



**MIDLAND CENTER CITY AUTHORITY
AGENDA**

**Wednesday, August 21, 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 April 17, 2024 – **Kozuch**
3. Center City Redevelopment Plan, Phase II Update - **Harris**
4. Committee Reports
 - a. Governance and Sustainability Committee report – **Mortensen**
 - b. Physical Improvements Committee report – **Ginis**
 - i. Sergey’s Bakery No. 1 Façade Application
5. Public Comments (unrelated to items on the agenda)
6. Adjourn



MIDLAND CENTER CITY AUTHORITY
Minutes of the board meeting of April 17, 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, Rachel Morr, Sharon Mortensen, Alex Rapanos, Carol Stone

Absent: Chris Schloemann

Kozuch presented the minutes from February 21, 2024 for approval. Ginis motioned to approve the minutes and Barth seconded the motion. Minutes were unanimously approved.

Director of Community Affairs Selina Harris presented an overview of Center City providing information regarding the benefits of the Façade Improvement Program and the Redevelopment Liquor Licenses available for the Center City businesses.

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

Ginis provided a report on physical Improvements committee.

The board considered a request for Façade Improvement Funding in the amount of \$5,000 from Michael and Julie Kinney, Arch City Property Management for improvements to their commercial property at 417-419 S. Saginaw Road. The following resolution was presented. Rapanos motioned for support, seconded by Mortensen.

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.

The Façade Improvement Application for 417-419 Saginaw Road was unanimously approved.

Meeting adjourned 3:30 p.m.



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

In attendance: Joe Kozuch, Scott Marquiss, Carol Stone

Absent: Sharon Mortensen, Ajay Middah

The minutes from the July 9, 2024 Governance & Sustainability Committee meeting were presented for approval. Kozuch moved for approval, seconded by Stone. Minutes were approved.

Harris reported that her team is working on a postcard mailer that will go to the district asking business and property owners to sign up to receive information on Phase II next steps and other Center City information. Postcard should be mailed by end of month. This will help identify businesses to reach out to for initial conversations on phase II information gathering.

Reviewed the draft agenda for July 17 meeting and decided to cancel due to lack of business.

Committee recognized that Stone is retiring at the end of the month. City Manager Brad Kaye has yet to name her replacement.

Harris shared that she will be unavailable for the September 10 CCA governance meeting. The September 10 governance meeting was, therefore, agreed to be cancelled. Harris will also be unavailable for the September 18 CCA Board meeting. If there is business to come before the board for the September meeting, coverage in Harris' absence can be arranged.

Meeting adjourned at 3:00 pm



**Center City Authority
Physical Improvements Committee Meeting
Monday, August 1, 2024, 9:00 a.m.
MINUTES**

In Attendance: David Ginis, , Jeff Hert, Joe Kozuch, Alex Rapanos, Julie Ratcliffe, Mike Williams
Absent: Matt Granzo

The April 4, 2024 Physical Improvements Committee meeting minutes were presented for approval. Kozuch moved for approval, seconded by Rapanos. Minutes were approved.

Harris updated the committee on the status of projects: new center city banners are up and will be changed just after Labor Day; a community flag pole policy is being worked on; Wayfinding Signs refurbishing, including Center City wayfinding sign, is being worked on by city staff with budget available in the current year; draft document for district redevelopment liquor licenses.

Harris will inquire about a test of the Center City flag pole installation for September 11, potentially utilizing Kiwanis flags with help from Alex Rapanos.

Meeting adjourned: 10:00 a.m.

A Center City Façade application was received from Sergey's Bakery No. 1 after the meeting August 1 meeting. A review of the application was conducted via email. The vote results are as follows:

Yeas: Kozuch, Granzo, Hert, Williams, Ratcliffe

Nays: None

Application was approved for recommendation to CCA Board.

**NEXT PHYSICAL IMPROVEMENTS MEETING:
Thursday, September 5, 2024, 9 a.m.**

CCA Façade Application Receipt

Application Received From: Natalia Lakovleva
Seregy's Bakery No. 1, 136 Ashman Circle

Date Received: August 6, 2024

General Project Description: Front façade, removal of all existing wall sheathing, metal, trim, replace with higher, new front and rear façade and front signage.

Proposed Start Date: August 2024

Proposed Completion Date: December 2024

Total Amount of Project: \$37,911.85

	<u>Total</u>	<u>FIP Funding Eligibility</u>
Signage	\$ 7,554.85	\$3,777.43 (loan only)
Front Façade	\$18,548.00	\$9,274.00
Rear Façade	<u>\$11,809.00</u>	<u>\$5,904.50</u>
TOTAL	\$37,911.85	\$18,955.93 (\$15,000 maximum)

Total amount eligible & recommended for approval:

Grant \$ 5,000

Loan \$10,000

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

Scheduled for PI Review on: August 2024

STAFF RECOMMENDATION: Approval



Taxlot highlighted in red

CENTER CITY AUTHORITY

COMMERCIAL CORRIDOR FAÇADE IMPROVEMENT PROGRAM APPLICATION

Date: August 1, 2024

Name of Applicant: NATALIA LAKOVLEVA

Applicant Mailing Address: 4020 Elm Ct. Midland

Applicant Email: Sergeysbakery1@gmail.com

Applicant Phone Number: [REDACTED]

Project Address: 134/156 Ashman Circle

Name of Business: SERGEY'S BAKERY

If different from applicant, please provide property/building owner's name, address, phone number:

Provide detailed description of work to be done, include breakdowns by major categories, such as architectural, engineering, signs, awning, painting, repair, carpentry, electrical, etc. include detail of types of materials to be used and color specifications.

FRONT FACADE - Removal of all existing wall sheathing - Metal -

Metal Panels, Trim pieces & Roof Caps

Replace - Frame and Build new steps of Front Facade.

The Center Section will stand proud of the Sides
and will also stand taller than the Sides. There will be 2
Retractable Awnings at Roof Height to extend over the sidewalk
Areas - these shaded Areas will make outdoor Conversations much
more comfortable. The Beautiful Exterior Logo & Signage will be
very eye catching, Bright & Modern. Below the Center Signage wall
is a Unique Modern Glass block wall for visual Experience and to
provide natural light from morning throughout the day - the exterior lighting
will make this facade look amazing throughout the night -

Rear Facade - Remove the existing wood sheathing, frame and build a new roof/
Soffit area to the back. A Metal Roof will be installed and painted to
match the front. Exterior lighting will be located for sidewalk and
parking lighting. Since the large main rear parking lot is used
daily, the Rear of this Building needs to be improved. Most of the
existing Businesses have the Original wood, aged exterior.

Proposed Improvement(s) (check all that apply)

FAÇADE IMPROVEMENTS

- exterior painting or surface treatment, brickwork/stonework/siding
- window and/or door replacement to enhance the appearance of the exterior of the building
- covered entrance
- Storefront or rear entry improvements, columns, awnings (excluding signage) and other highly visible façade features on existing buildings
- Other _____

LANDSCAPING

- Addition or enhancement of landscaping in highly visible planting locations like parking lots, around driveways, perimeter plantings, at the base of signs, at building entrances and to screen storage. *Only improvements that bring sites into compliance with or will exceed City Zoning Ordinance standards will be eligible.*
- Other _____

EXTERIOR LIGHTING

- Exterior building lighting
- Lighting for ground and wall mounted signs, landscaping, buildings and pathways
- Other _____

STREET ACCESS

- Consolidation of multiple driveways
- driveway elimination
- driveway reconfiguration
- Other _____

SIGNAGE

- Replacement of freestanding signs with ground mounted sign (Loan Only)

SITE ACCESSORIES

- Architectural fences, banisters, rails, benches, brick walls and retaining walls
- Other _____

Project's Estimated Total Cost: \$ 35,911.85

Work to Be Done	Estimated Cost	Written Estimate Attached?
Exterior Signage	\$ 7,554.85	<input checked="" type="radio"/> Yes No
FRONT FACADES Work - (All)	} Combined Estimate	<input checked="" type="radio"/> Yes No
REAR FACADES Work - (All)		Yes No
	\$ 30,357	Yes No
		Yes No
		Yes No

Identify FIP amount requested and form of payment:

The façade program will provide up to \$5,000 in matching grant (~~includes combination of mini and regular façade grant~~) and up to \$10,000 in matching loan for a total of \$15,000 for eligible Center City properties every seven years. Please select the amount of your façade request and whether it will be as a mini-grant, grant, loan or combination.

Amount Requested (50% of estimate)

\$ \$5,000

\$ \$10,000

\$ _____

\$ _____

\$ _____

Form of Payment (circle preferred)

<input checked="" type="radio"/> Façade Grant	Façade Loan
Façade Grant	<input checked="" type="radio"/> Façade Loan
Façade Grant	Façade Loan
Façade Grant	Façade Loan
Façade Grant	Façade Loan

Has the project been reviewed by the City of Midland for building and zoning compliance?

- Yes - no permits or reviews are necessary for this project;
- Yes - ~~proof of review is attached,~~ Planning Dept. verified permit process has been initiated.
- No

Are Applied-for Improvements:

- Required as a result of any violation, notice or citation YES NO
- Non-permanent structures or movable equipment YES NO
- Required to comply with any code or ordinance YES NO

What is the current status of the project(s) for which you are applying for funding:

- Project(s) have not started
- Project(s) have started or are substantially completed
- Project(s) were completed on this date: _____

Proposed project start date: late August 2024

Proposed project completion date: December 31, 2024

NI *Initial here* to indicate that you have attached one photograph of the existing building and a detailed color rendering of design plans including description of work and outlining the materials to be used along with other details of the project.

The undersigned applicant signatures affirm that:

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

Signature of Applicant



Date: 8.16.24

Signature of property owner(s) if different than applicant:

Date: _____





Chef Sergey's
BAKERY

WHEREAS the Physical Improvements Committee of the Center City Authority (CCA) reviewed and recommends for approval the façade application for signage, and front and rear façade improvements from Natalia Lakovleva, Sergey's Bakery No. 1, for property owned at 136 Ashman Circle;

RESOLVED, that the Physical Improvements Committee recommends the Center City Authority approve a matching grant in the amount of \$5,000.00 for front and rear façade improvements, and a matching façade loan in the amount of \$10,000.00 for signage, and front and rear façade improvements at 136 Ashman Circle and that disbursement shall occur in accordance with CCA Façade Improvement Program guidelines.

Presented to the Center City Authority Board on August 21, 2024

Motion made by:

Motion supported by:

Yeas:

Nays:

Absent:

Abstain:

Vote: