



**MIDLAND CENTER CITY AUTHORITY
AGENDA
Wednesday, April 17, 2024, 3:00 p.m.
Midland City Hall ~ Council Chambers**

1. Roll Call – Linda Barth, Jennifer Chappel, David Ginis, Joe Kozuch, Rachel Morr, Sharon Mortensen, Alex Rapanos, Chris Schloemann, Carol Stone
2. Approval of Minutes from February 21, 2024 – **Kozuch**
3. Overview of Center City - **Harris**
Façade Improvement Program + Redevelopment Liquor Licenses
4. Committee Reports
 - a. Governance and Sustainability Committee report – **Mortensen**
 - b. Physical Improvements Committee report – **Ginis**
 - i. Façade Application Recommendation – 417 S. Saginaw Road, Michael & Julie Kinney
5. Public Comments (unrelated to items on the agenda)
6. Adjourn



MIDLAND CENTER CITY AUTHORITY
Minutes of the board meeting of February 21, 2024, 3:00 p.m.
CCA Board Meeting Minutes
Midland City Hall ~ City Council Chambers

Call to Order 3:00 p.m.

Attending: Linda Barth, Jennifer Chappel, David Ginis, Joe Kozuch, Sharon Mortensen, Alex Rapanos, Chris Schloemann, Carol Stone

Absent: Rachel Morr

Kozuch presented the minutes from January 17, 2024 for approval. Chappel motioned to approve the minutes and Barth seconded the motion. Minutes were unanimously approved.

Director of Community Affairs Selina Harris reviewed the Center City Strategic Plan and the 2024 Plan of Work. Rapanos motioned to adopt the plan and Ginis seconded the motion. The plan was unanimously approved.

Harris reviewed the next steps for Phase II of the Center City Redevelopment Plan.

Harris presented the 2024-2025 Budget. Mortensen motioned to adopt the budget and Rapanos seconded the motion. Budget was unanimously approved.

Mortensen provided a report on actions of the governance and sustainability committee.

Ginis provided a report on physical Improvements committee. The committee did not meet in February.

Meeting adjourned 3:26 p.m.



**Center City Authority
Governance & Sustainability Committee Meeting
MINUTES
Tuesday, April 9, 2024 ~ 2:00 p.m.
Midland City Hall ~ Council Overflow**

In attendance: Joe Kozuch, Scott Marquiss, Sharon Mortensen, Carol Stone
Absent: Ajay Middah

The minutes from the March 12, 2024 Governance & Sustainability Committee meeting were presented for approval. Kozuch moved for approval, seconded by Marquiss. Minutes were approved.

Harris updated the committee on outreach to consultants on the Center City Redevelopment Plan - Phase II. Harris will develop a framing document for development of a Phase II steering committee.

Due to meeting conflict, May Governance & Sustainability Committee meeting is being moved to May 7.

Reviewed the draft agenda for April 17, 2024 CCA Board meeting.

Meeting adjourned at 2:45 pm



**Center City Authority
Physical Improvements Committee Meeting
Monday, April 4, 2024, 2:30 p.m.
MINUTES**

In Attendance: David Ginis, Joe Kozuch, Alex Rapanos, Julie Ratcliffe, Mike Williams
Guest: Jacob Kain, assistant city manager for development services
Absent: Matt Granzo, Jeff Hert

The March 7, 2024 Physical Improvements Committee meeting minutes were presented for approval. Kozuch moved for approval, seconded by Rapanos. Minutes were approved.

Assistant City Manager for Development Services Jacob Kain joined the meeting to discuss various areas he oversees for the City of Midland including the plan for a Spring 2025 reconstruction of Jefferson south of Circle and awareness of future Circle potential construction; condition of the alleyway off Jefferson near the Circle; sign ordinance enforcement; the Center City Redevelopment Plan - Phase II project.

Meeting adjourned: 10:30 a.m.

**NEXT PHYSICAL IMPROVEMENTS MEETING:
Thursday, May 2, 2024, 9 a.m.**

CCA Façade Application Receipt

Application Received From: Michael & Julie Kinney – Arch City Property Management
417-419 S. Saginaw

Date Received: February 28, 2024

General Project Description: Exterior painting and surface treatment , brick/stone/siding work, exterior window/door replacements, covered entrance, storefront and rear entry improvements, columns, awnings and other highly-visible façade features; landscaping

Proposed Start Date: June 2024

Proposed Completion Date: September 2024

Total Amount of Project: Exterior improvements: \$340,000

	<u>Total</u>	<u>FIP Funding Eligibility</u>
Selective demolition	\$25,500	
Concrete repair and masonry work	\$27,000	
Roofing/siding/doors	\$35,100	
Electrical & carpentry	\$66,000	
Windows & Glass glazing	<u>\$63,700</u>	
	\$217,300	\$15,000

Total amount eligible & recommended for approval:

Grant **\$ 5,000**

Loan **\$10,000**

Property is in the CCA District	<u>YES</u>
Applicant is property owner	<u>YES</u>
Applicant is a business owner authorized to apply on behalf of property	<u>YES</u>
Applicant submitted eligible design renderings	<u>NO</u>
Applicant submitted detailed information on materials, colors, etc.	<u>NO</u>
Applicant submitted written estimates	<u>YES</u>
Applicant verified building/zoning codes are accurate	<u>NO</u>

Scheduled for PI Review on: March 11, 2024

STAFF RECOMMENDATION: Approval



Taxlot highlighted in red

From: noreply@civicplus.com
To: [Guyer, Katie](#); [Harris, Selina](#)
Subject: Online Form Submittal: Center City Authority Commercial Corridor Façade Improvement Program Application
Date: Wednesday, February 28, 2024 6:19:36 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Center City Authority Commercial Corridor Façade Improvement Program Application

Center City Façade Improvement Program Application

Please complete the form below to submit your project for Center City Façade Improvement Program funding.

For more information on the Façade Improvement Program, [click here](#)

About You

Applicant Name	Arch City Property Management
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Applicant Mailing Address	4309 Partridge Lane Midland, MI 48640
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Applicant Email	archcitypm@gmail.com
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Applicant Phone Number	989.285.5028
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Project Address	417-419 South Saginaw Road
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If the building/property owner's information is different from applicant, please provide the following:

Building/Property Owner Name	Michael & Julie Kinney
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Building/Property
Owner Mailing Address

4309 Partridge Lane, Midland, MI 48640

Building/Property
Owner Email

archcitypm@gmail.com

Building/Property
Owner Phone Number

989.285.5028

(Section Break)

About the Project

Provide a detailed description of the project, including considerations for architectural, engineering, signage, awnings, painting, repairs, carpentry, and electrical work to be done. Please include detail on the types of materials to be used and color specifications.

We have been working with Three Rivers on a complete building renovation for our building that sits on Saginaw Road. Our commercial space currently consists of Lim's TKD, Every-Body Fitness, and VIP Beauty Bar. Above that, we have 7 apartments that are all being renovated and upgraded.

Three Rivers has completed a comprehensive project plan, with costs and drawings, for us to budget against. The exterior building renovations are coming in over \$340K.

Proposed Improvements (Check all that apply)

Façade Improvements Exterior painting or surface treatment, Brickwork/stonework/siding, Window and/or door replacement, Covered entrance, Storefront or rear entry improvements, Columns, awnings, & other highly-visible façade features on existing buildings

Landscaping Addition or enhancement of landscaping in highly-visible planting locations (*i.e. near parking lots, driveways, perimeter plantings, around signage, and/or at entrances or storage areas*)

Exterior Lighting Exterior building lighting

Street Access *Field not completed.*

Signage *Field not completed.*

Site Accessories *Field not completed.*

Regular
Maintenance/Repair
(Mini-Grant)

Correction or prevention of deterioration/decay of structure,
Repair damage to a structure

(Section Break)

Project Costs

Estimated Total Project Cost 341000

Please break down the project below by specifying the type of work to be done, the estimated cost, and attaching any written estimates using the file upload feature.

Work to be done Selective Demolition

Estimated cost 25500

Estimate? Yes

Work to be done Concrete R&R / Masonry

Estimated cost 27000

Estimate? Yes

Work to be done Roofing / Siding / Doors

Estimated cost 35100

Estimate? Yes

Work to be done Electrical & Carpentry

Estimated cost 66000

Estimate? Yes

Work to be done Windows & Glass-Glazing

Estimated cost 63700

Estimate? Yes

Upload an estimate [TRC-417-419 S. Saginaw Rd. Renovations 4.7.23.pdf](#)

Upload an estimate *Field not completed.*

Upload an estimate *Field not completed.*

Upload an estimate *Field not completed.*

(Section Break)

Form of Payment

The Façade Improvement Program will provide up to \$5,000 in matching grants (including a combination of mini and regular façade grants) and up to \$10,000 in matching loans for a total of \$15,000 for eligible Center City properties every seven (7) years.

Please select the amount of your façade request and whether it will be requested as a mini-grant, grant, loan, or combination.

Amount Requested
(50% of estimate) 5000

Form of Payment
(Select one) Combination

Amount Requested
(50% of estimate) 15000

Form of Payment
(Select one) Façade Loan

Amount Requested
(50% of estimate) *Field not completed.*

Form of Payment
(Select one) *Field not completed.*

Amount Requested
(50% of estimate) *Field not completed.*

Form of Payment
(Select one) *Field not completed.*

Amount Requested (50% of estimate) *Field not completed.*

Form of Payment *Field not completed.*

Has the project been reviewed by the City of Midland for building and zoning compliance? No

Upload Proof of Review (if applicable) *Field not completed.*

Are the applied-for improvements:

Required as a result of any violation, notice, or citation? No

Non-permanent structures or movable equipment? No

Required to comply with any code or ordinance? No

Proposed Project Start Date June 2024

Proposed Project Completion Date September 2024

(Section Break)

Signatures and Agreement

Please initial in the box below to indicate that you have provided at least one (1) photograph of the existing building and a detailed color rendering of design plans, including a description of work and materials to be used, as well as other project details.

Initials	MdK
Upload a photo or design	1-ArchCityPM_Traditional Design_Street View_3-2-23.pdf
Upload a photo or design	2-ArchCityPM_Traditional Design_Rear View_3-2-23.pdf
Upload a photo or design	3-ArchCityPM_Traditional Design_Front View_3-2-23.pdf
Upload a photo or design	IMG_5966 (1).jpg

The undersigned signature affirms that:

- The information submitted herein is true and accurate to the best of my knowledge*
- I have read and understand the conditions of the CCA Façade Program and agree to its conditions and guidelines.*

Electronic Applicant Signature	Michael D. Kinney
Date	2/28/2024

Email not displaying correctly? [View it in your browser.](#)



LIM'S
TAE KWON DO

mike's
bikes



Petoskey
Pretzel Co.



THREE RIVERS
CORPORATION



WHEREAS the Physical Improvements Committee of the Center City Authority (CCA) reviewed and recommends for approval the façade application for landscaping improvements from Michael and Julie Kinney, Arch City Property Management, for property owned at 417-419 S. Saginaw Road;

RESOLVED, that the Physical Improvements Committee recommends the Center City Authority approve a matching grant in the amount of \$5,000.00 and a matching loan in the amount of \$10,000 façade enhancements, new windows, siding and door improvements at 417-419 S. Saginaw Road and that disbursement shall occur in accordance with CCA Façade Improvement Program guidelines.

Presented to the Center City Authority Board on April 17, 2024

Motion made by:

Motion supported by:

Yeas:

Nays:

Absent:

Abstain:

Vote: