

**Approved  
Downtown Management Board  
Regular Meeting Minutes  
Tuesday, August 20, 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:

Barb Engelhardt-Carter	Susan Fassbender	Tara Welch
Paul McGinnis	Avram Golden	Rachael Reh
Mike Bacigalupo	Sara Dimitroff	Jim Goodrow
Alan LaFave		

The following were absent: Andrew Heppner

Also Present: Suzanne Maxwell, Executive Director  
Matthew Kowalski, Administrative/Marketing Specialist  
Wade Slivik, City Assessor

**PUBLIC INPUT**

Golden thanked the board for donating to the Third Street Block Party during the Tall Ship Celebration.

**PRE-NOTIFICATION OF ABSENCES**

Chairman Bacigalupo stated that Heppner notified DMB staff of their absence.

**DMB DIRECTOR VACANCY**

Bacigalupo reminded everyone that there is one open seat on the board, adding there is one applicant waiting. Paul McGinnis from Cara's Mane Event introduced himself as the newest member of the Downtown Management Board.

**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 Goodrow, supported by Engelhardt-Carter. Motion unanimously approved. Downtown Development Authority minutes and financial statements were presented for review.

Welch arrived at 8:15 am .

**2020-2024 DMB ASSESSMENT RENEWAL**

City Assessor Wade Slivik presented the Downtown Management Board with three options for renewing the assessment for the upcoming five-year plan. 1) Boundaries remain as is, with 7 mills assessed in the core and 2 in the general; 2) Expand the boundaries, with 7 mills assessed in the core and 2 in the general; 3) Expand the boundaries with 5 mills assessed throughout the entire district. Maxwell distributed the financial worksheets and plan overviews for review. Discussion held. Motion by Welch to approve assessment proposal #3, to expand the boundaries

and assess 5 mills throughout the entire district. Supported by Engelhardt-Carter. LaFave and Reh oppose. 2020-2024 DMB Assessment Renewal proposal approved. Property owners will be notified and proposal will be presented to Special Assessments Board on September 17<sup>th</sup> for approval. Maxwell noted that property owners may review the assessment information in the City Assessor's office.

### **MARKETING & BUSINESS UPDATES**

Wine Walk will take place September 19, 5:00 - 9:30 pm featuring wine and appetizer samples from 16 participating bars/restaurants. Tickets are now available.

A Taste of Downtown Bay City is scheduled for Saturday, August 24 under the Nickless Family Community Pavilion in Wenonah Park. The event is designed to highlight Downtown Bay City restaurants and specialty food shops and will feature a cash bar and live entertainment.

Apps & Ales took place June 5, 5:00 - 9:30 pm with 693 tickets sold. The event featured beer and appetizer samples from 13 participating bars/restaurants.

Sidewalk Days was July 25-27. The event featured different themes for each day: Throwback Thursday, Food Truck Friday and Sweet Saturday.

#### Business News:

CryoSkin at ChyroFit recently opened at 807 Adams St. The businesses specialize in the reduction of body fat through the freezing of fat cells. Regent Floral & Mercantile is now open at 924 Washington Avenue and offers fresh cut flowers, unique houseplants, handmade gifts and original art. Owner Brandon Strong is the newest member of the DMB Marketing & Events Subcommittee. Paradise City Treasure, a new store featuring overstock items, returns, and seasonal products from online stores and big-name retail stores is now open at 206 Center Avenue in the former Suzie Q's Consignment Boutique location. Keeping Character, a store specializing in home decor, furniture, vintage items, home and event design and estate sale auctions, recently opened at 906 N. Water Street. MI Table, a farm to table style restaurant, will open 213 Center Avenue this fall. The restaurant is located inside the Legacy. Retro Rocks bar is opening at 708 Saginaw Street, in the former location of Rattlesnake Rick's. More details to follow. Glass Act, 707 Washington Ave., Sempliners, 902 Water St. and The Gourmet Cupcake Shoppe, 915 Washington Ave., recently closed.

We continue to provide Downtown information using social media: the Downtown Facebook page now has 21,700+ Followers and Instagram has 4,850+ Followers. The DMB also has over 14,500+ permission-based emails

Reh left the meeting at 8:50 pm.

### **“OPEN SUNDAY” SUBCOMMITTEE**

Maxwell explained that Heppner has begun assembling a subcommittee to encourage Downtown merchants to unify in having open hours on Sundays. Heppner is still seeking one more member to join the subcommittee. More details will be provided at the next DMB meeting.

### **WENONAH PARK ENTRANCE – FUNDRAISING EFFORTS**

Maxwell reported after presenting to foundations for grant funding, it was brought up that the plaza areas inside Wenonah Park are recommended to be updated prior to the entrance project. Maxwell shared that she will submit the project to the upcoming Leadership Bay County group to see if they would be interested in revitalizing the area. The area is old and dated, and DDA is looking to brighten up the area to make it more inviting, which could include many possibilities. Maxwell says this would be a positive addition to the plans moving forward with the completion of the entire park.

### **PA 57 SEMINAR**

Maxwell reports that the Downtown Development Authority is now subject to new reporting requirements. The DDA will be hosting an informational meeting at the Commerce One building, 901 Saginaw St., on August 28<sup>th</sup> at 2:00pm to share what has been done, and what the DDA's plans are moving forward. Proper notices have been provided. Twice per fiscal year, the DDA is required to hold informational public meetings to provide transparency.

### **ADDITIONAL BUSINESS**

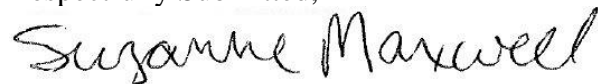
Golden suggested offering sponsorship opportunities to local businesses in 2020 for regular weekend block parties on Third Street. He referenced similar happenings in Cincinnati, Ohio, and proposes closing Third Street between Saginaw and Water from 5:00pm-1:00am on Thursdays, Fridays, and Saturdays. Golden plans to do more research, but wanted to share this idea with the board.

Next meeting will be in September 17th.

### **ADJOURN**

With no further business to come before the Downtown Management Board, meeting adjourned at 9:13am.

Respectfully Submitted,



Suzanne Maxwell  
Executive Director