

**City of Brighton  
Downtown Development Authority  
Regular Meeting Minutes  
February 21, 2017**

The Board for the Downtown Development Authority (DDA) held a regular meeting on Tuesday, February 21, 2017 at the City of Brighton Council Chambers located at 200 N. First Street, Brighton, MI.

**1. Call to Order** – Chairperson Herbst called the meeting to order at 7:15 am.

**Members Present:** Dave Beauchamp, Bob Herbst, Shawn Pipoly, Jim Muzzin, Pam McConeghy, Claudia Roblee, Lisa Nelson, Scott Griffith, and Cal Stone

**Members Absent:** Phil Garbacz, Tim Corrigan, Mark Binkley, and Ashley Israel.

**Also present:** Mr. Doug Cameron, Mancuso & Cameron Law Office; Mr. Piet Lindhout, Lindhout Associates; Nate Geinzer, City Manager; Brandon Skopek, Community Development Associate; Jessica Reed, Management Assistant; and an audience of 1.

*Moved by Ms. McConeghy seconded by Mr. Muzzin, to excuse Board Members Garbacz, Corrigan, Binkley, and Israel. The motion carried 9-0-4.*

**2. Approval of the February 21, 2017 Agenda**

*Moved by Mr. Griffith, supported by Ms. Roblee, to approve the February 21, 2017 agenda as presented. The motion carried 9-0-4.*

**3. Call to the Public**

The Call to the Public was made at 7:17 am with no response.

**4. Approval of Minutes**

a. December 20, 2016 Regular Meeting

*Moved by Mr. Griffith, supported by Ms. McConeghy, to approve the December 20, 2016 regular meeting minutes as presented. The motion carried 9-0-4.*

**5. Approval of Bills**

*Moved by Mr. Muzzin, supported by Ms. Nelson, to approve the bills as presented. The motion carried 9-0-4.*

**6. Financial Report - FY 15-16 Adopted Budget and YTD Summary (through January 31, 2017)**

Mr. Skopek stated that Patty Thomas has placed a purchase order for two wayfinding signs to replace two signs which were damaged by a car. The cost is \$4,820 and will come out of the DDA Grounds R&M fund. The City has no knowledge of who hit the signs.

*Moved by Ms. McConeghy, seconded by Mr. Muzzin, to appropriate \$4,820 for the purchase of two wayfinding signs. The motion carried 9-0-4.*

## 7. Old Business

- a. None

## 8. New Business

- a. Election of Officers

*Moved by Ms. McConeghy, seconded by Mr. Beauchamp, to keep the current officers. The motion carried 9-0-4.*

- b. Challis Road and 2<sup>nd</sup> Street Design Updates

Mr. Lindhout presented the design for a proposed pocket park on the corner of Challis Road and Karl Greimel Drive. The purpose is to connect this area to the downtown. The design would include the addition of bigger crosswalks at that intersection, as well as retaining walls, plantings, sculptures, and a few benches. The cost of the project is estimated to be approximately \$400,000.

Mr. Griffith asked if bike racks could be added to the proposed design.

Ms. Roblee asked how many people would actually use this space.

Mr. Geinzer stated that with the existing theatre and shopping in the area, as well as the current Hampton Inn and U of M Health Center developments, this area will become more active.

Ms. Roblee was concerned that there was not enough shade from the sun provided in the design.

Mr. Herbst mentioned that this space could be useful for visitors to the health center who may be there waiting on someone.

Ms. Roblee asked if the Michigan Economic Development Corporation (MEDC) would provide any funding to the project.

Mr. Geinzer stated he would look into it further, but the primary purpose of this discussion is to get feedback from the DDA on the design of the project.

Mr. Muzzin stated that people in this area will prefer to drive rather than walk to the surrounding stores.

Mr. Griffith asked if other intersections in the area will be considered for this type of project.

Mr. Lindhout stated there would be one intersection receiving the most focus while others could be designed in a different way.

Mr. Lindhout gave a presentation on a proposed design for a condominium development on the corner of 2<sup>nd</sup> St. and Center St.

- c. DDA Project/Budget Prioritization

*Moved by Mr. Muzzin, seconded by Mr. Griffin, to table this discussion for a Special Meeting. The motion carried 9-0-4.*

d. Closed Session to Discuss the Acquisition of Real Estate

*Motion by Mr. Pipoly, seconded by Ms. Roblee, to enter into a Closed Session at 8:17 am to discuss the acquisition of real estate. The motion carried 9-0-4 with a roll call vote.*

e. Consider Action Pursuant to Closed Session

*Motion by Mr. Muzzin, seconded by Ms. McConeghy, to not take action pursuant to the discussion in the closed session. The motion carried 9-0-4.*

f. Closed Session to Discuss the Acquisition of Real Estate

*Motion by Mr. Griffith, seconded by Ms. Nelson, to enter into a Closed Session at 8:31 am to discuss the acquisition of real estate. The motion carried 9-0-4 with a roll call vote.*

g. Consider Action Pursuant to Closed Session

*Motion by Mr. Muzzin, seconded by Ms. McConeghy, to not take action pursuant to the discussion in the closed session. The motion carried 9-0-4.*

h. Consider Closed Session to Discuss DDA Attorney's Written Attorney-Client Privileged Communications

*Motion by Mr. Muzzin, seconded by Ms. Roblee, to enter into a Closed Session at 8:38 am to discuss DDA Attorney's Written Attorney-Client Privileged Communications. The motion carried 9-0-4 with a roll call vote.*

i. Consider Action Pursuant to Closed Session

*Motion by Mr. Pipoly, seconded by Ms. Nelson, to not take action pursuant to the discussion in the closed session. The motion carried 9-0-4.*

**9. Subcommittee Reports**

There were no subcommittee reports.

**10. Mancuso & Cameron Report-Doug Cameron**

Mr. Cameron spoke regarding the Barton property lease payback provisions. Their lease is in full effect. Mr. Cameron also stated that the Liquor Control Commission has completed their investigation in regard to the sale of the liquor license.

**11. Lindhout Report-** Mr. Lindhout had nothing to report.

**12. Administrative Report – Nate Geinzer**

Mr. Geinzer stated that MJR Theatre will be completing \$4.3 million in renovations. Busch's Fresh Food Market has bought V.G.'s Grocery, and 317 W. Main Street has been sold. The Master Plan will be on the agenda for the City Council Meeting on March 2. The Chamber Agreement expires at the end of February. Mr. Geinzer is recommending that the DDA does not renew the agreement; the chamber does not have enough staff.

**13. Chamber of Commerce Report – Pam McConeghy**

Ms. McConeghy discussed the Transportation Summit meeting held on January 17, 2017. She also mentioned the Masonic Temple having an entertainment event.

**14. City Council Report – Jim Muzzin**

Mr. Muzzin discussed the option of bringing UBER to Brighton. Many people have asked about it and it would be something the city is open to. There are no city ordinances that would prohibit this service.

**15. Adjournment** - *Moved by Ms. Nelson, supported by Ms. McConeghy, to adjourn the meeting at 9:09 am. The motion carried 9-0-4.*

Respectfully submitted,

Wendy Ayala, Recording Secretary  
February 21, 2017