



MEETING MINUTES

Tuesday, August 22nd, 2023 – 3:30 p.m. | Council Chambers | 989-754-8222

I. Call to Order – Chairman Basil called the meeting to order at 3:30pm

II. Roll Call – Rachel Morneau took roll.

Members Present: Thomas Basil, Todd Gregory, Mike Hanley, John Markey, Tim Morales, Amy Spadafore, Herb Spence, Eric Tankersley, Adam Tompa, and Dennis Whalen.

Staff Present: Tom Miller, Steve Hensley, Rachel Morneau and Cassi Zimmerman.

III. Public Comment – None

IV. Approval of Minutes – Tuesday, June 27th, 2023

Motion by Board Member Hanley, supported by Board Member Markey, to approve the June 27, 2023, meeting minutes. Motion approved.

V. DDA Budget

a. Memorial Cup

Miller provided an update regarding STARS assisting with future Memorial Cup transportation needs. Miller requested a proposal from STARS regarding the rental prices for trollies and will also be receiving a list of proposals from Mr. Jimmy Greene who is running the fundraising efforts for the Memorial Cup event needs. Miller will provide these details to the DDA board to review.

b. Medical Diamond

Miller shared that he is working with Shaheen Development and the Medical Diamond project and is feeling very positive about attracting major prospects. The current need is infrastructure support. Member Morales made mention of the city working on federal grant assistance to assist the overall project moving forward, noting the price increase post covid regarding infrastructure needs.

c. Budget Discussion Continued (EV Chargers, DDA Grants, Streetscape, Misc., Etc.)

Miller continued the budget discussion stating that the DDA board can be proactive with a few potential changes with the example of increasing the line-item budget for infrastructure, engineering assistance, property surveys, reporting and environmental work needs, etc. These are the items to think about strategically about future projects and organizing the DDA funds.

Miller also mentioned increased police patrols, looking into internet providers for security cameras, EV charging stations in the area, streetscape enhancements, as well as façade grants that can assist the cleanup of the downtown areas. These are examples of specific items the DDA could put funds toward in the coming months as preparation for the Memorial Cup continues to take shape.

Chairman Basil mentioned the role city council has in approving the DDA budget, and asked if the budget was ever questioned in the past. Miller explained it has not and noted the DDA staff working closely with Yolanda Bland, Director of the Office of Management and Budget, who has advised them in keeping the DDA line items broad to assist in spending flexibility and timeliness.

Member Gregory stated the current importance of identifying a general budget number the DDA wants to set aside and later deciding specifically where those funds are allocated. Miller agreed and will continue the budget discussion at future DDA meetings.

d. TIF Plan

Miller explained the issue we are having with the TIF plan is the clarification of the base value of property needing to be updated. The decrease in personal property value may affect this as well. The current plan is to abolish the existing TIF plan and re-introduce a new TIF plan. Miller also explained that tax rolls are finalized at the end of April/early May. This means between February and April the DDA will need to abolish and re-establish a new TIF plan.

VI. Projects

a. Huntington Bank

Miller shared that Huntington Bank is seeking a large appropriation from the city. They are currently seeking to receive approximately 5 million from the city's ARPA allocation and 1 million from county housing. Member Morales said the city can commit 5 million in housing dollars but there is currently 4 million left. Miller also mentioned that Huntington submitted a RAP 2.0 grant application and received a state appropriation from the Governor's budget. Member Markey asked how short they are in funds. Miller said they are still in need of approximately 15 million in funds.

b. Saginaw United- School Building

Miller met with EPA and EGLE and the head of the State Brownfield and was able to connect with the decision makers that assisted in Saginaw United receiving the large EGLE grant of \$1 million. Panels are currently being installed on the school building. The current environmental question is the vapor mitigation process as the EPA and the DEQ have a new standard for organic chemicals in the soil.

Chairman Basil asked if the DDA board would be interested in a group tour of the school. The board agreed and Miller said once the school is tour-ready, he would assist in scheduling one for the DDA.

VII. Old Business

a. Weed Control Quote/Update

Hensley explained some of the businesses are not willing to take on the weed project.

Bell provided a quote of \$13,000 for a portion of the district. Hensley noted other avenues the DDA could take are connecting with Member Jim Hill who has a staffer that could assist. Hensley is also looking into riverfront cleanups and seeing if volunteers could spray weeds.

Member Markey said they would charge \$800 dollars twice a year, \$1,600 dollars total for the year for a significant amount of the area.

Miller mentioned mapping out the areas that really need to be treated and asking volunteers to take care of the area.

Zimmerman mentioned tagging this onto the Saginaw cleanup day and having volunteers assist.

VIII. Announcements/Miscellaneous

- a. Morneau provided a brief update regarding the **Saginaw SOUP Fall pitch competition**. The pitch event will be on Thursday, November 2nd at 6:30pm at CMURC. This is inside the SVRC Marketplace on the 2nd floor. She noted having 11 participants who are halfway through the Saginaw SOUP workshops. These are required to complete in order prepare for the pitch event and compete.
- b. Zimmerman announced the **Saginaw Fall Cleanup** details. This will take place on Saturday, September 9th from 8:00am to 12:00pm. Lunch will be provided. The meet up is in front of City Hall.
- c. Member Spadafore announced the **“Saginaw Present” Mural Reveal and Celebration event**. Music, poetry, and performances on Wednesday, August 23rd from 5:30pm to 8:00pm at the Bearinger Building.
- d. Member Tankersley asked about the **redevelopment for the corner of Michigan and Davenport**, whether it’s a second dispensary, or still an active project. Miller said no because a dispensary is not allowed on the Riverfront. Member Morales said it is now a window tinting business. Miller will check into the business to see what the progress is and will report back to the DDA board.

IX. Next Meeting- Tuesday, September 26, 2023 - 3:30pm

X. Adjournment

Motion by Board Member Hanley, supported by Board Member Spadafore to adjourn the meeting at 4:21pm. Motion approved.

Respectfully submitted,

Rachel Morneau
Executive Assistant and Projects Coordinator
Saginaw Future Inc.