

**MINUTES OF THE MEETING OF THE  
DOWNTOWN DEVELOPMENT AUTHORITY  
HELD IN COUNCIL CHAMBERS ON WEDNESDAY, JULY 8, 2020**

Chairman Budnik called the meeting to order at 7:32 a.m.

ROLL CALL: PRESENT – Directors Alec Brietzke, Boyd Haut, Scott McLennan, Preston Mertz, Barb Mills, Erik Nadolsky, Travis Peltz, James Przybyla (7:34 a.m.) and John Budnik.

ABSENT – Directors Cory Budnick, Tom Gajewski and Tim Pritchard.

OTHER PERSONS PRESENT – City Mgr. Joseph Hefele, Volunteer DDA Community Events Director Kim Margherio and Deputy Clerk/Treasurer Janet Nowak.

**APPROVAL OF MINUTES:**

A motion was made by Director McLennan, seconded by Director Peltz, to approve the minutes of the June 10, 2020 Regular meeting.

Ayes—All, the motion carried.

**CITIZENS APPEARING:**

Guy Robinson inquired on the status of the Lakeview Property lots environmental study. City Mgr. Hefele reported that there were delays, also it was found that the lots are within the wellhead protection area. Water Department Chuck Kieliszewski and Jeff from Sagasser & Associates have built a case regarding the wellhead protection issue and we are now waiting on the ruling from the State. Next month the zoning of the lots will be sent to Council and Planning Commission and Hefele will also be asking the DDA to weigh in next month.

**REPORTS:**

**CITY STAFF** – None.

**VOLUNTEER DDA COMMUNITY EVENTS DIRECTOR**

Volunteer DDA Community Events Director Kim Margherio reported the 2020 Summer Concert Series is going well. Margherio stated that she has been looking into a new PA system and with DDA approval plans to write a grant with the Community Foundation of Northeast Michigan for funding. Approximate cost of the PA system is \$2,600. The deadline for the grant is July 15<sup>th</sup>.

**DDA RESOLUTION NO. 2020-06**

A motion was made by Director Mills, seconded by Director Nadolsky, to approve Volunteer DDA Community Events Director Kim Margherio move forward with applying for grant funding for a new PA system with the DDA paying what the grant will not cover.

Ayes – All, the motion carried.

Chairman Budnik thanked Margherio for the work she is doing with the Summer Concert Series.

**COMMITTEES** – None.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

**ELECTION OF OFFICERS**

**DDA RESOLUTION NO. 2020-07**

A motion was made by Director Nadolsky, seconded by Director Peltz, to elect John Budnik as Chairperson.

Ayes – All, the motion carried.

**DDA RESOLUTION NO. 2020-08**

A motion was made by Director Alec Brietzke, seconded by Director McLennan, to elect Erik Nadolsky as Vice Chairperson.

Ayes – All, the motion carried.

**THIRD STREET SIDEWALKS**

City Mgr. Hefele reported that two people have tripped and fell on the sidewalk along Third Street where roots from trees have pushed up the concrete. He briefly explained what was proposed to fix the sidewalks that are a trip hazard along Third Street.

**DDA RESOLUTION NO. 2020-09**

A motion was made by Director McLennan, seconded by Director Brietzke, authorizing the spending of up to \$10,000 if necessary to make the changes to the Third Street sidewalks as proposed.

Ayes – All, the motion carried.

July 8, 2020

City Mgr. Hefele stated that the project is a priority and should start before August 1, 2020.

**OTHER BUSINESS:**

•Farmers' Market – Chr. Budnik reported that last week there were 9 vendors and has been receiving more calls.

•Grant funding – Chr. Budnik thanked City Mgr. Hefele and Mayor McLennan on the match for main grant that they worked on. There is new grant funding available for Presque Isle County area that Hefele and McLennan will be looking at with Mike Mahler from Target Alpena.

•Main Street Program- Director McLennan reported that the Main Street Administration has been providing guidance in moving forward and they are already watching Rogers City through social media and other avenues to see the response. McLennan explained the process and benefits the Main Street Program provides. He also reported that part of the process the Directors will need to complete the Main Street training online; He will email them the link. Without asking, there have been individuals who have come forward to make pledges of approximately \$25,000 per year for five years.

•Improvements – Chr. Budnik stated that there have been improvements to the band shell, Lakeside Park boardwalk, Westminster Park and there is new stamped pavement at Erie and Third Street.

•Speed limit decrease north of Rogers City by quarter mile – Discussion was had on the concern that the speed limit on US-23 along the Huron Sunrise Trail north of Rogers City is too fast. Director Brietzke stated that he has reached out to MDOT regarding this and will continue. City Mgr. Hefele will reach out to MDOT to find out the process to get the speed limit lowered. Discussion was also had on the need for guard rails along the trail. People biking or walking have no protection if a car veers off the road onto the trail.

**CLOSED SESSION:** None.

**ADJOURNMENT:**

A motion was made by Director Brietzke, seconded by Director Nadolsky, to adjourn the meeting at 8:34 a.m.

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John Budnik, Chairman

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Janet M Nowak, Deputy Clerk/Treasurer

**MINUTES OF THE MEETING OF THE  
DOWNTOWN DEVELOPMENT AUTHORITY  
HELD IN ZOOM PLATFORM ON WEDNESDAY, AUGUST 19, 2020**

Chairman Budnik called the meeting to order at 7:33 a.m.

ROLL CALL: PRESENT – Directors Cory Budnick, Tom Gajewski, Scott McLennan (7:36 a.m.), Preston Mertz, Barb Mills, Erik Nadolsky (7:43 a.m.), Travis Peltz, James Przybyla (7:34 a.m.) and John Budnik.

ABSENT – Directors Alec Brietzke, Boyd Haut and Tim Pritchard.

OTHER PERSONS PRESENT – City Mgr. Joseph Hefele, Volunteer DDA Community Events Director Kim Margherio and Deputy Clerk/Treasurer Janet Nowak.

**APPROVAL OF MINUTES:**

A motion was made by Director Mills, seconded by Director Mertz, to approve the minutes of the July 8, 2020 Regular meeting.

Ayes—All, the motion carried.

**CITIZENS APPEARING:**

Matthew Mertz, CFO Calcite Union – stated he is willing to assist the DDA.

Gary Rickard – stated that most of the things he wanted to bring to the City is not available to for-profit businesses which is what his business is. McLennan thanked Rickard for his efforts.

**REPORTS:**

**CITY STAFF** – None.

**VOLUNTEER DDA COMMUNITY EVENTS DIRECTOR**

Volunteer DDA Community Events Director Kim Margherio reported the 2020 Summer Concert Series is finished and it was a good year with great groups. She thanked everyone who supported the Concert Series.

**COMMITTEES**

•**Main Street Program** – Director McLennan reported that the Main Street program is moving forward and receiving community support. He reminded the Directors to get their certification training completed within the next 48 days.

•**Farmers' Market** – Chr. Budnik reported that there have been 12 to 13 vendors and they are doing well.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

**REZONING OF LAKEVIEW LOTS**

City Mgr. Hefele stated that he has been in contact with Jeff from Sagasser & Associates regarding the Lakeview property and we will be getting the final report soon. Hefele reviewed the offers on the lots and stated there has been more interest in the property. Hefele briefly reviewed zoning options (RM, R-1 and R-2) for the Lakeview lots and some neighboring properties. He explained that because the DDA owns the property the Directors need to weigh in on the zoning. The Planning Commission will be meeting on Thursday, August 27, 2020 to conduct the hearing in consideration of rezoning the area that includes the Lakeview lots and some neighboring properties; then will go to the Council for approval. Discussion was had on putting the property on the market and let the new owners decide on if they want to rezone the property, zoning options and process and to follow the Redevelopment Ready Communities plan on the development of the property.

**DDA RESOLUTION NO. 2020-10**

A motion was made by Director McLennan, seconded by Director Budnick, that the Lakeview lots and some neighboring properties remain under the current zoning (RM).

ROLL CALL: Ayes – Budnick, Gajewski, McLennan, Mertz, Mills, Nadolsky, Peltz and Chr. Budnik.

Not present at time of vote - Przybyla, the motion carried.

**WINTER BANNERS**

City Mgr. Hefele reported that 10-12 of the Third Street winter banners need to be replaced. Included in the meeting packet was a quote from Display Sales and copy of the five drawings of proposed banners. Hefele stated that DPW Supt. Roger Wenzel recommends the first three of the five drawings. The cost for 36 new winter banners is \$4,237.00. Discussion was had on summer banners and that they could be custom to Rogers City and replace the summer banners next year.

August 19, 2020

**DDA RESOLUTION NO. 2020-11**

A motion was made by Director Mills, seconded by Director Mertz, to purchase a total of 36 winter banners; 12 each of the first three drawings that were proposed at a total cost of \$4,237.00.

ROLL CALL: Ayes – Budnick, Gajewski, McLennan, Mertz, Mills, Nadolsky, Peltz and Chr. Budnik

Not present at time of vote – Przybyla, the motion carried.

**THIRD STREET SIDEWALKS**

Director Peltz showed the Directors what was done to fix the trip hazard on the sidewalk in front of his business. City Mgr. Hefele stated this is not a permanent fix, but should hold until streetscape grant funding will include professional expertise and the equipment needed to dig deeper.

**DDA RESOLUTION NO. 2020-12**

A motion was made by Director McLennan, seconded by Director Nadolsky, to authorize spending up to \$7,000 on repairs to the sidewalks on Third Street that are a trip hazard.

ROLL CALL: Ayes - Gajewski, McLennan, Mertz, Mills, Nadolsky, Peltz, Przybyla and Chr. Budnik.

Not present at time of vote – Budnick, the motion carried.

**OTHER BUSINESS:**

•**Speed limit on US-23 North near Quarter Mile and the Huron Sunrise trail** – City Mgr. Hefele reported that he met with MDOT personnel at the area in question and they explained that new legislation makes it impossible to decrease the speed limits. Also, installing barriers will make it difficult for people parking and they will be parking on the bike trail. MDOT agreed that this is a problem and is important to resolve. MDOT will come back with ideas on how to calm the traffic in the area in question.

•**Informational sign at the Marina** – The sign needs to be removed everything is falling off it. City Mgr. Hefele will email the Directors what is proposed regarding signage at the Marina.

•**Lakeview Park beach**- City Mgr. Hefele reported the stormwater between the Lakeview beach/boardwalk and Nadolsky's property will be rerouted. After the stormwater is rerouted the beach area will be made narrower to make it more manageable.

•**Fishing University** – The Fishing University will be in Cheboygan and they want to include Presque Isle County. Director McLennan stated that they would be filming on one lake or possibly two lakes that are close together. City Mgr. Hefele asked if the DDA would be willing to pay for seven (7) hotel rooms for three nights. Volunteer DDA Community Events Director Kim Margherio stated that if the DDA would authorize the rooms she will take it on. Chr. Budnik stated that he would assist Margherio.

**DDA RESOLUTION NO. 2020-13**

A motion was made by Director Przybyla, seconded Director Mills, to fund the seven (7) hotel rooms for three nights for the Fishing University.

ROLL CALL: Ayes - Gajewski, McLennan, Mertz, Mills, Nadolsky, Peltz, Przybyla and Chr. Budnik

Not present at time of vote – Budnick, the motion carried.

**CLOSED SESSION:** None.

**ADJOURNMENT:**

A motion was made by Director Przybyla, seconded by Director Nadolsky, to adjourn the meeting at 8:49 a.m.

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John Budnik, Chairman

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Janet M Nowak, Deputy Clerk/Treasurer