



Meeting Minutes
Downtown Development Authority
Tuesday, February 26, 2019 – 3:30 p.m.

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

- I. **Call to Order/Roll Call** – Vice Chair Hanley called the meeting to order at 3:40 p.m.
C. Miller took roll.
Members Present: Dawn Goodrow, Michael Hanley, Jim Hill, Tim Morales, Matt Nobis, Herb Spence, Paul Virciglio, Jeff Wood
Members Absent: Tom Basil, Gary Glaza, Todd Gregory, John Markey, Dennis Whalen
Staff Present: Tom Miller, Cassi Miller
Others Present: None

- II. **Public Comment** - None

- III. **Approval of Minutes** – Tuesday, January 22, 2019. **A motion was made by Board Member Virciglio, supported by Board Member Hill, to approve the January 22, 2019 meeting minutes. Motion passed unanimously.**

- IV. **New Business**
 - a. **Interlocal Agreement to use local tax increment revenues for 119 & 127 S. Jefferson & 124 S. Baum Street** - By approving this interlocal agreement, the DDA will be forgoing collected TIF revenue from this project. The Michigan Photo project is being led by LaMarr Woodyly and will be mixed-use consisting of 3-6 commercial units and 24-27 residential units. T. Miller stated because property values are currently less than the base level set in 2011, the DDA is received no TIF funds for this property. Therefore, approving this agreement will not result in any foregone funds. In the future, Board Member Hill would like any agreements provided multiple months in advance for ample time to review. **A motion was made to accept the interlocal agreement for 119 & 127 S. Jefferson & 124 S. Baum Street by Board Member Morales, supported by Board Member Goodrow. Motion passed unanimously.**
 - b. **Interlocal Agreement to use local tax increment revenues for 200, 208 and 220 South Michigan Avenue** – By approving this interlocal agreement, the DDA will be forgoing collected TIF revenue from this project. The Case Funeral Home project is being led by Alex DeParry and will consist of 24 residential units. The City has agreed to make repairs to the streets, water and sewer in both Adams and Cass along the project. This is

necessary to bring in the additional residential units. T. Miller asked Lori Brown for an estimate of the revenues foregone. This property was approved for an OPRA in the past so the DDA has been receiving funds over the years. The annual amount forgone will be approximately \$12,000. Board Member Goodrow asked what the time period is for the tax collections. T. Miller stated the property would collect for up to 20 years, the City would then collect the revenues for an additional 10 years to pay back the infrastructure improvements. In the future, Board Member Hill would like any agreements provided multiple months in advance for ample time to review. **A motion was made to accept the interlocal agreement for 200, 208 and 220 South Michigan Avenue by Board Member Virciglio, supported by Board Member Spence. Motion passed unanimously.**

V. Old Business – None

VI. DDA Funded Activities and DDA/TIF Financial

- a. Streetscape Improvement Committee** – C. Miller met with city employees - Phil Karawat, Beth London, Bruce Caradine, County Parks employee - Brian Lechtel and Gary Davis from Tri Cap to discuss the partnership on this project. The City has agreed to supply a trailer and water tank, which Tri Cap will use to water the flowers on a weekly basis. SFI is working with Amy Lusk to draw up an agreement between the City and DDA. DSA and OTA agreed to contribute \$500 each. The streetscape improvement committee met and finalized the location of 16 planters. They will be ordered next week, delivered directly to Abele's to plant. The City will place the planters in their designated locations around Memorial Day. Brian Lechtel suggested to utilize the Riverfront Clean Up day volunteers to plant flowers in the pots in future years.
- b. New Business Welcome Baskets** – C. Miller attended the West Side Civic Associate and approached attending businesses to see if they would be interested in donating gift cards, coupons, samples, etc. if/when a new business comes into town.
- c. Special Events Application** – C. Miller asked board members too look over the draft application and provide comments. There was discussion about the proposed application deadline. Morales suggested two deadlines rather than one, July 1st and January 1st. Each should have a designated amount for events in the following months. Contact Cassi if you are interested in being on a committee for this program.

VII. Project Updates

- a. Delta College Saginaw Center** – Board Member Spence said the project is moving along and is still on schedule. Board Member Morales mentioned there will be an open house of the facility co-hosted by Delta and SVRC in June. T. Miller mentioned a pre-event tour for a select few. If board members are interested they should contact Tom.
- b. Beringer Fireproof Building** – Jen Acosta is working diligently to secure additional investors to make this project work. Board Member Spence said the development group is cautiously optimistic about the project moving forward but is still very risky. He hopes to have go or no go decision within the next couple of months.
- c. Flex Fresh Mart** – This project will be located on the corner of Michigan and Davenport near the 675 south bound on ramp. T. Miller stated this is the same project proposed last year by Wirt Rivette. It didn't move forward at that time because of environment

and geotechnical issues. DEQ is willing to help offset some of the costs through a grant. The grant needs to run through a government entity. The DDA would be the fiduciary of the grant meaning the money would technically come to us then, Wirt Rivette will send invoices for eligible environmental studies and remediation costs which we will use the funds to pay for. Board Member 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. Board Member 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 Board Member Virciglio, supported by Board Member Morales. Hill opposed. Motion passed.**

- d. **Vascular health Clinic** – C. Miller stated development is making progress. The building is framed out and it seems to be moving along quickly.

VIII. Other Reports/ Discussions

a. City Manager Update/Reports

- 1. **Riverfront Wayfinding Signs** – The DDA approved supporting Riverfront Wayfinding Signage to be attached to existing street signs last year. Board Member Morales mentioned Carol Cotrell is nearly ready to install the signs.

IX. Announcements/Miscellaneous

- a. Board Member Virciglio stated all engineering drawings are complete for the pickleball courts, bathroom and pavilion. The project is estimated to cost approximately \$1 million. The group is currently working with the Saginaw Community Foundation to set a date to present to all the local foundations to gather support. Board Member Morales suggested bringing the plans to the board at some point.
- b. Board Member Matt Nobis shared that covenant will be undergoing a huge expansion to create a separate building on their campus for inpatient and outpatient rehabilitation as part of their partnership with Mary Free Bed. The expansion will be approximately 90,000 sq. ft. and is estimated to cost \$40.7 million. This center will establish Covenant as a Rehabilitation Center of Excellence.

X. Next DDA Meeting – March 26, 2019 – City Hall Council Chambers – 3:30 p.m.

XI. Adjournment – Motion made by Board Member Virciglio, supported by Board Member Spence, to adjourn the meeting at 4:40 p.m. Motion passed unanimously.

Respectfully submitted,

Cassi Miller
DDA Board