

# Tuscarora Township Downtown Development Authority

Meeting Minutes

Date: July 21, 2025

Location: Tuscarora Township Hall

## 1. Call to Order

The meeting was called to order at 7:00 PM

## 2. Roll Call

Present: Dan Nivelte, Dawn Bodnar, Eric Delamilleure, Sue Fisher, Trudy Maves, Matt Whitener, Tyler Goral, Kris Olson

Excused: Lori Pollard

## 3. Approval of Agenda

Discussion: Minor clarification that Sue Fisher is no longer Treasurer but will assist Lori at this meeting.

Motion: Approve the agenda as presented by Sue Fisher, seconded by Dawn Bodnar.

Action: Motion carried unanimously.

## 4. Approval of Minutes (June 16 Meeting)

Motion: Approve minutes from June 16 made by Dawn Bodnar, seconded by Eric Delamilleure.

Action: Motion carried unanimously.

## 5. Financial Report

Reported Balances:

- Pool account: \$153,875

- Bond reserve: \$32,400 (with \$6,000 added recently)

Expenditures: Monthly electric bill for Sturgeon project.

Loan Payment: \$246,000 to USDA loan in progress.

Motion: Approve financial report brought by Dawn Bodnar, seconded by Kris Olson.

Action: Motion carried unanimously.

## 6. Committee & Project Updates

### 6.1 Safe School Letter

Letter to business owners is ready for signature. Signature delayed due to scheduling; will be signed upon return.

### 6.2 Summer Music Series

Series is halfway complete; strong attendance and positive atmosphere. Only one event moved under the tent due to weather. Town experiencing high summer traffic; businesses benefiting.

### 6.3 Sidewalk Sealing

Product is available. Discussion on simplifying the cleaning/sealing method to reduce costs. Contractors will be asked to propose their own cleaning method.

### 6.4 Bylaws – Term Limits

No term length defined in bylaws. Board agreed to consult attorney to add four-year term language.

Motion: Approve contacting attorney for guidance on amendment of term limits by Dan Nivelt, seconded by Dawn Bodnar.

Action: Motion carried unanimously.

### 6.5 Fitness Court Project

Proposal reviewed for \$170,000–\$223,000 outdoor fitness facility with potential \$50,000 Priority Health grant. Grant requires matching commitment. Discussion of costs, location, and fit within current budget priorities.

Decision: Project deferred due to current financial commitments.

## 6.6 Community Promotion (North End)

No proposals or new developments received. Item retained on agenda for potential future interest.

## 7. Public Comment

Fish Sculpture & Irrigation: Well installed; pump not yet set. Electrical hookup and irrigation plans pending. Will follow up with Doug for next meeting.

## 8. Board Comments

### 8.1 Proposed McDonald's Development (Straits Hwy & M68)

No permits filed yet; opportunity for public/board input. Concerns raised regarding traffic flow, left turns, safety for pedestrians/cyclists, and ingress/egress design. Road Commission engineer involved; likely restriction on left turns onto M68. Option to hire independent traffic engineer discussed but not pursued.

### 8.2 Fireworks & Parade Timing

Discussion on fireworks/music feedback and event scheduling. Consideration for 250th U.S. anniversary in 2026. Ideas included consolidating parade and fireworks to same day, kids' activities, scavenger hunts, or other coordinated events with Chamber.

## 9. Adjournment

Motion to adjourn by Sue Fisher. Meeting concluded at approximately 7:50.

## Action Items

1. Sign Safe School letter.
2. Work with contractors for sidewalk sealing method.
3. Attorney consultation on bylaw amendment (four-year terms).
4. Notify Priority Health fitness court contact of project deferral.
5. Follow up with Doug on fish sculpture electrical/irrigation.
6. Obtain Road Commission engineer's comments on McDonald's site plan.