



**Meeting Minutes**  
**Downtown Development Authority**  
**Tuesday, April 23, 2019 – 3:30 p.m.**

City Hall Council Chambers  
1315 S. Washington  
Saginaw, MI 48601  
989-754-8222

- I. **Call to Order/Roll Call** – Chairman Basil called the meeting to order at 3:30 p.m.  
C. Miller took roll.  
**Members Present:** Tom Basil, Gary Glaza, Dawn Goodrow, Todd Gregory, Michael Hanley, John Markey, Herb Spence, Paul Virciglio, Jeff Wood  
**Members Absent:** Jim Hill, Tim Morales, Dennis Whalen, Matt Nobis  
**Staff Present:** Tom Miller, Cassi Miller  
**Others Present:** None
  
- II. **Public Comment** - None
  
- III. **Approval of Minutes** – Tuesday, February 26, 2019. **A motion was made by Board Member Markey, supported by Board Member Hanley, to approve the February 26, 2019 meeting minutes. Motion passed unanimously.**
  
- IV. **New Business**
  - a. Board Member Gregory mentioned there has been a major turnover of vendors at the Marketplace. He wondered if there was anything we could do as an organization to help them out. T. Miller mentioned that their monthly payment is under \$200 which is as low as you can get so there isn't much we can do to make a difference funding wise. On a positive note, all of the empty spaces have been filled with other businesses. Chair Basil mentioned he has heard there have been major issues with signage. T. Miller said that is due to the Historic Tax Credits that were used for the development. He has spoken with Dean Emerson about this issue but they are really limited. Board Member Gregory asked if a free standing sign could be placed somewhere near it. T. Miller said they have considered a mural or signage in the nearby parking lot.
  
- V. **Old Business** – None
  - a. Board Member Gregory asked if anything was coming of the welcome baskets for new businesses. C. Miller said she hasn't gotten much of a response. She has reported about them at both the Downtown Saginaw Association and the Westside Civic Association. The next step will be to reach out to individual business owners.

## VI. DDA Funded Activities and DDA/TIF Financial

- a. **Streetscape Improvement Committee** – The planters were delivered to Abele’s earlier this month. The committee visited the greenhouse and choose the plants that will be used in the planters. The City will place them in the designated locations near Memorial Day weekend. C. Miller has been working with engineering to get drawings of the locations to submit to MDOT to place the flower planters on Washington Avenue. The City Attorney, Amy Lusk, gave a draft agreement to the City for the planters. Once it is finalized the DDA will need to vote to approve it.
- b. **Wayfinding Signage** – C. Miller stated that there will be a Facebook event created so people can volunteer to hang the signs sometime in May.
- c. **Special Events Sponsorship Application** – Changes were made to create two deadlines throughout the year. C. Miller has handed out applications at the Downtown Saginaw Association and West Side Civic Association meetings this last month. There was also a Facebook post created to advertise it and it was uploaded to the Riverfront Saginaw website.
- d. **Saginaw Art Museum-** C. Miller was invited to tour the Saginaw Art Museum by the new Marketing and Creativity Manger, Thor Rasmussen. He is interested in potentially partnering with the DDA on community art projects and events.
- e. **Other Activities**
  1. **Cameras** – T. Miller met with Jeff Kloplic and the camera company and found out that MDOT will not allow them to upgrade any cameras on any of their poles. We will need power and internet at each camera location. The group is working with the building owners and Charter to get the internet access. The internet cost is approximately \$125 a month. The current firewall doesn’t allow quick access to the footage. We will have a separate server from the City that will be housed in the penthouse of the Huntington Bank building. It will then be sent to the mosquito control building. **A motion was made to allow the DDA to pay for internet access up to \$150 a month to Charter by Board Member Hanley, supported by Board Member Markey. Motion passed unanimously.**

## VII. Project Updates

- a. **Delta College Saginaw Center** – Spence said Spence Brothers part of the project should be finished in May. There will be a different group after that making improvemenss to the outside gathering spaces. Delta will get in the building through June. Students will start attending the school in the fall.
- b. **Bearinger Fireproof Building** – SEDC voted last month to sell the building for \$1 to the group with a claw back provision if the project doesn’t move forward. T. Miller is working with Jen Acosta on writing up a development agreement. The next phase of the project is a \$400,000 pre-development phase. This will include further design and investigation. Board Member Gregory asked about parking. T. Miller said the parking will need to be in the county parking garage on Johnson. The county event center millage is due in 2020 and they plan to use some of these funds to make improvements.
- c. **Flex Fresh Mart** – The grant was submitted to DEQ. T. Miller is working with Ryan from the DEQ. They have identified some specific soil work that qualifies for the grant. The Wirt Rivette Group said if this grant is received they are ready to move forward with the

project. Wirt Rivete will send invoices for eligible environmental studies and remediation costs and we will use the funds to pay for. Morales ensured the board it would not cost the DDA any money to do so. City staff is prepared to take full control of all budgetary tasks. Hill stated his concern for a gas station being placed on this very congested intersection. He doesn't see the need for another gas station in this location. T. Miller ensured him it is more than a gas station. It provides fresh fruit, ready-made sandwiches and other foods, as well as other amenities. He also mentioned the plans do not show an entrance on Michigan. There will be roadways created to direct traffic to Genesee and Johnson. Dawn Goodrow asked if there has been an estimated increase in tax revenue. T. Miller stated Lori Brown has not conducted an official tax estimate but he would estimate between \$10,000-12,000 annually based on the cost of the project. **A motion was made to authorize the DDA to be the fiduciary for the DEQ grant by Virciglio, supported by Morales. Hill opposed. Motion passed.**

**d. Ice Cream Shop on 203 Atwater** – Shaheen Development is working with Kingdom Builders Ministry to turn the former gas station into a walk-up Ice Cream Shop. It will include a small addition under the existing canopy and renovations to the existing building.

**e. Other Developments**

**1. Pickle Ball Courts** - Board Member Virciglio stated that the group working on the park project gave a presentation to council on April 15<sup>th</sup>. The budget is \$1.5 million. The group has increased the number of courts so they can attract tournaments and therefore bring economic development. Chair Basil asked if they have collected any funding. Board Member Virciglio said after talking to Ken Lecureux he believes he will be conducting individual meetings to ask for donations.

**2. Bearinger Building** - Board Member Hanley mentioned Jen Acosta is working to decorate the Bearinger building's windows.

**3. Washington and Genesee** -T. Miller said Kibby and Associates did an assessment to see how the cladding was put on the corner of Washington and Genesee and it appears they were put on with nails. T. Miller has met with John Stemple, Tom Miller Sr., and Tim Novak about what needs to be done with the building.

**4. New Committees** - A committee has been formed to go over potential development projects by Tom Miller SR. A committee has been formed to review and develop brownfield plans. The SEDC formed a committee to review projects as well.

**5. Redevelopment Ready Certification** – The City of Saginaw has been certified and will be formally receiving it on June 28<sup>th</sup> at 11 am at the SVRC marketplace.

**6. Michigan Photo Building** – There were some changes that needed to be made on the first floor floorplan but that project is moving forward.

**7. Fitness Pad** – This project is still in the beginning phases but it will ultimately be placed in celebration square.

**VIII. Other Reports/ Discussions**

**a. City Manager Update/Reports** - None

**IX. Announcements/Miscellaneous**

**a.** Board Member Markey said Positive Results Saginaw is having their annual fundraiser at the Marketplace next month.

- X. **Next DDA Meeting** – May 28, 2019 – City Hall Council Chambers – 3:30 p.m.
- XI. **Adjournment** – Motion made by Board Member Markey, supported by Board Member Hanley, to adjourn the meeting at 4:35 p.m. Motion passed unanimously.

Respectfully submitted,

Cassi Miller  
DDA Board