

**MINUTES OF THE MEETING OF THE  
COMMUNITY DEVELOPMENT AUTHORITY  
HELD IN COUNCIL CHAMBERS ON WEDNESDAY, NOVEMBER 11, 2009**

Chairman Przybyla called the meeting to order at 7:34 a.m.

ROLL CALL: PRESENT - Directors Larry Bruski, John Budnik, Beach Hall, Bill Hanson, Boyd Haut, Kevin Lamb, Dennis Meredith (7:35), Erik Nadolsky, Tim Pritchard, Mark Slown, and Chairman Jim Przybyla.

ABSENT – Director Gary Nowak.

OTHER PERSONS PRESENT – City Attorney Mike Vogler and Deputy Clerk/Treasurer Janice Lemmon.

**APPROVAL OF MINUTES:**

A motion was made by Director Hanson, seconded by Director Nadolsky, to approve the minutes of the October 14, 2009 meeting as written.

ROLL CALL: Ayes—All, the motion carried.

**CITIZENS APPEARING BEFORE THE CDA:**

**HARRY WIERENGA – WAYFINDING SIGN PROJECT:**

Harry Wierenga with Fleis and Vandenbrink was present and updated the CDA on the progress being made on the Wayfinding Sign Project. He described the different signs that he proposes to be used, how the concept came to be, and the details involved. Wierenga had pictures of the proposed signs for viewing. Further discussion took place regarding the concept and what logo that should be used to keep the project consistent with other signs. It was decided to stay with the original City logo.

**CDA RESOLUION NO. 2009-30**

A motion was made by Director Hall, seconded by Director Budnik, to authorize Harry Wierenga to proceed with the Wayfinding Sign Project as presented and keep the City logo in tact on these signs.

ROLL CALL: Ayes—All, the motion carried.

**SHARON WOODS – ECONOMIC REPORT:**

Sharon Woods was present to discuss the Economic Workshop that will be taking place at the Rogers City Senior Center. She explained the kind of economic analysis that has been completed so far and how this information will be used during the workshop. At the final workshop that is yet to be scheduled, Woods will use all the compiled data and make suggestions on how to deal with the economic challenges facing the businesses in Rogers City.

**REPORTS**

**BUSINESS DEVELOPMENT COMMITTEE:** None.

**DESIGN COMMITTEE:**

This report was included in the packet for review.

**PROMOTION COMMITTEE:**

City Manager Slown stated that the committee has been working on various projects.

**ORGANIZATION COMMITTEE REPORT:**

This report was included in the packet for review.

**REVIEW AND APPROVAL OF BILLS:**

**MICHIGAN DOWNTOWN ASSOCIATION MEMBERSHIP DUES:**

Included in the packet was an invoice for \$200 for membership dues for the Michigan Downtown Association.

**CDA RESOLUTION NO. 2009-31**

A motion was made by Director Hall, seconded by Director Budnik, to approve payment of \$200.00 for membership dues to the Michigan Downtown Association.

ROLL CALL: Ayes—All, the motion carried.

November 11, 2008

**ROGERS CITY VISITORS GUIDE:**

The Visitors Guide was provided to the CDA for review. Marge Ellenburger has a contract with the Chamber of Commerce to produce the brochure. There is a \$500 fee for the proposed ad. Many CDA members feel the guide is very necessary, but needs much improvement. The CDA feels it should pay for the ad for this year, but next year, the brochure should be improved or the CDA may have to discontinue the support.

**CDA RESOLUTION NO. 2009-32**

A motion was made by Director Pritchard, seconded by Director Hall, to authorize payment of \$500 to purchase an ad in the Rogers City Visitors Guide.

ROLL CALL: Ayes—All, the motion carried.

**R.K. BUILDERS (RICKARD'S SIDEWALL REQUEST):**

At the October 14, 2009 CDA meeting, the CDA approved paying \$600.00 towards the purchase of 75' of concrete for sidewalk renovation on Michigan Avenue along Big D's Pizza. This work was proposed by Gary Rickard, and R.K. Builders was contracted to do the work. The project is almost completed.

**CDA RESOLUTION NO. 2009-33**

A motion was made by Director Meredith, seconded by Director Nadolsky, to authorize payment of \$600.00 to R.K. Builders for the purchase of 75' of concrete for sidewalk renovation on Michigan Avenue along Big D's Pizza.

ROLL CALL: Ayes—Directors Bruski, Budnik, Hall, Hanson, Haut, Lamb, Meredith, Nadolsky, Pritchard, and Slown.  
Nays—Chairman Przybyla. The motion carried.

**UNFINISHED BUSINESS:**

**CDA ANNUAL REPORT:**

Chairman Przybyla asked questions regarding the revenues and expenditures and asked that this agenda item be discussed at the next meeting and that more information be made available for review.

**NEW BUSINESS:**

**LAKEVIEW SUB-COMMITTEE RECOMMEDDATION:**

City Manager Slown updated the CDA on the meetings that the Lakeview Sub-Committee have had and what was discussed to arrive at the recommendation they made at the October 16, 2009 meeting. City Attorney Vogler further explained that the Lakeview Sub-Committee is recommending that the CDA authorize Vogler to contact Mr. Pierce, general counsel for Federated Properties, to discuss discontinuing the condominium plan for this property. Once this happens, the lots would be put up for sale, except for the lot where the house is located along with half of the adjacent lot. This would open up more opportunities to market the property. Some discussion took place and the following motion was offered.

**CDA RESOLUION NO. 2009-34**

A motion was made by Director Meredith, seconded by Director Bruski, to authorize City Attorney Vogler to contact Mr. Pierce, general counsel for Federated Properties, to discuss with them the concept of eliminating the condominium project.

ROLL CALL: Ayes—All, the motion carried

**BOARD STRUCTURE AND CITY COUNCIL SUGGESTION:**

City Manger Slown explained that City Council recently had a workshop and one of the items discussed was the size and structure of some of the boards and commissions for the City. They are suggesting downsizing the CDA and have the city manager position be a nonvoting member. Council is looking for input from the CDA. After discussing it further, the consensus of the CDA is that they feel the board is working fine in its current status.

November 11, 2008

**CDA RESOLUTION NO. 2009-35**

A motion was made by Director Bruski, seconded by Director Hanson, to recommend to City Council to keep the CDA Board at its current size with no change to voting members.

ROLL CALL: Ayes—All, the motion carried.

**OTHER BUSINESS:**

**STREET LIGHT PROJECT:**

Director Budnik inquired if the City was leasing equipment to Thunder Bay Electric to do work on the streetlight project. He was told that Thunder Bay Electric is paying to rent this equipment. Slown explained how the progress is coming along. The project will not be completed by the “Light Up The City” event, but it should be complete in early December.

**STREET LIGHT BANNERS:**

Director Pritchard asked if the new banners were ordered yet and if so which ones. Slown stated that three different banners were ordered as recommended by the Design Committee. Some discussion took place on how information from the CDA is getting referred back to the Design Committee.

**ADJOURNMENT:**

With no further business to discuss, Chairman Przybyla adjourned the meeting at 8:50 am.

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James Przybyla, Chairman

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Janice Lemmon,  
Recording Secretary