

**MINUTES OF THE MEETING OF THE
DOWNTOWN DEVELOPMENT AUTHORITY
HELD VIA ZOOM PLATFORM ON TUESDAY, JANUARY 19, 2021**

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

ROLL CALL: PRESENT- via Zoom platform and in Rogers City: Directors Cory Budnick, Scott McLennan, Preston Mertz, Barb Mills, Travis Peltz, James Przybyla (Florida) and John Budnik.

ABSENT – Directors Alec Brietzke, Tom Gajewski, Boyd Haut, Erik Nadolsky and Tim Pritchard.

OTHER PERSONS PRESENT – City Mgr. Joseph Hefele and Deputy Clerk/Treasurer Janet Nowak. Via Zoom platform and in Rogers City: Kim Margherio.

APPROVAL OF MINUTES:

A motion was made by Director Peltz, seconded by Director Mills, to approve the minutes of the October 28, 2020 Regular meeting. Ayes—All, the motion carried.

CITIZENS APPEARING:

Beth Budnik – via Zoom platform and in Rogers City – She stated that the flowers for the hanging baskets have been committed for 2021; however, due to expense and ability to care for the plants she asked the Directors if they would be opposed to her working with Moran Iron Works on ideas to create art work that could be hung in place of the flower baskets and the cost involved. There was no opposition to her pursuing this; She will continue forward and bring back her findings to the Directors.

REPORTS:

CITY STAFF

City Mgr. Hefele reported on the following:

•**Sesquicentennial planning** – Director McLennan, Volunteer DDA Community Events Director Kim Margherio and Hefele are representing the DDA on the committee that is planning Rogers City's sesquicentennial anniversary. There will be a celebration that will be in conjunction with the 2021 Nautical Festival. The Presque Isle Advance newspaper is working on an insert to celebrate Rogers City's sesquicentennial. Hefele asked the Directors if they would be interested in sharing the cost of the ad with the City.

DDA RESOLUTION NO. 2021-01

A motion was made by Director Przybyla, seconded by Director Peltz, to approve the sharing of the cost with the City for a full-page ad in the Presque Isle County Advance insert celebrating Rogers City's sesquicentennial anniversary.

ROLL CALL: Ayes – All, the motion carried.

Hefele stated that replacing the Summer banners was previously discussed along with the need to make them unique to Rogers City. He asked the Directors to think about maybe tying in new Summer banners with the sesquicentennial.

•**Lakeview Property** – Hefele stated that Jeff Arch with Sagasser & Associates is getting closer to wrapping up the "no further action status".

•**Lakeview Property zoning** – The Planning Commission and City Council have met and have left the zoning at RM.

•**Development of properties** – Hefele has been working on development of properties within the City.

•**Pedestrian Friendly** – Hefele will be meeting with MDOT this Spring on making Third Street and the Third and Erie intersection pedestrian friendly.

•**MEDC COVID-19 relief** – The MEDC has grant funds available for businesses that are struggling.

•**Rogers City Marina web cam** - Hefele recommended the Directors check out the new web cam at the Marina. The web cam was funded through the Kenneth Hall foundation.

VOLUNTEER DDA COMMUNITY EVENTS DIRECTOR

Volunteer DDA Community Events Director Kim Margherio reported on the following:

•**Community Foundation Northeast Michigan (CFNEM)** - Margherio has submitted a grant application for the Summer Concert Series. The amount requested was \$2,000.

•**Bose system** – Fall of 2020 we were awarded a grant from CFNEM in the amount of \$2500 for the Bose system. Margherio is in the process of purchasing the system.

•**Summer Concert series** – PIE&G have agreed to sponsor the Petoskey Steel Drum Band for the 2021 Summer Concert series. Margherio was not sure if they will be performing this Summer; waiting for a response back from an email she sent.

•**Summer events** – Margherio has plans for the following Summer events; Art Walk and Pirate Festival.

COMMITTEES – None.

UNFINISHED BUSINESS: None.

January 19, 2021

NEW BUSINESS:
MAIN STREET PROGRAM

Director McLennan stated that due to uncertainties the Main Street program application deadline has been extended to July 30, 2021. The application is complete and the bulk of the material is done. In the interim we will have to come up with a plan to wow the group when they come to tour Rogers City. We will be vying with four other communities and it is important that we make a grand welcome. Other important factors in being selected are; every member of the board (DDA Directors) are engaged and one hundred percent committed. City Mgr. Hefele stated that there was an extremely large amount of effort that went into completing the application and we don't want to do it over. The resolution of support of the Michigan Main Street four-point approach that was included in the meeting packet has been tabled.

OTHER BUSINESS:

▪ **New Businesses** – Chr. Budnik stated that he has contacted the new business owners of K J Alignment, former A-P Super Service property and Renick Brothers (formerly Dr. Taylor's) and welcomed them to Rogers City. Director Przybyla reported that Woodland Confectionary located next to Domaci Gallery will be opening on February 11th.

▪ **Rogers City Marina Facebook page** – Director Budnick inquired if the Marina Facebook page is being updated; if not there is someone she knows who will volunteer to do this. City Mgr. Hefele will check into this and get back with her.

▪ Director McLennan stated that there is a need to know in advance the location to where a memorial bench is needed. Currently there are some benches that need to be replaced because they are in rough shape and some areas have several benches as were other areas could use a bench. Also, the benches need to be the same style. John Costin (Cheboygan business owner) reached out to McLennan regarding promoting Up North east, which would include Cheboygan thru to Harrisville. The new owners of former Dr. Taylor's office (Renick Brothers) will be making the side office available to a nonprofit for a youth group to use free of charge.

CLOSED SESSION: None.

ADJOURNMENT:

A motion was made by Director Przybyla, seconded by Director Budnick, to adjourn the meeting at 8:27 a.m.

John Budnik, Chairman

Janet M Nowak, Deputy Clerk/Treasurer

**MINUTES OF THE MEETING OF THE
DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL MEETING
HELD VIA ZOOM PLATFORM ON MONDAY, FEBRUARY 22, 2021**

Chairman Budnik called the meeting to order at 7:30 a.m.

ROLL CALL: PRESENT- via Zoom platform and in Rogers City: Directors Cory Budnick (7:35), Tom Gajewski, Kim Margherio, Scott McLennan, Barb Mills, Erik Nadolsky, Travis Peltz, James Przybyla (Florida) and John Budnik.

ABSENT – Directors Alec Brietzke, Tom Gajewski. Preston Mertz and Tim Pritchard.

OTHER PERSONS PRESENT – City Mgr. Joseph Hefele and Deputy Clerk/Treasurer Janet Nowak. Hayley Rose (via Zoom platform and in Oklahoma).

NEW BUSINESS:

MATCH ON MAIN GRANT APPLICATION

City Mgr. Hefele stated that Hayley Rose has request the DDA apply for MEDC Match on Main grant on her behalf. Hefele explained that the qualifications for the grant are new and expanding business, in the core downtown and we can apply for up to two businesses. Director Przybyla stated that Woodland Confectionary is a new business. Hefele will contact the owner.

DDA RESOLUTION NO. 2021-02

A motion was made by Director Przybyla, seconded by Director Nadolsky, to authorize City Manager Hefele apply for the MEDC Match on Main grant.

ROLL CALL: Ayes – All, the motion carried.

OTHER BUSINESS:

Chr. Budnik reported that Director Boyd Haut resigned from the DDA. Mayor McLennan reported that Kim Margherio was appointed to the DDA.

City Mgr. Hefele stated that City Council will be holding a joint workshop that will included the DDA on March 2nd at 6pm. The meeting will be on the Main Street program.

CLOSED SESSION: None.

ADJOURNMENT:

A motion was made by Director Przybyla, seconded by Director Nadolsky, to adjourn the meeting at 7:44 a.m.

John Budnik, Chairman

Janet M Nowak, Deputy Clerk/Treasurer

**MINUTES OF THE MEETING OF THE
DOWNTOWN DEVELOPMENT AUTHORITY
HELD VIA ZOOM PLATFORM AND IN COUNCIL CHAMBERS
ON WEDNESDAY, MARCH 10, 2021**

Vice Chairman Nadolsky called the meeting to order at 7:31 a.m.

City Mgr. Hefele stated that this meeting included electronic components, with most DDA directors and staff attending in person and that public and media wishing to attend were required to do so by Zoom due to COVID-19 occupancy limits for the council chambers established by the Michigan Department of Health and Human Services.

ROLL CALL: PRESENT- City: Directors Alec Brietzke, Cory Budnick (in at 7:32 left at 8:18), Scott McLennan, Preston Mertz, Erik Nadolsky, Travis Peltz and Tim Pritchard.

Via Zoom platform and in Rogers City Director Margherio, Mills and (Florida) Przybyla.

ABSENT – Directors Gajewski and Budnik.

OTHER PERSONS PRESENT – City Mgr. Joseph Hefele and Deputy Clerk/Treasurer Janet Nowak.

APPROVAL OF MINUTES:

A motion was made by Director McLennan, seconded by Director Mertz, to approve the minutes of the January 19, 2021 Regular meeting and February 22, 2021 Special meeting. Ayes—All, the motion carried.

CITIZENS APPEARING: None.

REPORTS:

CITY STAFF – None.

COMMITTEES – None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

VOLUNTEER EVENTS DIRECTOR

City Mgr. Hefele reported that Kim Margherio was appointed to the DDA and Boyd Haut stepped down. Hefele stated that now that Margherio is a Director the volunteer events director position would need to be eliminated, however, she will continue what she was doing, but as a Director.

DDA RESOLUTION NO. 2021-03

A motion was made by Director Peltz, seconded by Director Budnick, to eliminate the volunteer events director position. Ayes – All, the motion carried.

YOUTH REPRESENTATION ON DDA

Charlevoix High School Student Liam Dreyer attended the meeting via Zoom platform to speak to the DDA about a nonprofit organization he created "Government for Tomorrow". He is the CEO of the organization and currently serving on the Charlevoix DDA as a non-voting member. Dreyer explained the purpose of the organization and how it works. City Mgr. Hefele stated that we may need to amend the Code of Ordinances to allow for a non-voting student member to be added to the DDA.

DDA RESOLUTION NO. 2021-04

A motion was made by Director Przybyla, seconded by Director Peltz, to move forward with a non-voting student member to the DDA.

Ayes - All, the motion carried.

HISTORY OF HOMETOWN HEROES

Abby Baker CEO/Founder of (HHH) History Hometown Heroes LLC attended the meeting via Zoom platform and gave a presentation on how her company honors Veterans through a banner program. Discussion was had on this program possibly being partnered with the Presque Isle Historical Museum. Director Przybyla inquired if a resolution would be needed. City Mgr. Hefele stated that the Directors would need to discuss this at another meeting before acting.

LAKESIDE PARK PAVILION BATHROOMS

City Mgr. Hefele stated that the Lakeside Park pavilion bathrooms need replacement and there is some playground equipment that also needs to be replaced. He explained what is proposed and where the funds will be coming from, i.e. grant and matching funds. Hefele requested the DDA consider committing towards the match.

March 10, 2021

DDA RESOLUTION NO. 2021-05

A motion was made by Director Brietzke, seconded by Director Pritchard, to pledge \$10,000 toward the local match associated with a grant application to the Michigan Natural Resources Trust Fund which aims to make improvements to Lakeside Park, including the replacement of the pavilion bathrooms.

ROLL CALL: Ayes – Brietzke, Margherio, McLennan, Mertz, Mills, Nadolsky, Peltz, Pritchard and Przybyla.
Absent – Budnick, Budnik and Gajewski. The motion carried.

2021-22 DDA BUDGET

Included in the meeting packet was a copy of the proposed 2021-22 DDA budget and proposed 2021-22 Main Street office budget. City Mgr. Hefele gave a brief overview of both budgets. At the next meeting he will be requesting a resolution.

MAIN STREET APPLICATION

Director McLennan stated that the approval of the Main Street application is not a definite there are three other communities that are in the running and only one will be chosen. This is a very competitive process. The fundraising has gone well with approximately \$38,000 raised. On April 21st from 2pm to 3pm the Main Street MEDC team will be with us to ask questions; it is important that everyone attends.

DDA RESOLUTION NO. 2021-06

**RESOLUTION OF SUPPORT
MICHIGAN MAIN STREET FOUR-POINT APPROACH
ROGERS CITY DOWNTOWN DEVELOPMENT AUTHORITY**

The following resolution was offered by Director Peltz, seconded by Director Mertz, at a meeting of the Rogers City Downtown Development Authority conducted March 10, 2021:

WHEREAS, the Michigan Main Street Program, and the Four-Point Approach it brings to economic prosperity, have proven to be catalysts toward growth and development for the communities that have participated in the program; and

WHEREAS, the Rogers City Downtown Development Authority recently engaged a consultant to assist it in determining how to bring such growth and development to Rogers City; and

WHEREAS, the economic development and community marketing plans crafted by that consultant listed engagement in the Main Street Program among Rogers City's top priorities; and

WHEREAS, a lack of staffed Economic Development, Convention Visitor Bureau, and Chamber of Commerce offices has left the community without the personnel and expertise necessary to move Rogers City forward; and

WHEREAS, the creation of a Michigan Main Street office embracing the Four-Point Approach that has been proven effective time and again would help the community overcome those obstacles; and

WHEREAS, in order to implement the Four-Point Approach in Rogers City, a board must be created to oversee the Main Street Program;

THEREFOE BE IT RESOLVED, that the Rogers City Downtown Development Authority agrees to serve as the Main Street board and to adopt, and shift its focus to, the Main Street Four-Point Approach.

Ayes – All, the motion carried.

OTHER BUSINESS: None.

CLOSED SESSION: None.

ADJOURNMENT:

A motion was made by Director McLennan, seconded by Director Peltz, to adjourn the meeting at 8:47 a.m.

Erik Nadolsky, Vice Chairman

Janet M Nowak, Deputy Clerk/Treasurer