Meeting Called to Order by Chair Todd Anthes at 7:00 a.m.

Present: Carolyn Taylor, Todd Anthes, Bob Monetza, Kyle Doyon, Dave Garland, Andy VanderHoek, Cara Galbavi, Sharon Behm, Joyce Workman

Absent: Kristin Hibbard, Bob Warren, John Steinbeck, Cyndi Casemier, Steve Loftis

Also Present: Jeremy Swiftney, Pat McGinnis, Vicki Ellis (8:10 a.m.)

Call to Audience/Public Comments
None

Review Minutes from July 9th Board Meeting
Motion by Kyle, second by Bob to accept the minutes from the July 9 Board Meeting.

Yes: Carolyn Taylor, Todd Anthes, Bob Monetza, Kyle Doyon, Dave Garland, Andy VanderHoek, Cara Galbavi, Sharon Behm, Joyce Workman

Motion carries.

Review and Approve Current Financials and FY2019 Financials

Motion to accept the financial report for June 30 and July 31, 2020 by Kyle, second by Andy.

Yes: Carolyn Taylor, Todd Anthes, Bob Monetza, Kyle Doyon, Dave Garland, Andy VanderHoek, Cara Galbavi, Sharon Behm, Joyce Workman

Motion carries.

Chairperson’s Report
PSD Renewal Update
Todd suggested that this is ready to launch. Jeremy reported that last time around we started the process in October for the following July 1 fiscal year. A committee made up of John Coffee, Cara Galbavi, Sharon Behm, Kristin Hibbard, Jeremy Swiftney and Pat McGinnis will shepherd the process – Pat recommended that an item be placed on the September agenda to start the formal process with the City Council.

For The Love Of Community Mask Update
1,500 masks were produced and distributed to downtown employees in July; Jeremy has about 60 left. Another 2,500 have been ordered and will be made available at $5 each. They will be distributed through local merchants and the MSDDA will cover the taxes. Retailers will be asked to sell them for the same $5.

Committee Flow/Work plans
Committees are reminded that their work plans are living documents and progress or adjustments should be made available to the Executive Committee throughout the year.

Executive Director Review
Jeremy is ripe for his first annual review and the Chair will be working through that with the Executive Committee. Any Board Members are encouraged to contact Todd if they would like to be a part of the process.

Strategic Priorities Refresh
This will be a full board process to review and update the one, three and five year strategic priorities. Staff and the Executive Committee will propose times for the full review (zoom or in person, depending on public health directives).

Director’s Report
Development Within District
Information regarding the Tribune Building is included in the packet. The Planning Commission acted on the Planned Development on Tuesday night, August 11. A consideration is the parking allotment at one space per residential unit. The current layout requires a wide fire lane on the north side of the building which would reduce the parking allotment on site to 33 spaces (for 39 units). The Planning Commission recommendation was conditioned on parking being maintained at no fewer than 1:1.

It would be a five story building with the first floor being parking. Executive Committee had discussed the preference for some mixed use in the building as this is a preferred development scenario downtown. The Historic Commission had requested some element of art deco design, which the developer responded to with vertical architectural lines on the first floor. The developer also decided to recognize the history of the building by calling it “The Trib.”

The developer (Cherette Group) has indicated an interest in using future tax increments to fund due care activities on the site. The City has not yet received any detail on eligibility or scope of the proposed capture. Any such capture would need the blessing of the MSDDA Board.

Motion by Kyle to support the Planning Commission direction to recommend rezoning to PD to the City Council because it will add residential units to the DDA District and is consistent with the Main Street Strategic Plan to encourage private investment and new development, second by Sharon.

Yes: Carolyn Taylor, Todd Anthes, Bob Monetta, Kyle Doyon, Dave Garland, Andy Vanderhoek, Cara Galbavi, Sharon Behm, Joyce Workman

Motion carries.
Three applications have been received for medical marijuana dispensaries in Centertown. Doyon closed on the Grand Haven Jewelry building (congratulations Kyle!)

**Promotions/Events Update**
Vicki reported that trick or treating may be redirected to the waterfront versus the traditional downtown event in the interest of public health. Also evaluating Light Night in light of the public health concerns.

**Shared Trash Services**
Ordinance to amend the dumpster ordinance was introduced by City Council on Monday, August 3. The second reading on Monday, August 17 will include an additional penalty to cover clean-up costs if someone is found responsible for making a mess.

The fee schedules for dumpsters are under review and staff will present a proposed adjustment at the September meeting.

**Call to Audience/Public Comments**
None

**Meeting Adjourned at 8:33 a.m.**

**Next meeting September 10, 2020**