

**City of Brighton  
Downtown Development Authority  
Regular Meeting Minutes  
August 21, 2018**

The Board for the Downtown Development Authority (DDA) held a regular meeting on Tuesday, August 21, 2018 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 a.m.

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

**Also present:** Mr. Doug Cameron, Mancuso & Cameron Law Office; Mr. Piet Lindhout, Lindhout Associates; Brandon Skopek, Assistant to the City Manager/DDA Coordinator; Mike Caruso, Community Development Manager, and an audience of 3.

**2. Approval of the August 21, 2018 Agenda**

*Moved by Ms. McConeghy, supported by Mr. Griffith, to approve the August 21, 2018 Agenda as presented. The motion carried 12-0-0.*

**3. Call to the Public**

The Call to the Public was made at 7:16 a.m.

Mike Lenninger, Neighbors Magazine, introduced himself and stated he was a member of the Brighton Kiwanis Club and Sunrise Rotary Club. He asked why the Millpond bandshell looked like it was angled differently than what was originally presented.

Mr. Lindhout stated the design has not changed and the bandshell is centered toward the pedestrian bridge.

The call to the public was closed at 7:18 a.m.

**4. Approval of Minutes**

a. May 15, 2018 Regular Meeting

*Moved by Mr. Corrigan, supported by Mr. Pipoly, to approve the May 15, 2018 Regular Meeting Minutes as presented. The motion carried 12-0-0.*

b. July 24, 2018 Regular Meeting

*Moved by Mr. Muzzin, supported by Mr. Israel, to approve the July 24, 2018 Regular Meeting Minutes as presented. The motion carried 12-0-0.*

## 5. Approval of Bills

*Moved by Mr. Griffith, supported by Mr. Stone, to approve the bills as presented. The motion carried 12-0-0.*

## 6. Financial Report - FY 18-19 Adopted Budget and YTD Summary (through 7/31/18)

Mr. Skopek stated there would be a refund of \$1,200 for the concert stage rental due to Kensington Metro Park not being able to deliver the stage for one of the concerts.

*Moved by Ms. McConeghy, supported by Ms. Nelson, to accept the financial report. The motion carried 12-0-0.*

## 7. Old Business

- a. None

## 8. New Business

- a. Introduction of New Board Member

Alexander Pushman was introduced as the new DDA Board Member. He stated he is the Vice President of Foguth Financial located at the Masonic Building and previously served as a member of a development board in Phoenix.

- b. Tridge or Treat Sponsorship Request

Mr. Skopek stated the Principal Shopping District (PSD) Board had approved a \$500 donation for the event at their last meeting.

Ken Grybel, Director of Recreation, Brighton Community Education, presented his request. He discussed the event and stated it has a turnout of over 1,500 people every year. He stated the Tridge or Treat leads into the event the Fire Department puts on every year.

Mr. Muzzin asked if they had looked into fundraising for the event.

Mr. Pipoly suggested coordinating the event with the Fire Department.

*Moved by Mr. Binkley, supported by Mr. Muzzin, to approve \$3,000 to Brighton Community Education for Tridge or Treat. The motion carried 12-0-0.*

- c. Millpond Bandshell and Amphitheater Update

Mr. Lindhout discussed an issue of soil erosion behind the bandshell. He stated Contracting Resources had quoted \$9,000 to put in a poured concrete wall or \$10,000

for a block retaining wall. He stated a change order would be necessary and discussed what was in the contingency fund.

*Moved by Mr. Griffith, supported by Mr. Corrigan, to approve an interlocking wall and approve a construction change order of \$19,000. The motion carried 12-0-0.*

Mr. Lindhout presented a construction schedule by Contracting Resources with a projected completion date of September 15.

d. Millpond Bandshell and Amphitheater Ribbon Cutting

Mr. Lindhout discussed having a ribbon cutting for the bandshell and amphitheater in the spring. He stated the DDA could take a field trip to the site at the September meeting.

Ms. McConeghy asked who would be installing the sound system for the amphitheater.

Mr. Lindhout stated Heslip Audio LLC would be installing the sound system.

**9. Subcommittee Reports**

None

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

None

**11. Lindhout Report-Piet Lindhout**

Mr. Lindhout gave an update on the construction progress of Second Street Flats. He stated the first floor was framed and the development is ahead of schedule.

**12. Administrative Report – Brandon Skopek**

Mr. Skopek stated the Headlee Override was voted down and City Council had directed staff to look at cost saving measures. He stated he will be working with the DDA Budget Committee to draft a Downtown Capital Improvements Plan. He also stated there has been significant development interest along Second Street since City Council adopted the R-5 residential zoning district.

Mr. Caruso stated there have been three or four developers interested in properties along Second Street and Walnut. He stated most are rental properties and the developers have received good responses from the current owners.

Mr. Skopek discussed construction of Second Street and stated replacement of sanitary sewer between Walnut and Advance Street is taking place. He also stated grading of Second Street between Center Street and Walnut will be done next week and final paving of Second Street will be completed in November.

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

Ms. McConeghy stated U of M will have a grand opening next Tuesday at 2 p.m. She also stated the Wall of Healing will pass through Brighton today between 2:30 and 2:45 p.m. and the procession will include about 600 motorcycles. She announced the Environmental Council's Green Ribbon Cutting, which will take place tomorrow at the Chamber at 3 p.m. and a ribbon cutting for Beverly Rae's new location in September. She also discussed plans for holiday lighting.

Mr. Pushman discussed the Environmental Council's Green Leaf Program and stated they have developed this program to encourage recycling for businesses.

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

None

**15. Adjournment**

Mr. Caruso gave an update on the Cheresko building construction. He stated the construction for Roadies restaurant was on hold due to the contractor working on other projects. Mr. Caruso stated there was interest in the former Bagger Dave's building and several other buildings downtown.

*Moved by Mr. Muzzin, supported by Mr. Pipoly to adjourn the meeting at 8:02 a.m. The motion carried 12-0-0.*

Respectfully submitted,

Wendy Ayala, Recording Secretary  
August 21, 2018