

# STOCKBRIDGE DOWNTOWN DEVELOPMENT AUTHORITY

**Regular Meeting ~ 134 East Main**

**October 20, 2010 ~ 7:00 P.M.**

**“Approved Minutes”**

**7:00 P.M. CALL TO ORDER BY DARYL ANDERSON**

* **ROLL CALL TAKEN - Present**: Daryl Anderson, Lynne McNaught, Anne Moceri, and David Lindemer. **Absent:** Sandra Kay
* **PLEDGE OF ALLEGIANCE**
* **APPROVAL OF AGENDA – Motion Moceri, support Lindemer** to approve the Agenda. No discussion, **motion carried.**
* **APPROVAL OF 10.13.2010 SPECIAL MEETING MINUTES – Motion Moceri, support Lindemer** to approve the minutes as amended.

**FINANCIAL/TREASURER’S REPORT – Motion Moceri, support Lindemer** to pay bills in the amount of $11,673.56. Discussion, **motion carried**.

**COMMITTEE REPORT –** Lindemer gave the board a verbal and written report on the 10.16.2010 meeting of the Assistance and Special Requests Committee. The committee met to consider the application of G.A. Largent to the rental assistance program. The committee would like to see some changes in the application process and to the current resolution that authorizes the rent abatement program. A future meeting will be focused on the specifics.

**UNFINISHED BUSINESS – A recommendation from the Assistance and Special Requests committee to conditionally approve the application of G.A. Largent to the rental assistance program was entered as a motion that reads:** Based upon the application and supporting documents, presentations made by Scott Spadafore, and Lindemers telephone conversations (October 16th and 18th) with Jeff and Jill Stepp (officers of applicant) the Village of Stockbridge Downtown Development Authority approved your application for an incubator business on October 20, 2010, with the following conditions to be met within ninety (90) days of approval:

 Delivery of the proposed lease to the SDDA director for review and approval of the incubator committee members;

 Verification of any necessary business registrations, licenses, and/or d/b/as to confirm this Company is authorized to do business in the State of Michigan;

 Retail Business verification; that is: is the business conducted at this location primarily retail? (Similar to Jerrolds and/or a Pella Window showroom); and

 Receipt of the Corporate Resolution authorizing the business to apply for the Retail Business Incubator Program.

 Upon satisfaction of 1(a)-(d), the SDDAs attorney is authorized to prepare an agreement to satisfy paragraph 3.1 of the Resolution, and the SDDA Chair is authorized to approve it.

 The rental assistance would begin for monthly rentals that become due after all conditions are met, without retroactivity.

These conditions will be reviewed and judged by one or both incubator committee members within one week of being invited to do so by the applicant.

Upon determination that the conditions have been met, the rental assistance of $400 (50% of monthly rent amount of $800) for twelve months will be awarded based on the satisfaction of the procedure outlined in the Resolution enacted February 17, 2010 (Section 3.3.2). **Motion was supported by McNaught and passed unanimously.**

**Motion by Moceri, support Lindemer** to appoint the village manager to serve as interim executive director to administer the rental assistance program and other staff work required by the board. **All yeas, motion carried.**

**Motion by Anderson, support Moceri** to authorize not more than $3,000 of the balance of the Summertime on the Square budget for new holiday lighting in the downtown. **Motion carried 3 to 1.**

**Motion by Lindemer, support Moceri** to authorize the village manager to spend up to $1,280 to weather seal the pedestrian bridge. **All yeas, motions carries.**

**NEW BUSINESS – Motion by Moceri, support Lindemer** to remove snow from all the sidewalks in the TIFA and to instruct the manager to prepare and let bids. **All Yeas, motion carries.**

**PUBLIC COMMENT – Deb Marshall** advised the board to be careful using sidewalk salt near the brick on historic structures, to be careful when negotiating with the owners of the post office, how to include others when shopping for holiday lighting and expressed surprise that the SDDA parking lots had not been deeded to the village. **Greg Uihlein** asked that more care be given to how snow is removed on sidewalks this winter. **Tom Lovachis** said that parking lots are essential to health of downtown businesses, wondered why light poles had not been repaired in the downtown and questioned why other maintenance had not been done. **Scott Spadafore** asked why the grass on the south side of the new pedestrian pathway had not been maintained by its’ owner.

 **ADJOURNMENT – Motion Moceri, support Lindemer** to adjourn. No discussion. **Motion carried**. Meeting adjourned at 9:25 p.m.

**Daniel Dancer, Village Manager**