

**Approved
Downtown Management Board
Regular Meeting Minutes
Tuesday, October 15, 2019
Commerce One, 901 Saginaw Street. ~ 8:00 am**

The regular meeting of the Downtown Management Board was called to order at 8:04 a.m. by Chairman Bacigalupo. Members present were:

Mike Bacigalupo	Jim Goodrow	Andrew Heppner
Tara Welch	Paul McGinnis	Barb Engelhardt-Carter
Alan LaFave	Sara Dimitroff	Ali Smith

The following were absent: Rachael Reh, Susan Fassbender, Avram Golden

Also Present: Matthew Kowalski, Administrative/Marketing Specialist
Wade Slivik, Bay City Assessor
Beth Chorba, Base Camp Fitness

PUBLIC INPUT

Beth Chorba, owner of Base Camp Fitness introduces herself to the board and explains she is in attendance to voice concerns, as well as gather more information regarding the Downtown Management Board and the Special Assessment renewal.

PRE-NOTIFICATION OF ABSENCES

Chairman Bacigalupo stated that Reh, Fassbender, and Golden notified DMB staff of their absence. Motion by Goodrow, supported by Engelhardt-Carter to approve absences. Motion unanimously approved.

ORGANIZATION

Chairman Bacigalupo presented the Consent Agenda items 1-2 under Organization and asked the Board to review. Motion to approve the consent agenda by Engelhardt-Carter, supported by Welch. Motion unanimously approved. Downtown Development Authority minutes and financial statements were presented for review.

EXECUTIVE COMMITTEE REPORT

Bacigalupo reported that Weinlander/Fitzhugh will be conducting the annual audit beginning October 22. Once completed, a representative of the firm will attend meeting and present findings. Bacigalupo announced there will be a Michigan Main Street representative meeting with City department heads and the DMB and DDA Executive Committee members on October 24th to discuss the next steps in fulfilling the process of becoming engaged in the program.

DMB SPECIAL ASSESSMENT RENEWAL UPDATE

Bacigalupo explained that at the September 16, 2019 City Commission meeting, Commissioners agreed to delay voting on the proposed expanded boundaries and changing the taxes levied to 5 mills throughout the district. They asked DMB staff to revisit the proposal with the entire DMB Board of Directors. Dimitroff shared that a new informational approach will be used for notices on a new plan including a color-coded map, current vs. proposed millage dollar amounts, and prominent contact information for those seeking additional information. Dimitroff suggested possible additional informational meetings, as well as more face-to-face communication with concerned parties.

Beth Chorba, owner of Base Camp Fitness, expressed concerns with the self-proclaimed “mid-town” area (between Seventh St and McKinley). Chorba says she has participated in events previously, but questions if people ever truly cross the one-way for a downtown event. Engelhardt-Carter asked why she chose to open her business between Downtown and Uptown Bay City. Engelhardt-Carter explains that her business, Farm Bureau Insurance, does not benefit from events such as Wine Walk and the like, but is happy to be a part of the growing area, and asks for others to embrace the change and look to a brighter future. LaFave shared that his annual Hell’s Half Mile event hosted screenings in the Historical Society building, past the one-ways, and still had a successful turnout.

Dimitroff understands that some have trouble with changes, but wants every business to feel welcomed into Downtown. If these changes are not comfortable, it will be reassessed in four years regardless, so any changes are not permanent. LaFave has a desire for more communication above the minimum requirements. LaFave iterates that being a part of the Downtown Management Board is being a direct line for those opposed to voice concerns. Dimitroff says regardless of decision, merchants should be able to contact DMB board members to discuss any concerns. Chorba explained that previous directors had different visions, but Dimitroff explains that a new Executive Director is in place that wants change and welcomes visitors to express their concerns at meetings.

LaFave believes asking for 6 mills levied in the core and 3 to the general area would be less of a burden to new parcels in the district than going from zero to 5 mills, as previously proposed. Engelhardt-Carter expressed the need to expand foremost, and to get awareness and information out. Bacigalupo explains that expanding the district can help with grants and the Michigan Main Street initiative.

Engelhardt-Carter motioned to expand the boundaries of the Downtown Management Board and to assess 6 mills to the core area, and 3 mills to the general area. Motion supported by Welch. All present in favor of motion, unanimously passed.

Dimitroff explained that the outreach of information should not only be placed upon the DMB staff, but should be a responsibility of board members as well. LaFave asks for a list of the new businesses in the expansion to reach out to personally. Dimitroff asked that board members inform new parcels that this is reassessed every four years.

Other

Heppner is working with Rachael Reh and Brandon Strong to coordinate reviewing the survey data regarding the "Open Sundays" initiative.

ADJOURN

With no further business to come before the Downtown Management Board, meeting adjourned at 9:22am.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Suzanne Maxwell".

Suzanne Maxwell
Executive Director