that we have a new Main Street Director in place, business recruitment is a priority. Friggy's SoBo Pub (fka Pippins) hopes to open in April.

Organization: No meeting. Had an additional meeting with the facilitator of the Board Retreat. At the retreat, goals were listed, and now a couple of committee members are trying to come up with a time line for each goal. Boyne Thunder was sold out in 72 hours and will not be open to the public until March 16.

Design: The Design Committee reviewed Glen Catt's development. A couple of minor changes were suggested. The committee supported not having to use the trusses that are in the garage.

Managers Report

Boyne Arts Collective is looking for a new home. I am meeting with them next week to discuss possible options. They have had a meeting with the new owner of Northern Table and the Theater and he is open to having them locate in his lobby but is hoping for some help from them with fundraising for his marquis.

Boyne Thunder was sold out in less than 48 hours. We have started a waiting list of past participants who couldn't get in – 10 at this point. I have begun some of the necessary permit applications and will work on the DNR and the liquor license within the next week.

Outreach – as a result of my discussions with all of the board members, I have begun to outreach to key stakeholders and am using the suggestions made by the individual board members to decide which meetings to arrange first. I have met with all committee chairs as well as several businesses in town and have more scheduled this week and next. My goal in the next month is to reach out and put together a business recruitment group and define some businesses we want to target for this season.

Also decide what information we should include in a packet to give them quantitative information on the benefits of doing business in Boyne City. Any suggestions in this area would be very helpful.

I will be taking my first run at a preliminary budget for Main Street. Mike has given me the key information that I need to do this. I did have a discussion with the Marketing committee and they shared their budget with me.

Unfinished Business

Walkabout Sculpture Contract: The board reviewed the exhibit contract and lease agreement for the artist that was recommended by the Design Committee. Board question regarding insurance, is that included at no additional cost? Yes, does it include liability insurance? Yes.

MOTION

Williams moved Adams seconded PASSED UNANIMOUSLY to authorize the Exhibit contract and lease agreement that is recommended by the Design Committee.

New Business

City Millage Discussion: The board received a copy of the ballot language for the Bond Proposal. (Received and filed). If this bond proposal passes, the DDA will receive \$35,000 in TIF capture per year. Some feel that Main Street should contribute to this project. We don't have the money set aside in the budget for this project, so this money could be our contribution. **Adams moved VanDam seconded** to forgo the TIF capture on the millage if the Bond Proposal passes. **Motion Carries.** The citizens are voting for a specific purpose.

MOTION

Good of the Order

The Sobo Arts festival is looking for artists.
Bob Grove hopes to have the outside of the Dilworth done by summer.
We need to continue to run the water.
The Welcome Reception for Main Street Director Lori Meeder and Water/Wastewater Superintendent Mark Fowler will be from 5:00 to 6:30 pm at the Freshwater Gallery, March 12, 2015.

ADJOURNMENT

MOTION

Cain moved Adams seconded PASSED UNANIMOUSLY to adjourn the March 5, 2015 meeting of the Boyne City Main Street Board at 10:32 am.

Karen Seeley, Recording Secretary