



## **MEETING MINUTES**

Tuesday, September 23<sup>rd</sup>, 2025 – 3:30 p.m.  
Saginaw Community Foundation, 2<sup>nd</sup> Floor  
1 Tuscola St. Saginaw, MI 48607 | 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:** Tom Basil, Tim Morales, Darrick Huff, John Markey, Herb Spence, Eric Tankersley, Amy Spadafore, and Mark Fischer.  
**Staff Present:** Tom Miller Jr., Steve Hensley, Rachel Morneau, Grace Smith, and Brady Duke.
  
- III. **Public Comment** –  
The Chair opened the floor for public comments. One city resident, Carly Hammond, spoke and expressed concern over access to DDA meeting minutes and public notices.
  
- IV. **Approval of Minutes – Tuesday, June 24, 2025**  
Motion by Board Member Spadafore, supported by Board Member Fischer, to approve the June 24, 2025, meeting minutes. Motion approved.
  
- V. **Public Hearings for Brownfield Interlocal Agreements:**  
**303 Adams St. Brownfield Interlocal Agreement-**  
The Chair opened the public hearing on the interlocal agreement regarding 303 Adams St. at 3:34pm, inviting public comments. Staff Smith explained the process of setting up a new brownfield plan and the need for interlocal government agreements. The project at 303 Adams St. involves demolition of blighted structures and redevelopment with new retail space, residential apartments, and green space. Seeing no public comment, the public hearing closed at 3:40pm.  
  
**400 Federal Ave. Brownfield Interlocal Agreement-**  
The Chair opened the public hearing on the interlocal agreement regarding 400 Federal Ave. at 3:41pm, inviting public comments. Staff Miller Jr. explained the process and the need for the DDA to forego their tax levy to allow the city to collect tax increment revenue. The project involves redeveloping the former Jacobson’s building into a new facility. Seeing no public comment, the public hearing closed at 3:42pm.  
  
**107, 111, 121 S. Water St. Brownfield Interlocal Agreement-**  
The Chair opened the public hearing on the interlocal agreement regarding 107, 111, 121 S. Water St. at 3:43pm, inviting public comments. City resident Carly Hammond spoke in opposition and expressed concern about the project’s impact on the Iron Bell Trail and parking in the area. Staff Smith provided a brief history of the site, including the emergency

demolition of a historic building and the subsequent brownfield plan. The project involves the development of an indoor-outdoor event space. Seeing no further public comments, the public hearing closed at 3:50pm.

**VI. Resolutions:**

Motion by Board Member Markey, supported by Board Member Spadafore, to approve the 303 Adams St. Brownfield Interlocal Agreement. Board Member Tankersley abstained.

7 ayes, 0 nays, 1 absent. Motion approved.

Motion by Board Member Huff, supported by Board Member Markey, to approve the 400 Federal Ave. Brownfield Interlocal Agreement. Board Member Tankersley abstained.

7 ayes, 0 nays, 1 absent. Motion approved.

Motion by Board Member Spence, supported by Board Member Tankersley, to approve the 107, 111, 121 S. Water St. Brownfield Interlocal Agreement.

8 ayes, 0 nays, 0 absent. Motion approved.

**VII. Façade Grants:**

Staff Hensley provided an update of the Façade Grant applications and the recommendations made by the Façade Grant committee.

- a. Hidden Harvest | 940 E. Genesee Ave. | Requesting: \$8,400
- b. Gordie's Bar & Grill | 101 S. Washington Ave. | Requesting \$8,980
- c. Grapp Lerash CPAs and Advisors | 122 S. Hamilton St. Suite 2 | Requesting \$ 7,000
- d. Lesko Real Estate | 412 Hancock St. | Requesting \$4,875
- e. Lesko Real Estate | 418 Hancock St. | Requesting \$7,500

Hensley shared the Façade Grant committee's recommendation of awarding Hidden Harvest, Gordie's Bar & Grill and Grapp Lerash each with a \$5,000 façade grant, and the board recommendation to award a \$2,500 façade grant to each Lesko Real Estate façade project application 412 and 418 Hancock St. locations, requiring proof of building insurance by all applicants before release of grant funds.

Motion by Board Member Spadafore, supported by Board Member Morales, to approve the Façade Grant committee's recommendations with the requirement for each façade grant applicant to show proof of building insurance for at least the equivalent of the amount of funds requested prior to the release of awarded funds. Motion approved.

**VIII. DDA Projects / Prospects Report**

Hensley reviewed the DDA Projects and Prospects report with the DDA Board, highlighting various ongoing projects and grants. The document included information on business, interaction and assistance provided by the DDA, other incentives, and the status of each project.

**IX. Announcements/Miscellaneous**

Morneau shared with the board that Eric Tankersley II, an 11th grade student at the Saginaw Arts and Sciences Academy, has been approved by City Council to fill the student representative seat on the DDA board. Board Member Morales confirmed this is a non-voting advisory input position, with no end date specified by the council but in the past was filled by a senior student and ended upon their high school graduation.

Spadafore shared that Pit and Balcony is opening their 94th season with "You're a Good Man, Charlie Brown," generously sponsored by Spence Brothers.

Markey shared that the Saginaw Bay Symphony will be starting its 90<sup>th</sup> season, with tickets available. Markey also mentions that PRIDE Saginaw is selling for-profit mums for \$10 each, with sales ending this Friday, September 26<sup>th</sup>.

**X. Next Meeting**

Tuesday, October 28, 2025- 3:30pm

**XI. Adjournment**

Motion by Board Member Spadafore, supported by Board Member Markey to adjourn the meeting at 4:15pm. Motion approved.

Respectfully submitted,

Rachel Morneau  
Executive Assistant and Operations Coordinator  
Saginaw Future Inc.