



Minutes
Board of Directors
Grand Haven Main Street
May 13, 2021
Virtual ZOOM Meeting
Posted *LIVE* on MSDDA Facebook Page

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

Present: Todd Anthes (Grand Haven, MI), Bob Monetza (Grand Haven, MI), Dave Garland (Comstock Park, MI), Cara Galbavi (Ferrysburg, MI), Sharon Behm (Grand Haven, MI), Joyce Workman (Grand Haven, MI), Bob Warren (Grand Haven, MI), Cyndi Casemier (Grand Haven, MI), Andy VanderHoek (Spring Lake, MI), Kristin Hibbard (Grand Haven, MI), Kyle Doyon (Grand Haven, MI), Chris Weavers (Grand Haven, MI), Cyndi Casemier (Grand Haven, MI)

Absent: Carolyn Taylor

Also Present: Mike Dora, Jeremy Swiftney, Pat McGinnis

Call to Audience/Public Comments

Jeremy posted the telephone number and Todd waited several minutes for public comment: None received

Consent Agenda

Dave Garland asked to move the item about the historic conservation easement to new business, board members indicated unanimous consent to move the item.

Motion by Dave Garland, second by Sharon Behm, to approve the consent agenda as presented.

Minutes from April 6th Board Meeting

Financials as of 4/30/2021

Yes *Todd Anthes, Bob Monetza, Dave Garland, Cara Galbavi, Sharon Behm, Joyce Workman, Bob Warren, Cyndi Casemier, Andy VanderHoek, Kyle Doyon, Chris Weavers*

Motion carries.

Snowmelt Operational Costs – Winter 2020/2021

Jeremy presented the annual snowmelt billing breakdown, and explained the history of the system operation and the transition from Sims energy to natural gas boilers. Information presented included excerpts from the ordinance that established the system, a historical record dating to 2010, detail on



cost elements and a list of all owners and the proposed bill for 2020/21. The City pays 25% of the bill, and \$5,000 is assigned to partially offset ongoing capital needs.

Motion by Sharon Behm to approve the proposed spread of costs as presented, second by Andy VanderHoek.

Yes: Todd Anthes, Bob Monetza, Dave Garland, Cara Galbavi, Sharon Behm, Joyce Workman, Bob Warren, Cyndi Casemier, Andy VanderHoek, Kyle Doyon, Chris Weavers

Motion carries.

Easement Release Denial – 321 Washington Ave

Jeremy explained that the MSDDA Board's predecessor (DDA) was the conduit for façade funds that were loaned to a previous owner of 321 Washington Ave. At the time, an historic easement was placed on the property to preserve the historic improvements in perpetuity.

Kyle (owner of 321 Washington Ave) declared his potential conflict of interest and explained that the easement has not been enforced in the past and he was otherwise informed that the requested discharge was moving along.

The Executive Committee recommended denial of the request. Todd explained that the give and take when the loans were approved was that the historic improvements would be preserved and maintained forever in exchange for the low interest loan money. The Executive Committee felt that permanent preservation was in the best interest of the district.

Board Members asked several questions and specifically seeks feedback as follows:

- What other projects that have been saddled with these easements and what has been done with the those easements?
- The Board should seek advice from the Preservation and Place Committee.
- The Loutit Foundation Board remains active in the community and could be consulted prior to discharging the easement.
- The Board should be advised of the role of the Historic Conservation District Commission in the discussion.

Motion by Dave Garland to refer the discussion to the Preservation and Place Committee for further investigation and report, second by Sharon Behm.

Yes: Todd Anthes, Bob Monetza, Dave Garland, Cara Galbavi, Sharon Behm, Joyce Workman, Bob Warren, Cyndi Casemier, Andy VanderHoek, Chris Weavers, Kristin Hibbard (arrived 7:30 a.m.)

Abstains: Kyle Doyon

Motion carries.



Director's Report

- Presented a request from Dr. Rolf's Barbeque to locate a food truck on 2nd Street; he will continue to evaluate possible food truck options through the committees.
- In-person meetings will resume in June and the Board may meet in the Community Center, it is up to the MSDDA Board how they will proceed.
- *Beyond the Pier* more final draft is ready, and the plan will be presented to Committees before being placed on the Board agenda in June.
- Jeremy continues to evaluate the benefits of a Social District downtown as there continues to be significant interest in this concept.

Chair's Report

- Todd commented on past food truck considerations and inquired about plans at Chinook Pier. Pat explained the device to permit such food trucks is a section in the City Ordinance that allows fixed locations and those can be added and deleted by City Council by a single resolution.
- Worship on the Waterfront will not be held at Waterfront Stadium in 2021. A different group is considering organizing Sunday event – Rise on a River (ROAR)
- Social Districts are fully supported by the Chair and suggests that the MSDDA, Board, Committees and staff, continue to apply energy to researching and advocating for open districts that elevate prosperity in our commercial district.

Call to Audience/Public Comments

No formal comments

Meeting adjourned at 8:12 a.m. Next meeting is scheduled for June 10 at 7:00 a.m. location TBD