

**MANISTEE DOWNTOWN DEVELOPMENT AUTHORITY
MEETING MINUTES OF MAY 11, 2022
8:30 A.M., WSCC EDUCATION CENTER
400 RIVER STREET, MEETING ROOM B**

PRESENT: Kyle Mosher, Bill Gambill, Bruce Allen, Karen Goodman, Kelly Greve,
Deanna Marsh

ABSENT: Tamara DePonio, Jodi Walter, Annie Jacobson

ALSO PRESENT: Marc Miller, Councilmember Grabowski, Jeff Mikula

1. **CALL TO ORDER.**

Meeting called to order by the Chair at 8:30 a.m.

2. **APPROVAL OF AGENDA.**

MOTION by Karen Goodman, second by Bruce Allen to adopt the agenda as presented.
Voice vote—Motion approved.

3. **PUBLIC COMMENT.**

None

4. **APPROVAL OF MINUTES.**

MOTION by Bill Gambill, second by Deanna Marsh to approve the minutes from the
April 13, 2022, regular meeting.
Voice vote—Motion approved.

5. **APPROVAL OF FINANCIAL REPORTS.**

MOTION by Bruce Allen, second by Karen Goodman to approve the April 2022
financials.
Voice vote—Motion approved.

6. **EXECUTIVE REPORT** – Marc Miller – New owner of 348 River Street, interested in
connecting space with the Riverwalk. Dual facing, vibrant concept... more to come,
18/24-month development timeline. Meeting with the prospective new owner of the River

Street Station and the developers interested in the Amor site on Water Street (preliminary stages). Working with multiple businesspersons interested in opening brick and mortar stores in the downtown area or close by. Reviewed Gateway project changes/progress.

7. **REPORTS FROM AD HOC COMMITTEES OR FOCUS AREAS.**

- a. Streetscape RFQ – Bill Gambill – reviewed the RFQ/P for River Street Streetscape, asked for Board to email any feedback.
- b. District Businesses – Deanna Marsh – Mother’s Day give-away went very well; same thing is planned for Father’s Day. Gearing up for a busy summer. Asked about flower boxes – plants to be delivered week of May 16.
- c. Beautification – Kelly Greve – has the receipt for the gazebo purchase to submit. Discussed the gardens on the Riverwalk. No irrigation currently available and nothing budgeted. Asked about Manistee Proud purchasing plants for a flowerbed – advised to submit list of plants to be purchased, not to do the actual purchasing.

8. **OLD BUSINESS.**

- a. Time to revisit second floor housing options with property owners. Be prepared to discuss management companies and funding opportunities (MEDC rental rehab program, landbank).
- b. Asset Management Plan – would like to see the City put document together, important tool for maintenance scheduling and for the DDA to partner with the City.
- c. Blighted property in the downtown area – continues to be an issue.

9. **NEW BUSINESS.**

- a. Complaint about a business that did not allow a customer to enter with a service animal – Bill asked Marc to include service animal regulations in the next merchant newsletter.
- b. June meeting will include a public hearing on the budget and budget approval.

10. **PUBLIC COMMENT.**

Councilmember Grabowski – spoke in support of Boards position on the blighted properties in the downtown area.

Barry Lind – 532 Fourth Street – asked for an update on the Milwaukee House and gas station site on River Street/US-31.

DPW Director Jeff Mikula – Gave an update on Maple Street Bridge, crosswalk signs, spring/summer work schedule/progress, Memorial Drive project, DTE gas main replacement near the North Channel Brewery.

11. **BOARD COMMENT.**

Karen Goodman – asked about plans for the Oleson’s building on Memorial Drive – nothing new to update.

Deanna Marsh – would like to make sure Social District signage is in place before Memorial Day.

12. **ADJOURN.**

Next meeting is scheduled for Wednesday, June 9, 2022, at 8:30 a.m. in the WSCC Education Center, 400 River Street.

MOTION by Kelly Greve, second by Karen Goodman **to adjourn at 9:24 a.m.**

Kelly McColl
Acting Recording Secretary