



STOCKBRIDGE DOWNTOWN DEVELOPMENT AUTHORITY

134 East Main Street

Wednesday, April 20, 2011 ~ 7:00 pm

REGULAR MEETING

Unapproved Minutes

7:25 CALL TO ORDER – Annabell Howard

- **Roll Call – Present:** Mark Shepherd, Don Byrd, Tina Dowis, Dan Wilson, Annabell Howard. **Absent:** Ken Ransom, Tom Lovachis, Janet Long, C.G. Lantis. **Also present:** Attorney John Gormley.
- **Pledge of Allegiance**
- **Approval of Agenda** – Motion Shepherd second Wilson. Motion carried.
- **Approval of Regular Board Meeting Minutes March 23, 2011** – Motion Byrd second Wilson. Motion carried.

FINANCIAL/TREASURERS REPORT – Motion Byrd support Wilson to pay invoices in the amount of \$5603.88. Motion carried.

COMMITTEE REPORTS – None

PUBLIC COMMENT – None

COMMUNICATION

- Ms. Brunette of ACME Antiques made a presentation to the SDDA regarding her request for inclusion in the Incubator Program which was previously denied on Attorney Gormley's advice that her business did not qualify as a "new business" under the Incubator guidelines. Ms. Brunette presented the board with various documents and FOIA's re the Largent Company's approval for Incubator funds, and documentation presented by that company that was largely outdated and stated that Largent in fact, should not qualify for Incubator funds based on SDDA guidelines. Howard stated that there were many mistakes made in the information given to Ms. Brunette when she applied; however due to unforeseen expenses, there was not much money in the budget to fund the Incubator Program.
- Chamber of Commerce made a presentation seeking support from the SDDA in the amount of \$4000 to fund free events for A Day in the Village. Stipulated that the SDDA has control over what the money will be used for, and this event brings business into the downtown area. The event takes place Father's Day weekend, June 17 and 18. Also, the August event, Summertime on the Square is in planning stages, but only requesting funds for A Day in the Village. Suzi Greenway spoke on the All Clubs Ride, May 1, 2011 and All Clubs Day, September 18, 2011 seeking funds from SDDA in the amount of \$1000 or less. Stated that the Lion's Club would be doing their Pig Roast to tie in with the All Clubs Day event, and would need permission to seal off Elizabeth Street. Howard stated that funds had been budgeted, but that possible financial troubles facing the SDDA may severely

limit funding. Byrd stated that the SDDA represents the TIFFA, and that these events do not help businesses that are closed on Sunday. Dowis asked what kind of revenue is being brought in by these events, since most purchases are at the gas stations, which are open. Byrd stated that businesses complain that they do not benefit, and the DDA is for the TIFFA area. Greenway stated that she is already making plans for the events by mid March, and that it does benefit downtown and promotes the Stockbridge area. Howard stated that she would like to fund events, and that in the past the SDDA has spent \$20,000 on events. Howard stated that Greenway will be added to the May agenda.

NEW BUSINESS –

Manning Lawsuit. SDDA Attorney John Gormley explained the Manning Lawsuit, and that the contract did state that there must be arbitration before a lawsuit can be heard in court. Howard asked who wrote the contract with Manning, and that the lawsuit was seeking \$52,000. Howard also asked Gormely how much the legal fees could be, and stated that arbitration would be quicker and cheaper. Gormely stated that the contract was a baseline contract provided by Chris Grzenkowicz of Desine Inc. and reviewed by attorney Schultz. He had no idea what the lawsuit could cost the SDDA. Grzenkowicz stated that he was asked for a baseline contract, and stated that he did provide one. Howard stated that all pertinent paper work re the Manning lawsuit was mailed to the Michigan Municipal League to be reviewed by that entity to see if the MML would cover the legal fees for a breach of contract lawsuit. **MOTION** Wilson to have attorney Gormley respond to the lawsuit, **second** Shepherd. Motion carried.

Chamber of Commerce Request for Funds -Motion – Wilson to put \$4000 aside for A Day in the Village, **second** Shepherd. **Discussion** Howard stated that the amount goes up every year. Board debated how the money would be spent, and showing favoritism in advertising. Debated using money for rides, entertainment and fireworks. **Motion** – Wilson to **amend motion** to Authorize \$4000 to be used for free entertainment, fireworks and rides, paid over presented invoices attach invoices to Master Invoice, and submitted by May meeting for June payment, **second** Shepherd. Motion carried.

Michigan Association of Planning and Training Seminars – Pamphlets passed out to board and discussed. Howard stated that the seminars were being offered if anyone was interested in going.

OLD BUSINESS -

Blossom Easement – Clarify parking for 117 N. Clinton Street, SDDA agrees to carry insurance, which is covered under blanket policy. Employee and customer parking clarified. Dumpster must stay where indicated. Permission from Post Office because of the pre-existing lease. Byrd stated Blossom's did not ask for more money, just protection from lawsuits and exemptions from taxes on the alley.

Crockett Easement - Gormley stated that Ms Crockett gets the restaurant. Legally, Mr. Crockett owns it. Ms Crockett needs to convert written opinion to court order, which has

never been done. Gormley stated he has had no response from Ms Crockett's attorney. Howard stated that she would see Ms Crockett after the meeting to find out what is going on. Gormely stated that there is an existing lien on the property by a local attorney, who agreed to sign off on said lien in order to allow construction to continue.

Sarah Brunette – Howard stated that a committee needed to be appointed to make a recommendation to bring back to board for discussion on whether or not Brunette is a new business, a “same type” of business, or a “different” type of business as compared to pre-existing businesses. Howard appointed Dowis, Lantis and Ransom to the committee.

Desine, Inc. presentation by Christopher Grzenkowicz on Minix Parking Lot -

Grzenkowicz explained that all bids expire at 5pm May 16, 2011.

9:15 enter Janet Long

Need to make a decision on landscaping and lighting. Byrd stated that LED lighting would be used. Wilson stated that the SDDA should wait on landscaping, start with sod, and then decide. **Motion** Shepherd to award contract to Jule Swartz & Sons with LED lighting, without landscaping and contingent upon securing easements from Blossom and Crockett, **second** Wilson.

ROLL CALL VOTE: Howard, yes; Byrd, yes; Long, yes; Dowis, yes. Motion carried. Grzenkowicz stated he will notify all parties who bid was awarded to, and that the SDDA would need to execute a check for the drain commissioner. **Motion** Wilson, to authorize Annabell Howard to issue a check for drain commissioner application, **second** Long. Motion carried.

PUBLIC COMMENT - Wendy Wood awarded a grant by the Chelsea Area Wellness Foundation to fund an Open Air Farmer's Market, which would be open every Friday May through September on the lot where the Old Asquith Barn is located. Asking permission to tap into DDA meter in the Wood Street Parking Lot. She would get her own meter to supply electric, but it would be very expensive. Seeking permission to tap into DDA meter to set own meter to reimburse DDA for electrical. The Market would be open from 3 pm or 4 pm to 7 pm. **Motion** - Byrd to amend agenda to put Wendy Wood on agenda under New Business, **second** Wilson. Motion carried. **Motion** Wilson to agree to allow Wendy Wood/Open Air Market a tap off of the SDDA meter off the back of Wood Street parking lot dumpsters subject to permits, Consumers Energy requirements, for the Open Air Market at 133 Wood Street at owners sole cost, **second** Shepherd. Motion carried.

Attorney Comments – none

Meeting Adjourned, 10:10 pm.

Monica English

Posted: May 2, 2011
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