



DOWNTOWN DEVELOPMENT AUTHORITY

Board of Directors Meeting

Wednesday, November 8, 2023 3:00 p.m.

Midland City Hall ~ City Council Chambers

1. Roll Call: Bobbie Arnold, Paul Barbeau, Bo Brines, Britney Hyde, Brad Kaye, David Kell, Jon Lauderbach, Jim Malek, Marty McGuire, Chris Moultrup, Kevin Scorsone, Tony Stamas
2. Approval of the DDA Minutes from the meetings of September 13, 2023 DDA meeting – *Moultrup*
3. DDA Brownfield Consideration – 116 Rodd Street
 - a. Presentation of the Former Odd Fellows Building (116 Rodd Street) Redevelopment Project *Triterra*
 - b. Financial Considerations – *Laura Stowell, Director of Fiscal Services*
 - c. DDA Development Agreement Action Item - *McGuire*
4. Downtown Midland Long Range Strategic Plan Community Input Review & Next Steps
Paul Lippens, McKenna
5. Project Updates - *Harris*
 - a. 2023 Pedestrian Plaza Review
 - b. Downtown Restrooms
 - c. Riverfront Redevelopment
6. Committee Reports
 - a. Executive Committee – *Moultrup*
 - i. Consideration of placement of historic signage downtown in partnership with Midland County Historical Society
 - b. Economic Sustainability Committee – *Moultrup*
 - i. Consideration of Incubator Support for Sassy & Chic Boutique
 - ii. Consideration of Incubator Support for Ashman Cuts
 - iii. Rose Wilde Façade Program Support
 - c. Marketing and Events – *Loeffler*
 - d. Midland Downtown Business Association - *Neumeyer*
7. Public comments regarding items that are not on this agenda
8. New Business
9. Adjourn

NEXT DDA BOARD MEETING

Wednesday, January 10, 2024 – Regular Board Meeting



DOWNTOWN DEVELOPMENT AUTHORITY
Board of Directors Minutes of the meeting held
September 13, 2023, 3:00 p.m. Midland City Hall

Call to Order: 3:00 p.m.

Attending: In attendance: Bobbie Arnold, Paul Barbeau, Bo Brines, Brittney Hyde, Brad Kaye, Jim Malek, Marty McGuire, Chris Moultrup, Kevin Scorsone, & Tony Stamas **Absent:** Dave Kell, Jon Lauderbach

Meeting called to order at 3:00 p.m.

Minutes were presented for the DDA Board meeting held May 10, 2023. McGuire moved approval, seconded by Brines. Minutes were unanimously approved.

Community Affairs Director Selina Harris presented a report on the proposed Ashman-Rodd Two-Way conversion. Board member Tony Stamas joined the meeting at 3:55 pm. Members of the public were invited to speak on the topic. Speaking in opposition to the initiative was Carol Arnosky, 2518 Brookwood Dr. Speaking in favor of the initiative was Dustin Neumeyer, president of the Midland Downtown Business Association.

Malek moved that the tabled resolution regarding the Ashman and Rodd Two-Way conversion from the May 10, 2023 DDA Board meeting be taken off the table for further consideration. McGuire seconded this motion. The board voted to support removing the resolution from the table for discussion.

McGuire made the motion to add the following language to the existing resolution, seconded by Barbeau:

WHEREAS, the Midland Downtown Business Association board considered the two-way conversion of Ashman and Rodd with the business district and recommended support of the change;

Voted to support the action: Arnold, Barbeau, Brines, Hyde, Kaye, Malek, McGuire, Moultrup, Scorsone, Stamas

Voted to oppose the action: None

Amendment: Approved

McGuire moved to further amend the resolution to reflect the following language. Scorsone supported the motion.

Resolved Further that in the event the City Council does not accept the recommendation to convert Rodd and Ashman Streets to two-way traffic from Ann Street to Saginaw Road, the DDA goes on record as recommending that Ashman and Rodd Streets be changed to two-way traffic from Ann Street to Indian Street.

After further discussion a vote was called.

Voted to support the action: None

Voted to oppose the action: Arnold, Barbeau, Brines, Hyde, Kaye, Malek, McGuire, Moultrup, Scorsone, Stamas

Amendment: Failed

The following resolution moved by McGuire and seconded by Malek was considered by the DDA:

WHEREAS, in September 2016 the Downtown Development Authority (DDA) Board accepted the Downtown Midland Streetscape Redevelopment Plan developed by SmithGroup JJR including adoption of the concept for restoring Ashman and Rodd Streets to two-way traffic in the downtown district; and
WHEREAS, the transition of Ashman and Rodd from one-way to two-way traffic was not included as part of the initial streetscape construction pending broader community discussion as to the extent and appropriateness of the transition; and
WHEREAS, the DDA recognizes the following benefits of two-way traffic restoration on Ashman and Rodd streets to include: removal of confusing one-way streets from the core of the downtown, improving ease of accessing downtown

from the Indian and Buttles corridors, addressing safety issues of vehicles going the wrong way on downtown streets, improving traffic movement and predictability of navigating the downtown core, establishing consistency with business-friendly street design practices and increasing the visibility and use of the Larkin Parking Structure; and WHEREAS, the DDA has continued to include the goal of supporting and participating in community conversation pertaining to this topic; and WHEREAS, the City of Midland held informational sessions for the community in April 2023 and launched a community-wide survey in May 2023 sharing information and inviting businesses and residents to provide feedback on this topic; and WHEREAS, the Midland Downtown Business Association board considered the two-way conversion of Ashman and Rodd with the business district and recommended support of the change; and WHEREAS, Midland City Council will soon consider final action on the restoration of Ashman and Rodd Streets to two-way traffic patterns; now therefore RESOLVED, The Midland Downtown Development Authority hereby expresses its support of the restoration of two-way traffic on Ashman and Rodd Streets from Ann Street to Saginaw Road recognizing the safety, access and business-friendly benefits to Downtown Midland.

Voted to support the action: Arnold, Barbeau, Brines, Hyde, Kaye, Malek, McGuire, Moultrup, Scorsone, Stamas

Voted to oppose the action: None

Resolution: Approved

Harris provided an update on projects including status of the 2023 pedestrian plaza and the DDA Long Range Strategic Plan process.

Moultrup provided an update on the activities of the executive committee. The 2024 meeting dates of the DDA were presented. McGuire moved the dates be adopted as presented, Arnold seconded. 2024 meeting dates were approved.

McGuire moved that the following slate of officers be considered for DDA board leadership for the 2023-24 year. Moultrup will serve as chair, McGuire will serve as vice chair. Barbeau seconded. Slate of officers was adopted.

Moultrup introduced a request from the MDBA that the DDA appoint a board member to serve as an ex-officio member of the MDBA Board and further recommended that that DDA Board member be Kevin Scorsone. McGuire moved the following resolution seconded by Stamas.

WHEREAS, the Midland Downtown Business Association (MDBA) has requested that the Midland Downtown Development Authority (DDA) consider assigning a DDA Board member to serve as an ex-officio member of the MDBA board to insure consistency and cross-representation between DDA and MDBA initiatives; and

WHEREAS, the DDA supports cross-representation between DDA and MDBA efforts; now therefore

RESOLVED, that annually the DDA shall designate or confirm one DDA board member position to serve as an ex-officio member of the MDBA to attend MDBA board meetings and represent the interests of the DDA to the MDBA board and share MDBA information, actions and initiatives back to the DDA board; and

RESOLVED FURTHER, that Kevin Scorsone be appointed as the 2023 DDA Board ex-officio member to the MDBA.

Voted to support the action: Arnold, Barbeau, Brines, Hyde, Kaye, Malek, McGuire, Moultrup, Scorsone, Stamas

Voted to oppose the action: None

Resolution: Approved

Moultrup provided an update on activities of the Economic Sustainability Committee. The committee recommends support of incubator application for FILL, 133 Ashman Street. The following motion was made by Arnold and supported by Kaye:

WHEREAS the Economic Sustainability Committee of the Downtown Development Authority has reviewed the incubator application submitted by Alison Orvosh, FILL, 133 Ashman Street, and found all information acceptable and in order; now therefore

RESOLVED, that the Economic Sustainability committee recommends that the Downtown Development Authority grant said incubator application and provide lease subsidy in the following amounts:

\$804.50 /month for the first six months of the program;

\$530.97/month for the second six months of the program; and

\$273.53/month for the last six months of the program.

Voted to support the action: Arnold, Barbeau, Brines, Hyde, Kaye, Malek, McGuire, Moultrup, Scorsone, Stamas

Voted to oppose the action: None

Resolution: Approved

The Economic Sustainability Committee also recommends approval of a façade application for a mural on the McDonald Street side of Tri-Star Trust Bank at 200 E. Main Street. The following resolution was moved by Stamas and seconded by Brines

WHEREAS the Economic Sustainability Committee of the Downtown Development Authority (DDA) has reviewed the façade application for a building mural from Kevin Scorsone, Tri-Star Trust Bank, added to their building located at 200 E. Main Street, and found the application to be acceptable and in order; now therefore RESOLVED, that the Economic Sustainability committee recommends the Downtown Development Authority approve a façade matching grant not to exceed \$2,500 with payments to be made according to program guidelines for façade improvement projects as applied for and completed at 200 E. Main Street.

Voted to support the action: Arnold, Barbeau, Brines, Hyde, Kaye, Malek, McGuire, Moultrup, Stamas

Voted to oppose the action: None

Abstained: Scorsone

Resolution: Approved

The Economic Sustainability Committee presented an amendment to the incubator program to reflect that businesses are only eligible to apply for incubator support within the first twelve months of being open in Downtown Midland. Hyde moved the following resolution, seconded by McGuire.

WHEREAS, the Economic Sustainability Committee has brought forth a recommendation to add language to the Downtown Incubator Program that clarifies businesses are only eligible to apply for incubator support within their first year of opening to the public in Downtown Midland; now THEREFORE, the DDA board approves the proposed language revision to the Downtown Midland Incubator Program.

Voted to support the action: Arnold, Barbeau, Brines, Hyde, Malek, McGuire, Moultrup, Scorsone, Stamas

Voted to oppose the action: Kaye

Resolution: Approved

Downtown Event Coordinator Kristina Loeffler reported on events taking place in Downtown Midland

Midland Downtown Business Association (MDBA) President Dustin Neumeyer reported on activities of the MDBA.

Meeting adjourned 5:04 pm

WHEREAS, the Midland Downtown Development Authority (DDA) has been presented with a redevelopment plan by Triterra / Monarch for the redevelopment of property located at 116 Rodd Street in Downtown Midland; and

WHEREAS, the developer is pursuing approval of a Brownfield Plan that provides for tax increment financing as a means to reimburse the developer for eligible costs; and

WHEREAS, these taxes are part of the DDA's current tax capture and the DDA must agree to forgo additional future tax capture on improvements to these parcels for a period of up to, but not to exceed, 12 years; now therefore

RESOLVED that the DDA hereby approves, in concept, the brownfield development agreement as presented and authorizes DDA Vice Chair Marty McGuire to sign the agreement document in its final form in consultation with the city attorney and city manager.

Presented to the Downtown Development Authority Board on November 8, 2023:

Motion made by:

Motion supported by:

Yeas:

Nays:

Absent:

Recused:

Vote:



DDA Executive Committee Meeting
Wednesday, November 1, 2023 ~ 2:00 p.m.
Midland City Hall ~ Conference Room B

Attending: Chris Moultrup (Chair), David Kell, Marty McGuire, Kevin Scorsone

Consultant: Paul Lippens, McKenna attending via Zoom

Staff: Selina Harris **Absent: Ex-Officio Member:** Dustin Neumeyer, MDBA President

Paul Lippens, vice president of McKenna, joined the meeting via Zoom to review the results of the public input gathered over the summer and to review next steps in finalizing Downtown Midland's Long Range Strategic Plan.

Reviewed a proposal and follow up information from the Midland County Historical Society to partner with them in adding historical interpretive signage in Downtown Midland. Committee recommended requesting that the DDA consider allocating up to \$2500 for design, production and installation of two historic signs with future consideration for possibly adding more.

Harris provided updates on various downtown projects including issuance of a Request for Proposal for site investigation, engineering drawings and project management of downtown restrooms; the Ashman-Rodd Two-Way Restoration timeline for City Council; status of the geological survey for the Riverfront Restoration project and the status of the 116 Rodd Street Brownfield request.

Harris shared that the DDA has one vacancy due to Cathy Bott's term ending and her leaving the Midland Daily News. Harris will advertise the vacancy.

Reviewed the draft Agenda for the November 8, 2023 DDA Board Meeting

Meeting adjourned at 3:30 pm

Next Executive Committee Meeting: Wednesday, January 3, 2024

November 3, 2023

To: Downtown Development Authority Board
From: Selina Harris, Community Affairs Director
Subject: Downtown Midland Historical Signage
Partnership with Midland County Historical Society

Earlier this year Jacob Huss of the Midland County Historical Society (MCHS) inquired about Downtown Midland's interest in adding historical interpretive signage to our streetscape that tells the story of some of Downtown Midland's oldest and most-interesting structures.

MCHS has developed the proposed signage and content in consultation with myself and the City of Midland. Two key locations have been identified to start with

- 116 Rodd Street, commonly referred to as the Oddfellows building but historically known as the Harris building
targeted for installation in the rain garden across the street from the structure so that one can read about the structure while looking at it; and
- The Midland County Courthouse
location and installation to be considered in consultation with Midland County and the Midland County Courthouse

If the historical signs are found to be successful additions to Downtown Midland, other locations can certainly be considered. MCHS recommends priority be placed on oldest structures and structures with interesting stories to tell.

The cost to produce each sign is \$967 plus the cost of installation. We don't have installation costs at this time but anticipate that will cost no more than \$500. For a total cost of \$1,500 to add historical each interpretive sign.

The proposed design and content of the first two signs is attached.

The Executive Committee has reviewed this proposal and puts forth a request for the DDA to consider allocation of \$3,000 from the current year's budget to add two historical interpretive signs to the Downtown Streetscape.

Sign size: 22" x 26" | 1.5" red frame

ODD FELLOWS HALL 305 E. MAIN STREET


The building on the corner of Main and Rodd Streets was originally known as the Harris Block. It was the first business block built of brick in Midland, built in 1876 by William Harris. Harris previously owned a supply store on "The Flats" north of Benson Street on the south side of the Tittabawassee River. The Harris block was home to the Selley Hotel in the early years.

The original Harris Block, on the same location, was lost in the May 1876 fire which devastated Main Street and prompted the rebuilding of the structure in brick. In 1903, a fire broke out inside the building; with the help of the fire department it sustained only minor damage. In 1904, the Harris Block boasted one of the first sidewalks downtown.


In 1914, the I.O.O.F. (International Order of Odd Fellows) purchased the Hotel Selley from Ira Fales for \$6,000. The building was then remodeled; the first floor for retail rental space; the second floor for Odd Fellow club rooms and offices; and the third floor for lodge activities. It has been known locally as the Odd Fellows Hall ever since. The Harris Block is the oldest standing structure on Main Street.

Over its long life, the Harris Block has housed many Midland businesses. Some of the early ones include:


■ Mattie Phelps's Shirt Factory	■ W. Kelly & Co. General Merchandise	■ M.B. Lewinstein & Co. Clothing Store
■ Seaver's Lumbermen's Supplies	■ Burrough's Store	■ Hyatt & Co. Funeral Furnishings
■ Good Templars Hall	■ A.M. Starker & Co. Clothing Store	■ Hotel Selley
■ Chas. Brown & Co. General Merchandise	■ Thomas Pierson's Groceries and Provisions	■ Odd Fellows Hall
■ Soloski Brothers Men's Clothing	■ Tamany Hall	





Interior of the Harris Block in 1905.
Photo is believed to be taken in 1905.

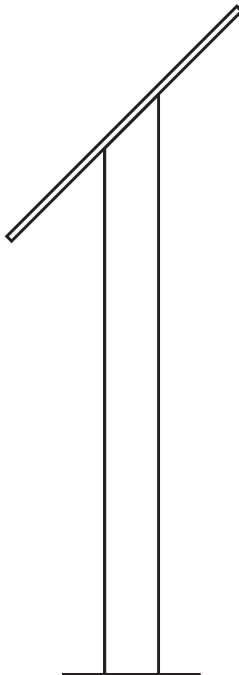
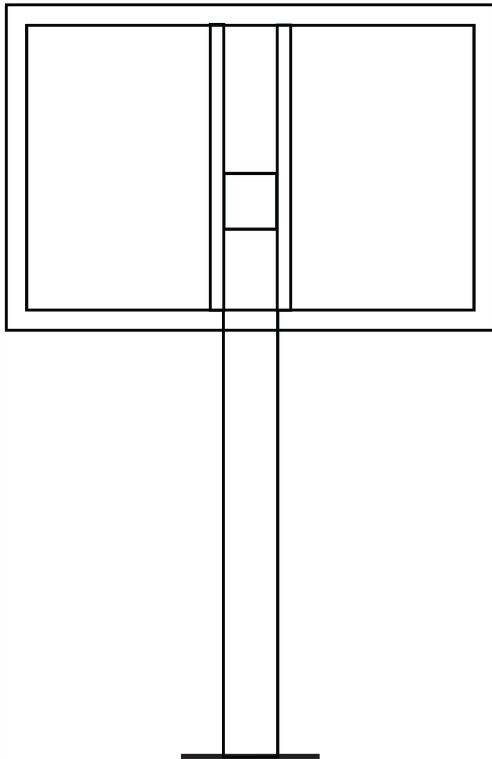


The left half of the building in the 1870s and photo shows the International Order of Odd Fellows Building (I.O.O.F.). A more original structure than the Harris Block which was built in 1876. It is the first structure of its kind in the town of Midland and was built by the Harris family. The Harris Block was built in 1876 by the Harris family. The Harris Block was built in 1876 by the Harris family. The Harris Block was built in 1876 by the Harris family.



Harris Block as it appeared in 1904.



Odd Fellows Hall

305 E. Main Street

The building on the corner of Main and Rodd Streets was originally known as the Harris Block. It was the first business block built of brick in Midland, built in 1876 by William Harris. Harris previously owned a supply store on "The Flats" north of Benson Street on the south side of the Tittabawassee River. The Harris block was home to the Selley Hotel in the early years.

The original Harris Block, on the same location, was lost in the May 1876 fire which devastated Main Street and prompted the rebuilding of the structure in brick. In 1903, a fire broke out inside the building; with the help of the fire department it sustained only minor damage. In 1904, the Harris Block boasted one of the first sidewalks downtown.

In 1914, the I.O.O.F. (International Order of Odd Fellows) purchased the Hotel Selley from Ira Fales for \$6,000. The building was then remodeled: the first floor for retail rental space; the second floor for Odd Fellow club rooms and offices; and the third floor for lodge activities. It has been known locally as the Odd Fellows Hall ever since. The Harris Block is the oldest standing structure on Main Street.

Over its long life, the Harris Block has housed many Midland businesses. Some of the early ones include:

- Mattie Phelps' Shirt Factory
- Seaver's Lumbermen's Supplies
- Good Templars Hall
- Chas. Brown & Co. General Merchandise
- Soloski Brothers Men's Clothing
- W. Kelly & Co. General Merchandise
- Burrough's Store
- A.M. Starker & Co. Clothing Store
- Thomas Pierson's Groceries and Provisions
- Tamany Hall
- M.B. Lewinstein & Co. Clothing Store
- Hyatt & Co. Funeral Furnishings
- Hotel Selley
- Oddfellows Hall



Photo #1 CAPTION: Interior of the saloon located in Hotel Selley. Photo is believed to be taken in 1906.



Photo #2 CAPTION: The left half of the building in this 1890s era photo shows the International Order of Oddfellows building (I.O.O.F.). It was originally known as the Harris Block when it was built in 1876. In the first few decades of its existence, it was home to Tamany Hall and Hotel Selley. Next to the Harris Block on the right is the Sherwood House Hotel built in 1882. The Sherwood House, later known as the Madill House, was destroyed by a fire and

replaced with the Arcade Block, which later became the location of Chemical Bank.



Photo #3 Caption: Harris Block as it appeared in 1993.

Historical record and photographs provided by Midland County Historical Society at Midland Center for the Arts [logos]

Henry C. Ashmun and the Original Courthouse

Henry C. Ashmun (1825-1858) was responsible for the placement of the original 1858 Midland County Courthouse. Ashmun was of Chippewa descent and was a popular and well-respected community leader when Midland County was established. He served as Midland County's first prosecutor, supervisor (commissioner), state representative, and school teacher – all at the same time! As both county prosecutor and supervisor (there was only one at a time that the county was formed), he had the authority to choose the location for the courthouse, which he did by driving a stake into the ground on October 13, 1856.

The original courthouse (located adjacent to the current courthouse), was completed in 1858 by Timothy Jerome of Saginaw at a cost of \$6,000. Only one judge presided in the new building, probate judge Samuel Gaskill. Henry Ashmun died in the fall of 1858. Ironically, his probate case was one of the first cases in the original courthouse. Today in Midland, Henry Ashmun has a street dedicated in his name, but it is misspelled as "Ashman."

Current Midland County Courthouse

By the turn of the 20th century the original 1858 courthouse was in a state of disrepair. The need for a new building was apparent but not quickly forthcoming. By the end of World War I, a popular idea emerged to construct a new courthouse with an American Legion room dedicated to veterans. In 1919, voters approved a \$225,000 bond, but only raised \$180,000. The remainder -- and more -- was paid by Dr. Herbert H. Dow, founder of The Dow Chemical Company. Dr. Dow hired artists Paul Honoré and Biron Roger to paint murals displaying Midland County history on the inside and outside courthouse walls. Architect Bloodgood Tuttle from Cleveland designed the unique 56-room Tudor-Revival style structure that quickly became a tourist attraction.

In March 1926, *Popular Mechanics Magazine* featured the new courthouse and Honoré's use of magnesite stucco, a product of The Dow Chemical Company, to paint the outside murals. Local Boy Scouts gave tours every Sunday afternoon, and from July through September of 1926, 6,438 guests from 38 states and six foreign countries toured the building. Though still under construction, the first county commissioners meeting was held in the building in December 1925. The new courthouse officially opened on January 1, 1926. The old 1858 courthouse was subsequently razed and sold for scrap.

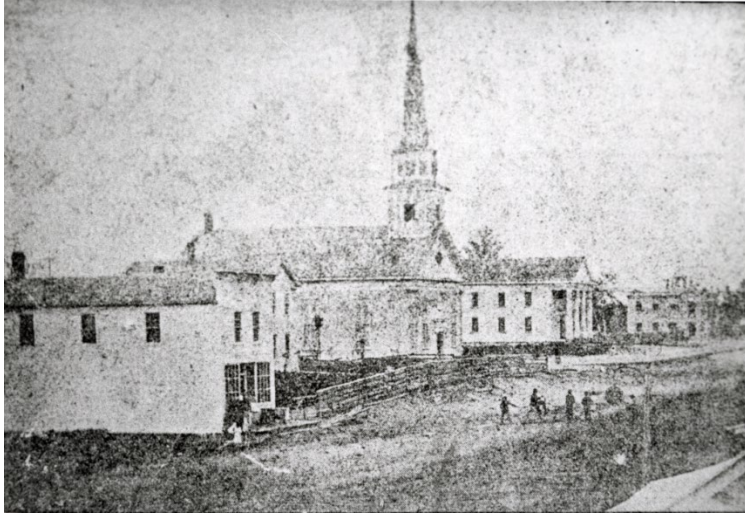


Photo #1 CAPTION: One of the earliest photographs of Midland's Main Street shows the Methodist church with the original courthouse and jail to the right.

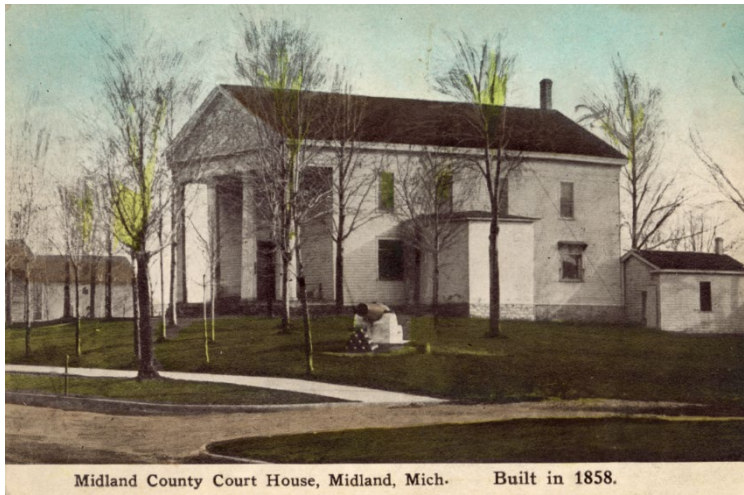


Photo #2 CAPTION: This colorized postcard of the original Midland County Courthouse, built in 1858, shows the courthouse with a civil war canon on the lawn. The canon was on display until World War II, when it was donated during a scrap drive.



Photo #3 CAPTION: Herbert H. Dow, the founder of The Dow Chemical Company, uses a shovel made of Dow metal to break ground on the current courthouse. The original courthouse, built in 1858, is shown in the background. The groundbreaking took place on November 3, 1924.

WHEREAS, the Midland County Historical Society (MCHS) expressed an interest in partnering with Downtown Midland to add historical interpretive signage tell the story of Downtown Midland's oldest and most-interesting structures; and

WHEREAS, the project has been reviewed and approved by City staff for zoning and signage regulations, and preferred locations along the streetscape; and

WHEREAS, the DDA executive committee has reviewed the proposal and recommends this partnership begin with consideration of historical signage for the Odd Fellows building and Midland County Courthouse; and

WHEREAS, the cost to produce and install each sign is estimated to be \$1,500; now therefore

RESOLVED, the DDA approves the allocation of \$3,000 in the current year budget to add the two aforementioned historical interpretive signs to the Downtown Streetscape.

Presented to the Downtown Development Authority Board on November 8, 2023

Motion made by:

Motion supported by:

Yeas:

Nays:

Absent:

Abstain:

Vote:



DDA Economic Sustainability Committee
Wednesday, October 25, 2023 at 3:00 p.m.
Midland City Hall ~ Conference Room B

Attending: Chris Moultrup – Chair, Paul Barbeau, Bo Brines, Britney Hyde

Staff: Selina Harris **Absent:** Bo Brines, Jon Lauderbach

The economic sustainability committee minutes from August 23, 2023 were presented for approval. Barbeau moved for approval, seconded by Hyde. Minutes were approved

Reviewed a façade application from Rose Wilde, 222 E. Main Street, in the amount of \$2,665. Barbeau moved support, seconded by Hyde. Rose Wilde’s façade application was recommended for consideration by the DDA board.

Reviewed the incubator application from Sassy & Chic Boutique, 135 Ashman Street. Hyde moved that the application be recommended to the DDA board for approval, seconded by Barbeau. Motion passed.

Reviewed the incubator application from Ashman Cuts, 204 W. Buttles Street. Barbeau moved that the application be recommended to the DDA board for approval, seconded by Hyde. Motion passed.

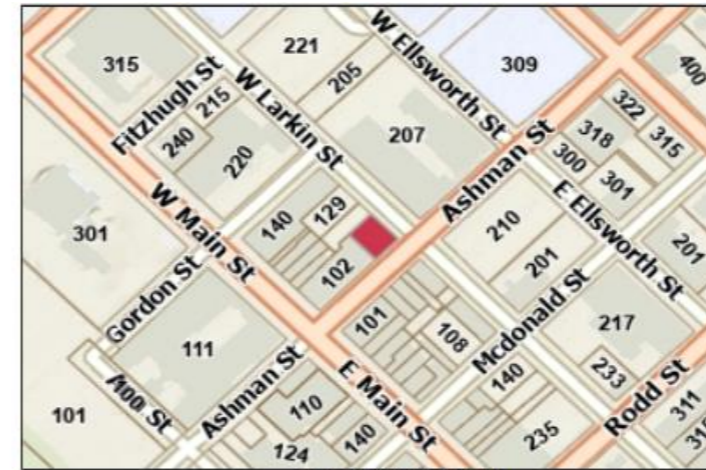
Harris provided updates to the committee on downtown projects including the 2023 pedestrian plaza survey, riverfront redevelopment, downtown restrooms, strategic plan, Ashman Rodd and the Larkin Parking Structure request for proposal.

Discussed downtown vacancies, businesses and activities.

Meeting adjourned at 4:00 pm.

Proposed Incubator Payment Schedule for Sassy & Chic Boutique - 135 Ashman Street

Sassy n Chic	6 mos @ 50% \$700	6 mos @ 33% \$462	6 mos @ 17% \$238	In-Business Commitment
\$1,400/month lease	December 2023 - May 2024	June 2024 - November 2024	December 2024 - May 2025	December 2026
18 month commitment	\$4,200.00	\$2,772.00	\$1,428.00	
Total	\$8,400			



Taxlot highlighted in red

WHEREAS the Economic Sustainability Committee of the Downtown Development Authority has reviewed the incubator application submitted by Michelle VanGilder, Sassy & Chic Boutique, 135 Ashman Street, and found all information acceptable and in order; now therefore

RESOLVED, that the Economic Sustainability committee recommends that the Downtown Development Authority grant said incubator application and provide lease subsidy in the following amounts:

- \$700.00/month for the first six months of the program;
- \$462.00/month for the second six months of the program; and
- \$238.00/month for the last six months of the program.

Presented to the Downtown Development Authority Board on November 8, 2023

Motion made by:

Motion supported by:

Yeas:

Nays:

Absent:

Vote:

Proposed Incubator Payment Schedule for Ashman Cuts - 204 W. Buttles Street

Ashman Cuts	6 mos @ 50% \$750	6 mos @ 33% \$495	6 mos @ 17% \$255	In-Business Commitment
\$1,500/month lease	February 2024 - July 2024	August 2024 - January 2025	February 2025 - July 2025	February 2027
18 month commitment	\$4,500.00	\$2,970.00	\$1,530.00	
Total	\$9,000			



Taxlot highlighted in red

WHEREAS the Economic Sustainability Committee of the Downtown Development Authority has reviewed the incubator application submitted by Kristi Ernst, Ashman Cuts, 204 W. Buttles Street, and found all information acceptable and in order; now therefore

RESOLVED, that the Economic Sustainability committee recommends that the Downtown Development Authority grant said incubator application and provide lease subsidy in the following amounts:

- \$750.00/month for the first six months of the program;
- \$495.00/month for the second six months of the program; and
- \$255.00/month for the last six months of the program;

and

RESOLVED FURTHER, that incubator payments shall begin the month following the opening of this business to the public.

Presented to the Downtown Development Authority Board on November 8, 2023

Motion made by:

Motion supported by:

Yeas:

Nays:

Absent:

Vote:



**DOWNTOWN DEVELOPMENT AUTHORITY
FAÇADE PROGRAM APPLICATION**

Date: 8/1/23
 Name of Applicant: Rose Wilde Corp. / Jacqueline Bradley
 Applicant Mailing Address: 222 East Main St. Midland 48640
 Applicant Email: hello@shoproxwilde.com
 Applicant Phone Number: 323.252.0088
 Project Address: 222 E. Main St. Midland MI 48640
 Building Owner's Name & Contact Information: Jason Kapanas
Jkapanas@aol.com 989.860.3721
 Project's Estimated Total Cost: \$5,072.⁷⁵ + tax = \$5330.⁰⁰

Provide description of work and cost breakdowns by major categories, such as architectural fees, engineering fees, signs, awning, painting, repair, carpentry, electrical, etc.

Work to Be Done	Estimated Cost	Written Estimate Attached?
<u>Front Awning +</u>	<u>\$ 4,142.⁷⁵</u>	<input checked="" type="radio"/> Yes <input type="radio"/> No
<u>Rear Awning</u>	<u>" "</u>	<input checked="" type="radio"/> Yes <input type="radio"/> No
<u>Labor / Removal</u>	<u>\$ 600</u>	<input checked="" type="radio"/> Yes <input type="radio"/> No
<u>Upper + lower entrance doors</u>	<u>\$ 145^{decals}</u>	<input checked="" type="radio"/> Yes <input type="radio"/> No
<u>Set-up fee</u>	<u>\$ 65</u>	<input checked="" type="radio"/> Yes <input type="radio"/> No
<u>Installation</u>	<u>\$ 120</u>	<input checked="" type="radio"/> Yes <input type="radio"/> No
<u>(Sales tax)</u>	<u>\$ 257.²⁷</u>	<input checked="" type="radio"/> Yes <input type="radio"/> No

Identify façade amount requested and form of payment:

The façade program will provide up to \$5,000 in matching grant and up to \$10,000 in matching loan for eligible downtown properties every seven years. Please select the amount of your façade request and whether it will be as a grant, loan or combination of both.

The outdoor façade program will provide up to \$2,500 in matching grant funding for approved sidewalk buildouts that provide seating, shopping or dining elements to customers.

<u>Amount Requested (50% of estimate)</u>	<u>Form of Payment (circle preferred)</u>	
\$ <u>\$2,665.00</u>	<u>Façade Grant</u>	Façade Loan
\$ _____	Façade Grant	Façade Loan
\$ _____	Façade Grant	Façade Loan
\$ _____	Façade Grant	Façade Loan

Proposed project start date: May 1, 2023

Proposed project completion date: May 30, 2023

JLB 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.

Identify name of person responsible for paying the initial invoices (contractors/purchases):
Rox Wilde Corp. (Jacqueline Bradley)

Identify name of person to whom façade grant/loan reimbursement should be made:
Rox Wilde Corp. (Jacqueline Bradley)

The undersigned applicant affirms 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 DDA Façade Program and agree to its conditions and guidelines.

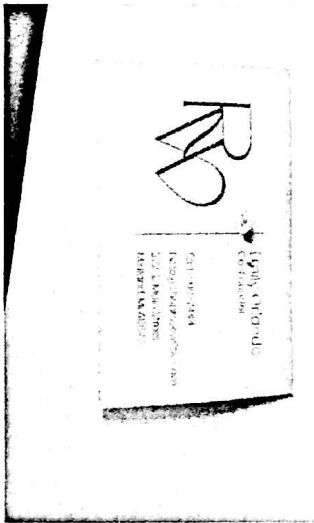
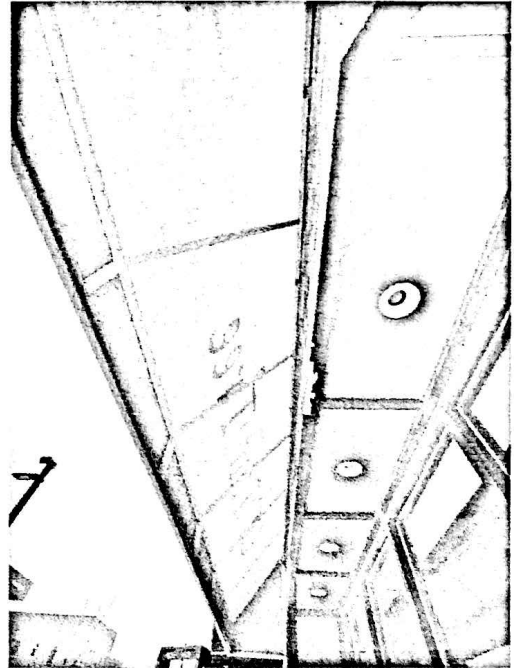
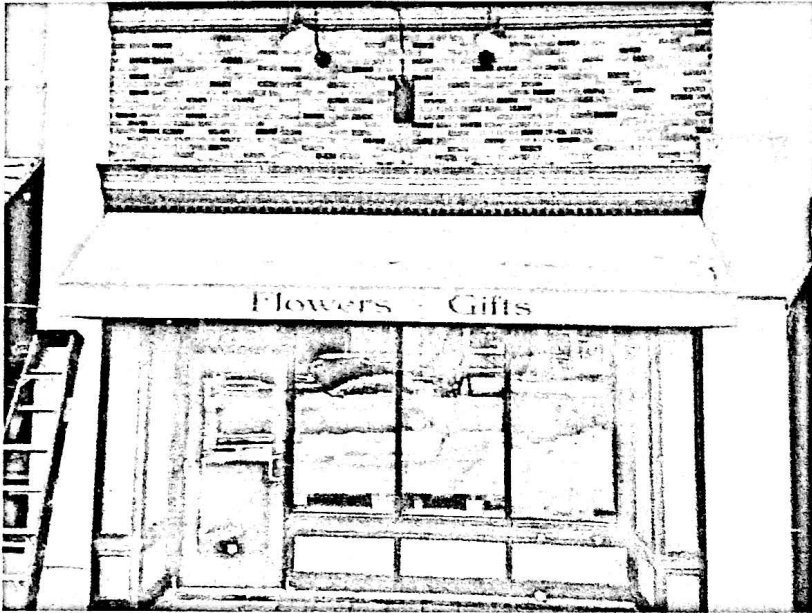
Signature of Applicant(s):
J. Bradley
Date: 8/1/23

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

Date: _____

Signature of person responsible for initial purchases and contractor costs:
N/A
Date: _____

Signature of person to receive façade loan / grant payment(s):
J. Wilde
Date: 8/1/23



Front Awning for Rose Wilde
Fabric

Color Close as possible to RW on card

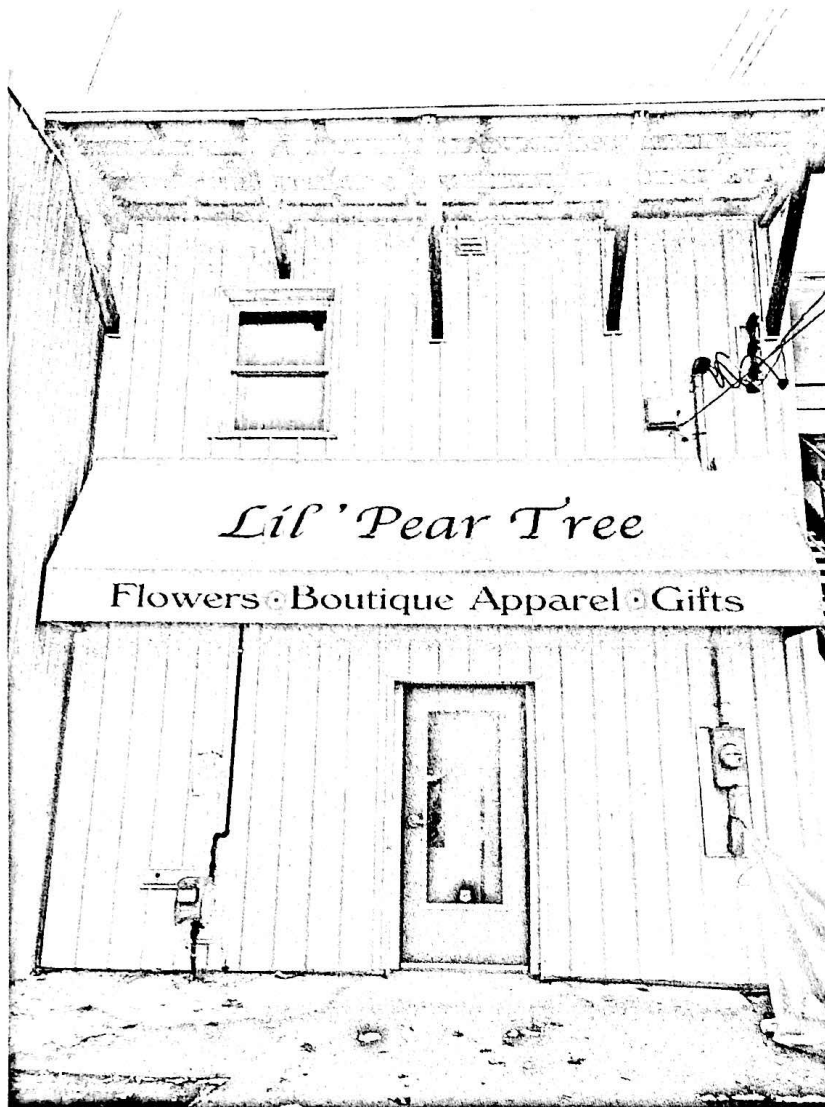
194" length

34.5 slope

36" total height

10" face height

24" depth



Rear Awning for Rose Wilde
Fabric
Color White
14'.5" face
207" length
47" slope
24" depth
55.5 total height



WHEREAS the Economic Sustainability Committee of the Downtown Development Authority (DDA) has reviewed the façade application from Jacqueline Bradley, Rose Wilde Corp., for property at 222 E. Main Street, and found the application to be acceptable and in order; now therefore

RESOLVED, that the Economic Sustainability committee recommends the Downtown Development Authority approve a façade matching grant not to exceed \$2,665.00 with payments to be made according to program guidelines for façade improvement projects as applied for and completed at 222 E. Main Street.

Presented to the Downtown Development Authority Board on November 8, 2023

Motion made by:

Motion supported by:

Yeas:

Nays:

Absent:

Abstain:

Vote: Approved

**Midland Downtown Business Association
Board Meeting Minutes
Thursday, September 7, 2023 ~ Pizza Sam's Conference Room**

Attending: Johnson, Kepler, Levy, Lyons, Mundhenk, Neumeyer, Retzloff, Schefsky, Scorsone, Whitted
Not Attending: Wojda

Community Affairs Director Selina Harris joined by telephone.

The August 10, 2023 minutes were presented for approval. Whitted motioned for approval, seconded by Kepler. Minutes were approved.

The June 2023 Treasurer's report was presented for approval. Johnson motioned for approval, seconded by Schefsky. Treasurer's report was approved.

Harris presented information on the Ashman-Rodd Two Way Conversion proposal. The board held a discussion on the topic noting projects slated for McDonald Street would precipitate the need for more two-way streets downtown, benefit use of the Larkin Parking Structure, supported as part of Phase II Streetscape project, increased safety, would like to see consideration for four-way stops on Larkin and Ellsworth Streets. Johnson motioned for support of the resolution as presented, seconded by Levy. All members present voted to support the resolution. Resolution was approved.

Harris presented updates on downtown projects including: the DDA Long Range Strategic Plan and timeline for DDA consideration of the request to appoint an ex officio member to the MDBA board.

Reviewed upcoming events including Taste of Downtown and the closing weeks of pedestrian plaza including timeline for buildout removals.

Held a discussion on 2024 event schedule. Mundhenk noted that July 4 the Great Lakes Loons will have a home game and this would be an ideal opportunity to partner with the GLL, City fireworks and a downtown event. Molasses and Three Bridges noted they'd be willing to be open and participate.

Whitted shared that she had reached out to the State regarding downtown signage on M-20. She is working on tourism logo sign.

Meeting adjourned at 9:20 a.m.