

Approved: 2-7-13

**Meeting of
January 10, 2013**

MINUTES OF THE BOYNE CITY MAIN STREET BOARD REGULAR MEETING HELD ON THURSDAY, JANUARY 10, 2013 AT 8:30 A.M. IN THE COMMISSION CHAMBERS AT CITY HALL, 319 NORTH LAKE STREET

Call to Order

Chair Lenhart called the meeting to order at 8:30 a.m.

Roll Call

Present: Jodie Adams, Kathy Anderson, Mike Cain, Bob Carlile, Michelle Cortright, Larry Lenhart, Pat O'Brien, Rob Swartz and Robin Berry Williams

Absent: None

**Meeting
Attendance**

City Staff: Main Street Manager Hugh Conklin, Assistant Planner Leslie Meyers and recording secretary Karen Seeley

Public: There were four people in attendance

**Approval of Minutes
MOTION**

Cain moved, Adams PASSED UNANIMOUSLY to approve the December 6, 2012 regular meeting minutes

Chamber Director Jim Baumann reminded the board of the Chamber of Commerce Annual Meeting January 17th at Boyne Mountain.

Citizens Comments

None

Correspondence

In addition to the committee reports included in the agenda packet Main Street Manager Conklin reported on a few items:

Promotions

- The Boyne City Winter Fest is the weekend of January 26th. The committee is moving many of the events to Old City Park.
- The Farmers Market Committee elected Dean Solomon as Chair and Lucy Hartlove as Vice Chair.

**Main Street Committee
Reports**

Design

- **Bike Racks** – Main Street Manager Conklin shared some pictures of a few general ideas for the bike racks in the downtown area. They are ready to put together a RFP (Request for Proposal) for general designs and costs. Once a design is chosen, it will be reviewed by the City's insurance company for liability issues.
- **Sunset Park Ice Rink** – The Sunset Park Ice Rink fundraiser at Café' Santé raised \$1,655, an amount that should cover all the expenses this winter. Santé and Magnum Hospitality have raised \$5,125 over the past two years. To date, no Main Street funds have been used to support the rink.

Organization

- Members of the committee participated in the accreditation conference call with the Michigan Main Street Center.

Team Boyne – Creating Entrepreneurial Communities (ER committee)

- The Boyne-area business visits are continuing. The completion deadline is the end of this month.

Manager's Report

Main Street Manager Conklin reported on:

- Reminded the board of the Main Street Planning Session, Monday, Jan. 14, 3 to 6 p.m. Boyne District Library Community Room. Two members of the Michigan Main Street Center will be in attendance.
- A Façade grant that was submitted for 419 E Main St. (the former body shop gym), which is now owned by Bill Noblett, and 109 Water Street, was denied. It was not seen as an impact project. Conklin said it may be time to revisit the façade grant and loan program through our program. Board suggestions to possibly repackage the grant with 417 Boyne Avenue; both of these buildings are at the main entrance to our downtown.

Unfinished Business

Boyne Theatre Update: Main Street Manager gave the board the following update:

- Two work parties held: December 9 and 16 with about 15 volunteers. Theatre is completely cleaned out and chairs have been moved to the stage. You can now get an idea of its potential.
- Power for lights is on. ACE Electric was instrumental in making this happen. ACE also provided a generator until the power was hooked up. Having lights for the cleanup made a huge difference.
- Rob McKay, State Historic Preservation architect, toured the theatre and met with some members of the steering committee. He has determined that what the theatre is now is what it was in 1938 and it should be restored to that time period. The theatre is plain and not ornate. However, with renovation the theatre can be made into an attractive and inviting space. The lobby area is a different story since it was added later.
- Operator/owner of Grand Ledge Theatre visited and toured our theatre. He has had an interest in the Boyne theatre over the years. He was very encouraging about the project. It was good to hear this from an operator.
- Structural/building analysis is underway. This effort is being coordinated by Floyd Wright. Roof contractor and heating, cooling and plumbing contractor have toured the building. Electrical contractor is expected this week.
- Draft Mission Statement completed:
“To restore the historic Boyne Theatre in a vibrant movie and entertainment venue, a community gathering place, and a source of economic vitality for downtown Boyne City.”
- Have solicited proposals from three architects with historic theatre experience to do an evaluation and provide a report on the work needed and an estimated cost. Have received one proposal and the cost is \$3600 plus an estimated \$600 in expenses. This will be the first step in the working on a renovation plan. More detailed and expensive work will need to be done later.
- Conklin will make a presentation, with the assistance of Bill Aten, at the chamber's annual meeting next week.
- Cost to date: approximately \$900. Revenue from items sold: approximately \$400.
- Many people have contributed their time and energy to move this project forward. Bill Aten has been a huge help, coordinating the clean up and getting everything organized. Floyd Wright has also been a great help. Without them we wouldn't be make the progress that we are.
- Conclusion: At this point, nothing has surfaced that would give me pause

that we should not continue to move forward.

New Business

Boyne City Mushroom Festival: The Mushroom Festival is expecting changes in leadership after this year's event. Key members of the committee have indicated they will be stepping down. Paul Nichols and Tony Williams were present to share their insights and discuss what role if any Main Street should play in the transition. Paul explained that there is a core of six people on the Executive Committee and five are leaving after this year. They would like to be able to train their replacements during their last year. The Lions Club will not be doing the competitive hunt any longer. However, the committee will continue with the guided and private hunts. Board discussion that this is a great festival and has been ongoing for many years. A suggestion of a community meeting to inform the citizens of the need for volunteers for this event and others. Board consensus that this would fall under the Organization Committee and agreed to forward to them with the suggestion they work with the Chamber to hold a community meeting.

Property donation: As part of the project to move utility lines underground along Ray Street, there was a need to find a location for the new electric box at the west end of Ray Street. The desired location was behind the Johnson Oil gas station. The property is owned by Dr. Dennis Kirkby, who also owns the building at 209 and 211 S. Lake Street. A meeting was held with Dr. Kirkby to see if he would grant an easement to the City next to the sidewalk on the north end of the parking lot to locate the electrical box. Dr. Kirkby not only agreed to the easement but he offered to give the city the entire piece of property running parallel along the alley, which has a total of 13 parking spaces, and also creates possible future opportunities to expand public parking in the downtown area. A request to the Planning Commission to amend the site plan which called for the two parcels to be combined into one was approved by unanimous vote at its November meeting as follows:

1. That the parking area not be combined with the main parcel at 209 South Lake St
2. The 17 parking space requirement for the building be waived.

Board discussion that this is a win-win situation for Main Street. Maybe in the future we could acquire the piece of property next to the carwash and combine the two for public parking.

MOTION

Cortright moved O'Brien seconded PASSED UNANIMOUSLY that the Main Street Manager proceed and work with city staff to take the necessary steps to accept the property behind 209 and 211 South Lake St. as a donation from Dr. Dennis Kirkby.

Board member appointments: Six candidates applied for the two open seats on the Main Street Board. The seats are currently held by Kathy Anderson and Rob Swartz. All candidates were interviewed by organization committee members Bob Alger, Bob Carlie, Mike Cain and Michelle Cortright.

MOTION

After discussion the Organization Committee voted to recommend Rob Swartz and Jim Jensen to four year terms on the board. **Carlile moved, O'Brien seconded PASSED UNANIMOUSLY** to recommend the City Commission approves the appointments of Rob Swartz and Jim Jensen to the Main Street board with terms expiring January 18, 2017.

MOTION

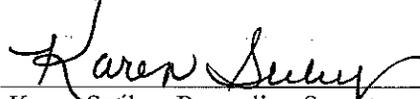
Election of Officers: The Organization Committee voted to nominate Rob Swartz to serve as board Chair and Pat O'Brien to serve as Vice Chair beginning February 2013 through January 2014. **Carlile moved, Cortright seconded PASSED UNANIMOUSLY** to accept the nominations of the OR Committee.

Good of the Order

Main Street Manager Conklin is still trying to coordinate a meeting with Bob Gibbs, a urban retail planning consultant and the Main Street board, City Commission, Planning Commission and Chamber board
City Manager Cain said that City staff is still in discussions with the owners of the Devlon property. He also reported that they have been in discussion with the DEQ regarding the lake levels and dredging.

Adjournment

Swart moved Adams seconded PASSED UNANIMOUSLY to adjourn the January 10, 2013 meeting of the Boyne City Main Street Board at 9:49 am.



Karen Seeley, Recording Secretary