

ANGELA EDWARDS, EXECUTIVE DIRECTOR
ANDY ROOSA, CHAIRPERSON
HOLLIE MILLER, VICE CHAIR & TREASURER
PATRICIA FELDMAN, SECRETARY

ALMONT DOWNTOWN DEVELOPMENT AUTHORITY

STEVE SCHNEIDER, VILLAGE COUNCIL PRESIDENT
KRISTA BOOS, BOARD MEMBER
MELISSA SCHNEIDER, BOARD MEMBER
ASHLYN GLASSER, BOARD MEMBER

Minutes

regular minutes

March 27, 2024 - 7:00 PM

CALL TO ORDER

Chairperson Roosa called the Regular Meeting to order at 7:05 p.m. at the Almont Village Hall, located at 817 N. Main Street, Almont, Michigan.

ROLL CALL

Board members Present: Roosa, Glasser, S Schneider, M Schneider

Board members Absent: Miller, Feldman, Boos

Staff Present: Angela Edwards, Executive Director

Guests Present: C. Bryant

ADDITIONS/DELETIONS TO AGENDA: Forego Veteran Millage Capture
Added under Finance as 3
Social District
Added under Discussion Part D.

COMMUNICATIONS:

PUBLIC COMMENT – Agenda Items: C. Bryant commented regarding her exclusion from the Social District. She stated that businesses on her side close (for the most part) at 5:00 PM and would like her exclusion to be reviewed by Village Council. She requested that the DDA assist her in pleading her case to Council to obtain a commons area out front of her establishment. She also stated that she has had charity runs at Chicky's, annually, since 2004 and has zero formal complaints filed and zero ordinance violations.

APPROVAL OF CONSENT AGENDA

M. Schneider moved, S. Schneider seconded
PASSED UNANIMOUSLY BY ALL IN ATTENDANCE

APPROVAL OF MINUTES:

A. Approval of February 28, 2024 meeting minutes:
M. Schneider moved to approve with amendments, S. Schneider supported

PASSED UNANIMOUSLY BY ALL IN ATTENDANCE

| Date | Vendor | Inv # | Total |
|---------------|---|--------|-----------------------|
| 2/15/2024 | Creative Awards- Chili Crawl Awards | 1813 | \$92.79 |
| 2/23/2024 | Jordano Graphics- Pedestrian Crossing Signs | 26825 | \$80.00 |
| 2/23/2024 | Cruis'n Media Magazine - Car Show Ad | 2584 | \$505.80 |
| 2/23/2024 | DTE – First Congregational Church | | \$88.90 |
| 3/04/2024 | County Press- Landscaping Bid Posting | 619203 | \$81.00 |
| 3/06/2024 | Angela Edwards- Hotel & Travel Reimbursement MDA Conference | | \$253.78 |
| 3/07/2024 | Touma, Watson, Whaling | 58710 | \$150.00 |
| 3/26/2024 | DTE-First Congregational Church | | \$89.20 |
| Total: | | | \$1,341.47 |

\$835.67

APPROVAL OF BILLS PAYABLE

M. Schneider moved to approve the bills payable in the total of \$835.67, striking the Crusin' Media Ad from the the total (as it had already been approved), A. Glasser supported.

PASSED UNANIMOUSLY BY ALL IN ATTENDANCE

TREASURER'S REPORT

A. February Revenue & Expenditure Report

M. Schneider moved, S. Schneider supported.

PASSED UNANIMOUSLY BY ALL IN ATTENDANCE

B. February Check Disbursement

M. Schneider moved, A. Glasser seconded.

PASSED UNANIMOUSLY BY ALL IN ATTENDANCE

DIRECTORS REPORT:

Summary: Director Edwards has been working on organizing Downtown Cleanup for Earth Day. She has been corresponding with LARA and answering all questions in regards to the Social District, as well as finalizing a contact list for all DDA businesses. Three messaging services were tested, and one subscription will be purchased to make communication with our businesses more efficient. S. Schneider inquired about the Downtown Advocacy Day in Lansing that Director Edwards attended and the response was that the day was a very positive experience with all legislatures that she engaged with. Lansing seems to recognize the importance of our downtowns and desires to keep their integrity intact.

NEW BUSINESS

A. Finance

1. Landscaping Bid Approval

Facts: A bid package was put together and published in the Tri City Times and County Press, as well as posted on our website and social media pages requesting bids for our flowers and landscaping for the 2024 season. American Tree was the only company to bid on the project. Last year's bid was included for reference, along with this year's bid.

Motion to award American Tree the contract for the flowers and landscaping for the 2024 season.

Made by : M. Schneider, S. Schneider supported

PASSED UNANIMOUSLY BY ALL IN ATTENDANCE

2. Historical Society Shed Building

Facts: The Historical Society would like to put a shed behind their building to house historical items that are not being displayed. The building is owned by the DDA and require Board approval for the permits to be issued. The plans and deed have been included in the packet.

Discussion: S. Schneider spoke on the history of the DDA obtaining the Museum.

M. Schneider spoke on concerns of having the shed in that location and taking away the limited green space we have in the CBD. She also voiced concerns of the uncertainty of leadership in the Historical Society after this year. She offered space for the Historical Society in the DDA storage container as an alternative to the shed.

Motion to deny the Historical Society's request for a shed on the property.

Made by: S. Schneider, M. Schneider supported.

PASSED UNANIMOUSLY BY ALL IN ATTENDANCE

3. Lapeer County Veteran Millage

Facts: The Lapeer County Board of Commissioners has sent a letter requesting the Almont DDA forego their capture of the Veteran's millage from 2024-2029.

Motion to forego Lapeer County Veteran's millage capture

Made by: S. Schneider, A. Glasser supported

PASSED UNANIMOUSLY BY ALL IN ATTENDANCE

C. Executive

1. Director's Quarterly Review

Facts: The Executive Committee met for the Director's Quarterly Review on 3/26. The Director was given the task of making her priority in the next quarter more face to face time with all business owners in the district. She was asked to create a flyer to distribute to all businesses to highlight and talk through all the positive changes the DDA is making and answer any questions or concerns the business owners may have.

Next month will be the annual review in closed session.

DISCUSSION:

- A. Earth Day Clean Up:** Earth Day is Monday April 22, 2024, clean up will be Saturday April 20, from 9:00 AM- 1:00 PM. A. Roosa noted that Priority Waster would be donating a 10 yd roll-off dumpster to assist in the efforts.
- B. Jeep/Cruise Night:** These events will start in May and will move to the DDA Bristol lot on the South-East side of town. The Park Board has expressed interest in hosting their music in the park nights in conjunction with the DDA events to attract a larger audience.
Bike Nights will be DDA sponsored events from 3:00 PM-7:00 PM.
- C. Parking Lot Development:** H. Miller sent an email and map to all Board members regarding the potential purchase of 117 School Street with the intent of redeveloping that property into a parking and seating area.

A motion was made to offer the owner of 117 School St \$100,000 for the property contingent upon clarification that that property could be demolished and was not dependent on the purchase of the adjoining property.

Motion made by M. Schneider, supported by S. Schneider

PASSED UNANIMOUSLY BY ALL IN ATTENDANCE

A motion was made to allow H. Miller to broker the deal on the 117 School St Property on behalf of the Almont DDA.

Motion made by M. Schneider, supported by A. Glasser

PASSED UNANIMOUSLY BY ALL IN ATTENDANCE

- D. Social District:** All information has been submitted to LARA and they are in the process of evaluating before issuing their approval.

OLD BUSINESS:

- A. Chili Crawl:** Reiterated what a successful event this was and all of the positive feedback from the community and business owners.

PUBLIC COMMENTS (NON AGENDA ITEMS): None

BOARD QUESTIONS AND COMMENTS:

- M. Schneider spoke on her previous experience on the DDA Board compared to her current experience. She stated that this Board of 7 is more effective than it has been in the last decade and she is proud to be a part of all that the DDA is accomplishing.
- S. Schneider affirmed M. Schneider's comments and noted that in his 29 years on Council there has never been a DDA Board as active and vibrant as the current Board.
- Chairman Roosa concurred with the previous Board member's statements and expounded on all the positive changes and impacts the DDA has had on the Downtown district. He also noted that despite vocal opposition the DDA has persevered and will continue the revitalization of Downtown Almont.
Chairman Roosa also wanted it added to the record that the DDA Director was directed to no longer attend Village Council meetings unless necessitated by a request from the DDA that needed Council approval (i.e. road closures or special event requests).

FUTURE AGENDA ITEMS:

None

ADJOURNMENT:

The meeting adjourned at 8:41 pm by Chairperson Roosa

Patricia E. Feldman
Secretary