

## TUSCARORA TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY

### Monthly Meeting Minutes: October 16, 2023

#### **Roll Call: 7:00 pm**

- Present: D. Friedrichsen; D. Nivelt; S. Fisher; K. Olsen; M. Whitener; D. Bodnar; T. Goral; L. Pollard
- Absent: R. Kramer

#### **Approval of Current Meeting Agenda and Meeting Minutes:**

- Motion was made by S. Fishert; seconded by D. Nivelt to approve the current agenda. All in favor.
- Motion was made to approve the August meeting minutes with no revisions by D. Nivelt; seconded by T. Goral. All in favor. No meeting was held in September due to lack of quorum.

#### **Financials for September 2023:**

- Financial Report:
  - 1) \$168,721. Total Assets as of 8-30-23.
  - 2) No accounts payable have been noted this month.
  - 3) Motion to approve the Financial Report was made by D. nivelt; seconded by D. Friedrichsen. All in favor.

#### **New Business:**

- Bob Murdock, Howe Marina requested information as expanding the DDA district to include the Marina. If successful, Bob will be seeking a Development District Liquor License. The DDA suggested support for the expansion and for the marina project. Motion was made to write a letter requesting legal assistance in requirements needed for the expansion, not to exceed \$1,500 by D. Nivelt; seconded by D. Friedrichsen. D. Friedrichsen to write email to township attorney.
- Jeff Jakeway, Northstar Gardens presented a potential project next to his current business including cabins, area for food and refreshments and butterfly house. He is anticipating the need for tax abatement to make the project viable. J. Jakeway will return to the November DDA meeting to discuss the results of his proforma to further identify what type of abatement he would need.
- Members of the Womens Club (Peggy/Dawn) presented the Banners they are suggesting for replacement on the light poles on bridge and potential advancement through the downtown area. The DDA thanked the Women's Club for their continued support. A motion was made by D. Nivelt; seconded by S. Fisher to approve the banner design. All in favor.
- Discussion occurred with regards to watering of the flower pots in 2024. Several volunteers have come forth for both the labor for watering and the equipment needed.

- D. Friedrichsen updated the DDA board on the activities of the Economic Development Citizen's Task Force related to discussion of an Overlay District in the downtown area which would focus on "design standards". DDA input is encouraged. The next meeting is on October 25<sup>th</sup>, 3p at the Township Hall.
- A reminder was made per the email from R. Kramer for DDA input into the Master Plan.
- D. Friedrichsen reviewed a packet of information given to board members which included the DDA bylaws, budgets, Development plan and supporting documents for the meeting.
- Community coordination of events was mentioned. D. Bodnar updated progress of the Chamber of Commerce which now has a full board. A community meeting for the Chamber is scheduled for November 2 at the Lions Club.
- D. Friedrichsen introduced a proposal scheduled to be discussed at the Cheboygan County Planning and Zoning meeting on Wednesday. The proposal is suggesting change to the current zoning allowing for "Tiny Homes" in several areas including the Village Center Overlay for Tuscarora Township which includes the DDA downtown area. Motion was made by D. Nivelt; seconded by T. Goral to communicate with the County to offer general support for the proposal, being opposed to allowing residential construction not already specifically allowed in the overlay. All in favor. M. Whitener will write the communication.

#### **Old Business:**

- Fish Sculpture: The Women's Club presented a landscape design created by North by Nature Landscapes. The current design is focused on native plants requiring little watering. A sprinkling system will be put in and stubbed off as efforts to put in a well will continue. The design received approval from the DDA Board. Watering will be completed by volunteers who have already been identified by the Women's Club. A minimum of three bids to complete the actual landscaping will be sought by the Women's Club.
- Electric Hookups: D. Nivelt continues to work with property owners, Consumers and Charter. It is hopeful as a spring project.
- Music Series: Success in bringing many to the downtown area. The DDA Board will ask M. Ridley if he would be willing to organize the event again next year.

#### **Public Comment:**

J. McGinnis spoke of the removal of the KIOSK informational tablets at several locations in town due to communication with regards to potential copy write infringements.

#### **DDA Board Comment:**

D. Friedrichsen raised concern/possible solution to Greenscape enhancements as part of the Streetscape project. Also spoke of ideas on refreshing the park next to Pat & Garys. Volunteers are needed at the new river steps to complete landscaping on Wednesday, 10:30 am

Motion to adjourn at 9:15p by D. Bodnar; seconded by S. Fisher. All in favor.

Next Meeting will be held on November 20, 2023, 7p at the Township Hall.

Next Regular Meeting: August 21, 2023 at the Township Hall 7p

DRAFT