

MELROSE TOWNSHIP DDA MINUTES
Regular Meeting of April 19, 2023
At Melrose Township Hall

I. Call to Order:

Chair Broc Johnson called the regular meeting to order at 5:05 PM.

Members present: Broc Johnson, Steve Whittaker, Phil Whittaker, Bill Wehrenberg, Scott Graden, Vern Goodwin, and Jonathon Borisch

Members absent: Bill Goldsmith and Dave Rentschler

II. Approval of Minutes:

MOTION - Phil Whittaker moved, Steve Whittaker seconded, to approve the minutes of Oct. 26, 2022 as presented. Motion carried unanimously.

III. Swearing in of Members:

John Borisch and Phil Whittaker were sworn in for 4 year terms for the period of May 1, 2023 to April 30, 2027.

IV. Election of Officers:

MOTION - Steve Whittaker moved that Broc Johnson be elected as Chair, Scot Graden be elected as Vice-Chair, and Bill Wehrenberg be elected as Secretary. Phil Whittaker seconded the motion. It was passed by a unanimous vote.

V. Financial Report and Budget:

The report was received from Vern Goodwin.

VI. Old Business:

- a. **Township Purchase of Circle Park:** Discussions continue between the township, Walloon Lake Association and the owner.
- b. **Sidewalk Extension Project:** This is the extension of the sidewalk on the south side of M-75 from North Shore Dr. to US 131. It has been approved by the Board of Trustees and Vern reported a bid has been accepted and it is moving forward this summer.
- c. **River/Boardwalk Path:** The present estimated cost is \$194,071.25. This project will be next reviewed in the fall of 2023 since it is a lower priority than the park gazebo.
- d. **Park Gazebo Project:** Steve Whittaker presented the current status. The engineering firm of Gosling Czubak Engineering Sciences proposed a cost of approximately \$660,000. A second expression of interest was made by Fred Campbell of JML Design Services. This information was presented by Phil Whittaker. It was felt that the space (1,800 sq. ft.) being proposed is very large and a smaller gazebo might be more feasible. Steve will go back to the engineering firm and seek costs for a facility of 1,200 sq. ft. and also ask for changes in the roof and columns that should reduce costs. The firm is also to be hired to determine EGLE permits necessary to proceed. Phil Whittaker will pursue additional information from the other firm.
- e. **17 Sailboat:** The renovation project is completed. Signage on the boat will be **Walloon Lake**. The concrete base has not been reset and installation of the boat will occur once that has been completed.

- f. **Staffing for minutes and financial reports for the DDA:** A new accounting firm has been hired by the Board of Trustees and improved financial reports should be available by the time of the next meeting.

VII. NEW BUSINESS:

- a. **Promote Michigan Update:** A written report was submitted Dianna Stampfler.

MOTION: Scot Graden moved Broc Johnson seconded to pay for the Hemingway Historical signs (one northbound and one southbound) on US 131 of \$720 per year. It was passed by a unanimous vote.

- b. **Future Development in Village:** There will be a temporary store for the summer of 2023. It should be open in May. It will likely move to the new condo/commercial space next to the township park in the fall of 2023. Eleven of the 16 condos in the new building have already been sold. The long term plan for apartments is on hold while permits and parking issues are addressed. There will be a new breakwall on Walloon Lake built at the Barrel Back property.
- c. **Boundary of DDA:** This issue was presented by Vern Goodwin (Attachment 4). A lot-line adjustment of the lot adjacent to the township park by John Borisch, property owner, has resulted in property not in the DDA being added to the DDA. This is not allowed by state law. John Borisch will meet with the county Equalization Department to determine what steps must be taken to correct this.
- d. **Historical Lighting:** Lighting was not included in the sidewalk extension project that is scheduled to be constructed this summer. John Parent, owner of the Junction Bar and Grill, has indicated that he will pay for the lighting if it is included in the project. Vern Goodwin will contact John and provide him with the estimated cost to see if he is serious about undertaking this cost.
- e. **Car Show:** Steve Whittaker will oversee this project. It will be the first Saturday in August.
- f. **Save the Butterfly:** This is being reviewed by the Township Board. All of the property in the DDA is privately held other than the township park. The committee has requested additional budgetary information before making any commitment.

VIII. DDA MEMBER COMMENTS: Scott Graden reported that the development of the new gas station and store at the intersection of Clarion Rd. and US 131 is proceeding but starting dates are not firm.

IX. CITIZEN COMMENTS: None

X. NEXT MEETING: This will be an informational meeting of the DDA. The date will be Wednesday, May 24, 2023 at 5:00 P.M...

XI. ADJOURNMENT: The meeting was adjourned at 7:00 PM.

Bill Wehrenberg, Secretary