

DOWNTOWN MANISTEE

— michigan —

The Mission of the Manistee Downtown Development Authority is to foster the development and promotion of an identifiable and attractive downtown area that will strengthen business and a sense of community ownership.

City of Manistee DDA

**Wednesday, September 9, 2020 at 8:00 a.m.
Council Chambers, City Hall, 70 Maple Street**

- 1.) Call to Order** – Chair Mosher
- 2.) Approval of Agenda**
- 3.) Public Comments on Agenda Items** (5-minute limit)
- 4.) Approval of Minutes from the August 12, 2020 Regular Meeting**
- 5.) Approval of Financials from August 2020** (to be provided at the meeting)
- 6.) Committee Reports**
- 7.) Report from Manistee Area Chamber of Commerce** – Stacie Bytwork, President
- 8.) Old Business**
 - Presentation of HAGE Auto AV Charging – Kevin Kardel, HAGE Auto
- 9.) New Business**
 - Presentation of the Gateway Project – CL Development and Little River Holdings
- 10.) Public Comment** (5-minute limit)
- 11.) Comments by Board Members**
- 12.) Adjourn**

Attachments:

1. Minutes 8/12/2020
2. HAGE Auto AV Charging Pamphlet

**MANISTEE DOWNTOWN DEVELOPMENT AUTHORITY
MEETING MINUTES OF AUGUST 12, 2020
8:00 A.M., MANISTEE CITY HALL**

PRESENT: Tamara DePonio, Barry Lind, Kyle Mosher, Thad Taylor, Karen Goodman, James Beaudrie, Bruce Allen, Kenneth Urban

EXCUSED ABSENCE: Jodi Walter

ALSO PRESENT: Rob Carson—Manistee County Planning Director, Mike Szokola—Assistant Planner/GIS

CALL TO ORDER.

Meeting called to order by the Chair at 8:02 a.m.

APPROVAL OF AGENDA.

MOTION by James Beaudrie, second by Thad Taylor to adopt the agenda as amended.
Voice vote—Motion approved.

- Added Spark Update and DDA Events to 7.) New Business.

PUBLIC COMMENT.

None

APPROVAL OF MINUTES.

MOTION by Thad Taylor, second by Kenneth Urban to approve the minutes from July 8, 2020 meeting.
Voice vote—Motion approved.

APPROVAL OF FINANCIAL REPORTS.

MOTION by Thad Taylor, second by Barry Lind to approve the June/July Financial Report.
Voice vote—Motion approved.

Discussion on July financials included:

- Consolidation of accounts – DDA Account, Connie Tewes, will work on updated procedures to accommodate changes.
- Number of Accounts and why there are multiple accounts.

- Incorrect split of deposit between General Fund and *Keep the Lights On* account.
- Closing the *Keep the Lights On* account and creating a line item in the General Fund for it.

MOTION by Thad Taylor, second by Bruce Allen to close the *Keep the Lights On* account.

MOTION amended by Thad Taylor, second by Bruce Allen to close the account, transfer funds to the General Fund and create a line item for the *Keep the Lights On* program.
Voice vote—Motion approved.

Discussion on June financials included:

- Barry Lind brought up two transfers that were approved and should have taken place before the end of the fiscal year but had not been completed.
 - Transfer to *Property Acquisition* in the amount of \$25,000.00.
 - Transfer out of the *Façade Grant* to the General Fund in the amount of \$5,000.00.
 - Can these be backdated to the last fiscal year?

MOTION by Barry Lind, second by Thad Taylor to authorize the Treasurer and the Accountant, dependent on Accountant’s approval, to make the \$5,000 transfer from the *Façade Grant* to the General Fund and the \$25,000 to the property acquisition fund.
Voice vote—Motion approved.

COMMITTEE REPORTS.

- Design—B. Lind
Banners were put up downtown – thanked Jeff Mikula and the DPW for their assistance.

OLD BUSINESS.

- DDA and Manistee Area Chamber of Commerce Agreement

MOTION by Barry Lind, second by Thad Taylor to approve the adjusted contract with the City Attorney’s language.
Voice vote—Motion approved.

Discussion included:

- City Attorney reviewed and reformatted the contract.
 - Update on Lower Story Dwellings and DDA Support—Mike Szokola, Assistant Planner/GIS
Consensus:
 - Would like to see the ordinance not include a two-bedroom limit.
 - Will not include a unit 500 square foot minimum but instead a core living area requirement and a bedroom square foot minimum.
 - Would like to see a definition distinction between Street Level and Sublevel(s).
- Barry Lind thanked the Planning Department for including the DDA in this discussion.

NEW BUSINESS.

- HAGE Automotive and their EV Charging Partner, Enel X – Thad Taylor

Discussion included:

- No charge to the City.
- Puts Manistee on a map of locations for this type of service.
- If no opposition will have it added to the September City Council Work Session.
- Consider other companies.
- Aligns with TIF Plan.

Consensus: No opposition – will be put on September 8, 2020, City Council Work Session.

- Spark Committee – Kenneth Urban
Reached out to the Spark contestants to see where they are with their plans. The only response received was from Joann Snay of Artful Creations. She would like an extension for the funding as COVID-19 has stalled her but wants to keep moving forward. Board is excited about her wanting to follow through and are willing to extend. Kenneth Urban will contact her.
- DDA Events – Kyle Mosher
Official Announcement: HOPS & PROPS has been canceled for 2020.

PUBLIC COMMENT.

None

BOARD COMMENT.

Thad Taylor: Multiple updates: Boathouse Restaurant is in the process of being purchased by Ted Fricano. West Shore Community College should be opening downtown building in early November. Seeking written proof from the State of Michigan that the blighted buildings downtown have valid permits – otherwise will begin to enforce blight violations. CL Developments and Little River Holdings will be rolling out their Gateway Project designs at the September 8, 2020 Work Session. It is an exciting time to be in Manistee.

Barry Lind: DDA had offered a letter of support for the Gateway Project which included the possibility of office space. With the Chamber going into the WSCC building it wouldn't make sense for the DDA to go somewhere else. DDA may need to submit a formal notice that office space is no longer required. DDA has allocated \$150,000 in TIF Plan to spruce up intersection where the Gateway Project begins. Spoke with Tyler Leppanen about adding a parcel for downtown dumpsters.

Karen Goodman: Appreciates the cleanup that the DPW is providing on the Riverwalk. Questioned Thad about plans to replace and refurbish different areas both sides of the Riverwalk.

ADJOURN.

Next meeting is scheduled for Wednesday, September 9, 2020 at 8 a.m. in the City Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MOTION by Karen Goodman, second by Kenneth Urban **to adjourn at 9:20 a.m.**

Kelly McColl
Acting Recording Secretary

DRAFT

HAGE Auto EV Charging Options

Why EV Charging?

With automakers investing billions of dollars into EVs (electric vehicles), it is clear the future of the car will be electric. With all of these new vehicles hitting the road the infrastructure to usher in this cleaner future is vital.

Promote Sustainability: EVs are zero emissions vehicles, making the air in your town cleaner. The electric motors in EVs are also silent meaning less noise pollution and a quieter more peaceful automotive presence.

Be a Leader: Public charging is a necessity as EVs continue to increase in usage. Hosting EV charging not only allows you to reap the benefits of EVs but also lead the way in sustainable transportation by being one of the first cities in the state with public charging.

Get on the map: By adding EV charging you will drive more traffic to your location. As EV drivers will have to charge their cars they will stop at places that offer this amenity. Each charger installed will be visible on all of the available charging apps, Google maps, Waze and others showing the world that you are a sustainable destination.

Generate revenue: Whether owned directly by you or working with us as a site host, you will collect revenue from every charge. Just like drivers pay for parking, EV owners can use their smartphone to easily pay for their charging session.

Why HAGE Automotive?

HAGE Automotive leverages over 15 years of working on all aspects of EVs (electric vehicles) and EV infrastructure. We advise business owners, national and local governments on EV technologies, own and operate our own public charging network, and sell/install EV charging infrastructure.



We are a proud partner of Enel X, a subsidiary of Enel, the world's 80th largest company and leading provider of sustainable energy solutions.

BEST IN CLASS: Our JuiceBox chargers are consistently among the top-rated charger solutions, with Editor's Choice awards from Consumers Reports, This Old House, Amazon and others. We also leverage our extensive experience on a wide variety of projects to ensure we deliver the best performing and most cost-effective solution for your project.

MADE IN AMERICA: All of our chargers are designed and manufactured in the USA.

Level 2 EV Charging Offering



Excellent for Medium Traffic Needs

Application: Commercial & Residential

Charging Speeds: 7.7-19.2 kW/hr

Installation: Wall Mount, Stand or Pedestal

Connectivity: WiFi, Cellular, JuiceNet Enterprise

- Quick charging speeds up to 19.2 kW/hr is the fastest L2 charger on the market
- Charger locations added to EV charging apps to drive location traffic
- Unique cable management means a cleaner look and less maintenance
- Easy to use app for customer payments and to track charger usage and revenue
- Made in the USA

DCFC EV Charging Offering



Excellent for High Traffic Needs

Application: Commercial
Charging Speeds: 50-175 kW/hr
Installation: Pump
Connectivity: JuiceNet Enterprise

- DC Fast Charging (DCFC) Ultra fast charging speed, 50 kW & 175 kW (fastest DCFC available in North America)
- Able to bring most EV's to 80% charge within 30 minutes
- Minimal state-wide DCFC footprint currently so location would be a "charging destination"
- Made in the USA

Charger Connectivity Offering



Excellent for Managing EV Charging

Application: Commercial & Residential

Installation: Delivered with Level 2 or DCFC Offering

JuiceNet Enterprise

- Advanced EVSE asset management platform delivers the financial savings and flexibility you need to efficiently manage your EV charging operations
- Offering advanced reporting, user administration, access control and payment options, it's the perfect solution for offices, shopping malls, universities, event venues, garages, and more
- User-friendly mobile app that authorized drivers can use to access private commercial charging stations and pay for charging

Overview

	Site Host
Project Overview	No cost to the site host – HAGE to own / manage EV chargers
HAGE Automotive Expertise	<p>HAGE Automotive will purchase, install, own, operate, and maintain EV chargers at your desired location</p> <p>We will advise on the optimal EV charging equipment, performance and location to ensure all traffic needs are met</p>
Installation Process	The chargers will be installed through master electricians and certified EV installation experts
Revenue & Payment	HAGE Automotive offers revenue sharing to the site hosts and will pay all associated costs including utilities, connectivity, etc.
EV Charger Ownership	The EV charging equipment will be owned, operated, and serviced by HAGE Automotive