

**City of Brighton
Downtown Development Authority
Regular Meeting Minutes
March 19, 2019**

The Board for the Downtown Development Authority (DDA) held a regular meeting on Tuesday, March 19, 2019 at the City of Brighton Council Chambers located at 200 N. First Street, Brighton, MI.

1. Call to Order – Chairperson Corrigan called the meeting to order at 7:15 a.m.

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

Members Absent: Bob Herbst and Alex Pushman

Also present: Mr. Doug Cameron, Mancuso & Cameron Law Office; Mr. Piet Lindhout, Lindhout Associates; Nate Geinzer, City Manager; Gretchen Gomolka, Finance Director; Mike Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development, and an audience of 1.

Moved by Ms. McConeghy, supported by Mr. Muzzin, to excuse Board Members Herbst and Pushman. The motion carried 11-0.

2. Approval of the March 19, 2019 Agenda

Moved by Mr. Pipoly, supported by Ms. McConeghy, to approve the March 19, 2019 Agenda as presented. The motion carried 11-0.

3. Call to the Public

The Call to the Public was made at 7:17 a.m.

Susan Backhaus, discussed the Planning Commission's comments regarding changes to the downtown zoning ordinance.

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

4. Approval of Minutes

a. February 19, 2019 Regular Meeting

Moved by Mr. Muzzin, supported by Mr. Pipoly, to approve the February 19, 2019 Regular Meeting Minutes as presented. The motion carried 11-0.

5. Approval of Bills

Moved by Ms. McConeghy, supported by Ms. Nelson, to approve the bills as presented. The motion carried 11-0.

6. Financial Report - FY 18-19 Adopted Budget and YTD Summary (through 2/28/19)

Mr. Geinzer stated the report included the Challis Road work that was approved at the last meeting.

Moved by Mr. Muzzin, supported by Mr. Griffith, to accept the financial report. The motion carried 11-0.

7. Old Business

None

8. New Business

a. Consider Approval of FY 19/20 Proposed Budget

Mr. Geinzer stated the Community Promotions budget had been increased. He stated that expenditures would remain the same, revenue would increase due to tax capture increase, and that the LBFA would be dissolved. He stated there will be budget conversations regarding expenditures, projects, and priorities in the future.

Moved by Ms. McConeghy, supported by Mr. Muzzin, to approve the FY 19/20 proposed budget. The motion carried 11-0.

b. Discussion of Downtown Business District Zoning District Updates

Jill Bahm, Giffels-Webster, discussed the goals and objectives of the Downtown Plan and proposed changes to the downtown zoning ordinance.

The Board commented on building heights along Grand River and the relationship to the street as well as the need for downtown housing. They also discussed changes to the building heights in different areas on the Regulating Plan.

Mr. Geinzer discussed parking demand and stated the City would be looking at payment in lieu of parking.

Mr. Lindhout discussed parks and suggested implementing a form of contributions for maintenance of Mill Pond Park.

The Board commented on the lack of affordable housing in the city.

c. Downtown Streetscape Project Update

Mr. Geinzer discussed the purpose of the project to increase pedestrian access and improve maintenance.

Ms. Bahm discussed looking at the “shopability” of the downtown as part of the project as well as looking at ways for community engagement.

The Board discussed softening the streetscape with more trees and having a cohesive feel along Main Street. They discussed the city’s pocket parks and adding more gathering areas for pedestrians.

Ms. Bahm stated there would be an online survey and charrette to gather input for the project.

9. Mancuso & Cameron Report-Doug Cameron

None

10. Lindhout Report-Piet Lindhout

Mr. Lindhout stated he was discussing changes to the easement for 317 W. Main with Mr. Cheresko and that the proposed changes would have to be approved by the DDA. He stated Mr. Cheresko would have to present the proposed cost for each change to the DDA.

11. Administrative Report – Nate Geinzer

None

12. Chamber of Commerce Report – Pam McConeghy

Ms. McConeghy announced a ribbon cutting for Brighton Manor on March 21 at noon.

13. City Council Report – Jim Muzzin

Mr. Klebba discussed the construction of Single Barrel Social and stated there would be promotional events happening in June. He stated they will be working with the City on the area facing the Mill Pond and that they were waiting on approval by the Police Department for a stage for the grand opening.

Mr. Muzzin stated there will be budget work sessions coming up for City Council.

Mr. Beauchamp commented on the bandshell and stated it is gorgeous at night.

Mr. Geinzer stated the fence around the bandshell will come down April 2nd. He also stated the banner announcing the Grand Opening was up on Main Street.

14. Adjournment

Moved by Mr. Muzzin, supported by Mr. Pipoly, to adjourn the meeting at 8:26 a.m. The motion carried 11-0.

Respectfully submitted,

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Wendy Ayala, Recording Secretary
March 19, 2019