



Approved: _____

**Meeting of
February 5, 2015**

MINUTES OF THE BOYNE CITY MAIN STREET BOARD REGULAR MEETING HELD ON THURSDAY FEBRUARY 5, 2015 AT 8:30 A.M. CITY HALL, 319 NORTH LAKE STREET

Call to Order

Chair Swartz called the meeting to order at 8:32 a.m.

Roll Call

Present: Michael Cain, Michelle Cortright, Jim Jenson, Larry Lenhart, Rob Swartz, Pat O'Brien, Robin Berry Williams and Ben Van Dam

**Meeting
Attendance**

Absent: Jodie Adams
City Staff: Annie Doyle, Barb Brooks, Scott McPherson, Cindy Grice and recording Secretary Karen Seeley

**Excused Absences
MOTION**

Cain moved Cortright second PASSED UNANIMOUSLY to excuse Jodie Adams from today's meeting.

**Approval of Minutes
MOTION**

O'Brien moved Cortright second PASSED UNANIMOUSLY to approve the January 8, 2015 regular minutes and January 30, 2015 special minutes as presented.

**7A
Boyne City Projects

****Chair Swartz asked that 7A be moved to the beginning of the meeting.**
Glenn Catt and Bob Grove Boyne City Projects:
Within the last year we have two projects happening in town. Bob Grove renovating the Dilworth and Glenn Catt with the South Lake Street project. They have both contacted Guy Bazzani & Associates for their design work. Mac McClelland of Otwell Maltby explained how both of these projects could fall under "Brownfield" projects. The board asked if there is a complete financing plan for both projects. Peter Skorina of Bazzani & Associates said that neither project has been finalized yet, the Dilworth is further along than the Lake Street Project. Glenn explained that he is tweaking his final plan, the Historical part is complicated. There is funding available for the historical aspect, mostly construction cost. Planning/Zoning Administrator McPherson informed the board that there is a public hearing on February 16 to review the plans on Catt's Lake Street project as well as some changes to the One Water Street project. It will then be taken to the City Commission for a first and second reading which would take us into April. Mac added that the Brownfield could be done concurrently. If the cost is less than \$500,000 it can be done administratively through the state. The Brownfield plan will also need to be amended through the County. The DDA/TIF plan will need to be amended and expand the scope of the plan to include façade, barrier free and fire suppression. Swartz asked how we justify putting public money into private facilities. The vast majority of all public infrastructure is in the DDA. We could help with public improvements not part of the plan. Cortright inquired how we navigate through this process? First we need the plans, and then approach the two as two separate projects, except for the TIF amendment. When should the environmental review process begin? It can be done concurrent.
Board discussion: Very supportive. How do we move forward together? The Dilworth is a high priority project. This will be a huge economical boost. Board

questioned the uncertainty of the TIF at the state level. We shouldn't stop and wait for the State. If this is already done will it get grandfathered in? We need a time table, all the pieces and elements in place.

Citizens Comments

None

Main Street Committee Reports

Team Boyne: One of our priorities is the vacancies in the DDA. It was the consensus to get the Main Street director involved also. We also talked about having a stronger event on Thursday of the Mushroom Festival with something downtown.
Organization: Have been working through Election of Officers, the OR committee struggled with a four year commitment. Two years as Vice Chair and Two years as Chair.

Design: In addition to the minutes included in the agenda packet, Doyle reported that bids have gone out for a new kiosk. The Committee is working on a Walkabout Sculpture Show Lease Agreement.

Promotions: Moving full steam ahead with Chocolate Covered Boyne and the Irish Festival. Summer planning is ramping up.

Unfinished Business MOTION

Election of Officers: The Organization Committee recommends Pat O'Brien as Chair and Jodie Adams as Vice Chair. **Cain moved, Jensen seconded, PASSED UNANIMOUSLY** to elect Pat O'Brien as Chair and Jodie Adams as Vice Chair for a one year term effective March 2015.

Board Retreat: The dates for the Main Street Retreat will be on Monday, February 23rd at 5:00 pm with the place to be determined, providing it works with the facilitator's schedule.

New Business

Pavilion Funding: Barb Brooks of the Veterans Park Pavilion committee updated the board on the progress to determine the feasibility of renovating the current pavilion, further refine plans for "Concept 2" and investigate ways to cover the cost. Concept 2 utilizes the base foundation of the current pavilion and expands it to provide for additional amenities and accommodate a larger number of people. After reviewing all of the public input and researching grant opportunity specifications, we have asked the Architect to incorporate a lower roof line and commercial kitchen components. Construction should take about 4-6 months. Professional services should commence at least 4 months prior to the start of construction. (It is possible this could start in 2015). The current estimate for the project is approximately which would include final design, engineering, bid documents, and construction. She presented the board with a spread sheet showing sources of potential funding, estimated financial contributions and budget shortfalls/excesses. O'Brien stated he was very disappointed that the pavilion funding was not part of the new facilities.

MOTION

O'Brien moved Cortright seconded PASSED UNANIMOUSLY to support the committee to continue to refine plans for the pavilion to keep the project moving forward, recommend the City Commission hire a consultant and start construction as soon as it is financially feasible and earmark at least \$15,000 in the upcoming budget if those funds are available to be used to match potential grants. O'Brien out at 10:00a.m.

MOTION

Boyne Thunder Resolution of Support: Boyne Thunder 2015 is scheduled for July 10 and 11 and planning for the event is well underway. As in the past, the Main Street Board and City Commission are being asked for their support. **VanDam moved Cortright seconded PASSED UNANIMOUSLY** to support and endorse the Boyne thunder event; and approve a resolution to make application to the Liquor Control Commission for a Special License for the sale of beer, wine and spirits for the consumption on the premises, to be in effect on July 9 through 12 in Veteran's Park.

Other: SOBO Arts Festival Charlevoix County Community Foundation Grant Application: Becky Harris, a member of the SOBO Arts Festival Committee stated the SOBO Arts Festival is interested in applying to the Charlevoix County Community Foundation for a grant to support the 2015 event. The foundation recommends the grant request be specific to the music, (in the past we have gotten the “Big Band”) for no more than \$1900. In addition to the Main Street board’s support, the foundation also requires support of the City Commission.

MOTION

Cain moved Cortright seconded PASSED UNANIMOUSLY that the Main Street Board support and recommends to the City Commission the SOBO Arts Festival grant application to the Charlevoix County Community Foundation.

MOTION

Pavilion Funding: The board discussion the grant funding available that the Committee had listed on their projected project. Should we give them a letter of support for all the grants they hope to apply for? **Cain moved Van Dam seconded PASSED UNANIMOUSLY** a motion for a letter of support for the Pavilion Project up to the amount of the project and exhaust all sources of funding.

Good of the Order

We have four incredible projects going on in 2015/16, this will be our year. Van Dan said the Mission Statement included on the agenda looked great. Friday is the last day for early signup for the Atlanta Conference. We were selected as one of the seven communities across the State to receive a Place Plan services grant. The board received a flyer of frequently asked questions for the DPW and City facilities. The City facilities will be on the May 2015 ballot. The DPW project will go out for bid this month. The facilities will be a 2016 project. Welcome to Lori on March 1st.

**ADJOURNMENT
MOTION**

Cortright moved Williams seconded PASSED UNANIMOUSLY to adjourn the February 5, 2015 meeting of the Boyne City Main Street Board at 10:31 am.

Karen Seeley, Recording Secretary

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