

**City of Brighton
Downtown Development Authority
Special Meeting Minutes
March 15, 2017**

The Board for the Downtown Development Authority (DDA) held a special meeting on Wednesday, March 15, 2017 at the City of Brighton Council Chambers located at 200 N. First Street, Brighton, MI.

1. Call to Order/Roll Call – Chairperson Herbst called the meeting to order at 7:00 am.

Members Present: Dave Beauchamp, Bob Herbst, Tim Corrigan, Shawn Pipoly, Jim Muzzin, Mark Binkley, Pam McConeghy, Claudia Roblee, Ashley Israel, Cal Stone, Lisa Nelson, and Scott Griffith

Members Absent: Phil Garbacz

Also present: Nate Geinzer, City Manager; Jessica Reed, Management Assistant; Brandon Skopek, Community development Associate; Gretchen Gomolka, Finance Director; Marcel Goch, DPW Director, and an audience of 0.

Nate Geinzer introduced the new DPW Director Marcel Goch to the DDA.

2. Approval of the March 15, 2017 Agenda

Moved by Mr. Muzzin, supported by Ms. McConeghy, to approve the March 15, 2017 agenda as presented. The motion carried 10-0-3.

3. Call to the Public

The Call to the Public was made at 7:03 am with no response.

4. Old Business

a. None

5. New Business

a. DDA Budget/Project Prioritization

Mr. Skopek asked the Board to do a dot exercise to determine what projects the DDA wants to prioritize. Each member was to pick three of the projects from their list by first, second, and third priority. After the exercise, Mr. Skopek read the City Council vision statement and presented the City Council Goals which were broken down into four main categories: enriched lifestyle, public engagement, redevelopment, and natural assets. He also discussed which of the projects on the list fit into each of those categories and how the information was compiled using the PSD marketing report and the previous DDA Project Matrix.

Ms. Nelson arrived at 7:09 a.m.

Mr. Skopek reviewed the DDA Fixed Costs and gave a current budget outlook as well as a proposed budget outlook until FY 25/26.

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Mr. Geinzer noted that the Chamber of Commerce Agreement and DDA Minutes will not be in next year's budget. He also stated the costs for the Grand River updates will be higher and is asking for a DDA Commitment of up to \$400,000.

Mr. Corrigan asked about support from the Chamber of Commerce stating that it was critical to downtown development.

Ms. McConeghy discussed the reorganizing that is happening with the Chamber.

Mr. Griffith arrived at 7:25 a.m.

Ms. Gomolka went over the Brighton Interior Dr. and Major Streets Fund deficit explaining why it would be better to pay it off this year.

Mr. Pipoly discussed the commitment that was proposed for the gazebo improvements and the recurring need to hold off on projects.

Ms. McConeghy stated the proposal was that \$100,000 would be given for 3 years to improve the gazebo. She also mentioned the idea of crowdfunding the project.

Mr. Pipoly commented on the condition of the pond and how dilapidated it was.

Ms. Roblee noted the cost for all three phases of the Mill Pond project would be \$3 million and asked what it would cost to bond that money.

Mr. Geinzer asked the board for a consensus regarding a plan for the Mill Pond as well as the cost of it. The results from the dot exercise showed the Mill Pond bandshell and amphitheater was the top priority for the DDA and parking was the next priority.

Mr. Binkley stated that Mill Pond is the jewel of the community and expressed the need to reinvest in it.

Mr. Griffith suggested looking at what the DDA could afford for the next two years or how they could spend for example \$500,000 on the Mill Pond to show the community it is being revamped.

Ms. Roblee stated that both the Main Street area of the Mill Pond and the bandshell/amphitheater needed to be done or the project would look half-way done. The cost to do both would be around \$2 million.

Mr. Geinzer commented on the design for the Mill Pond needing to be softened up. He asked the DDA to decide whether they want to keep the original design or scale it down, and which of the phases they wanted to focus on.

Mr. Muzzin was concerned about the condition of Main Street and how it would look to the community if it was not improved.

Mr. Geinzer stated that the Mill Pond project could be started this fall at the soonest but asked that the Board match the cost of Brighton Interior Drive.

Moved by Mr. Corrigan, seconded by Ms. McConeghy to pay the Major Streets Fund the second installment of \$133,835 for the Brighton Interior Drive grant match in fiscal year 2016/17 as opposed to in the 2017/18 budget. The motion carried 12-0-1.

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Mr. Israel asked if the parking deck project was going to be abandoned.

Mr. Griffith suggested being open to selling DDA property if there is an offer and looking for other locations to put parking in the future.

Mr. Geinzer stated developers would be required to provide their own parking.

The board discussed looking at other options for parking.

Ms. Reed announced the Brighton Arts and Culture Commission (BACC) applied for a \$10,500 grant from the Community Foundation of Livingston County for a project called *The Story of Us*. They will be collecting photographs from the community for display. There will also be a performance series from June through August on Thursday evenings in the Sculpture Garden and Hyne Alley. They are also preparing a grant for the DEQ to start a public recycling program downtown. It will include six to eight recycling bins focused on the Mill Pond and Imagination Station. Students will be designing the bins, they will be single stream, and the DPW will do a scheduled pickup at no extra cost to the city.

Mr. Geinzer announced the Mill Pond Cleanup on April 22nd (Earth Day). He also discussed the work with Karleen Shafer which will focus on restoring the shoreline and remediating the pond. Ms. Reed stated cleanup for the event will be from 8 a.m to 12 p.m. and there will be a student display from 12 p.m. to 2 p.m.

Mr. Geinzer reiterated the goal of coming up with the costs of the Mill Pond projects and having the board make a decision at the April DDA Meeting to be able to start work in the fall.

6. Adjournment - Moved by Mr. Griffith, supported by Mr. Muzzin, to adjourn the meeting at 8:55 am. The motion carried 12-0-1.

Respectfully submitted,

Wendy Ayala, Recording Secretary
March 15, 2017