

AGENDA

Board of Directors - Grand Haven Main Street
Thursday, September 11, 2025 - Time 7:30 am
Grand Haven City Hall – Council Chambers

1. Call Meeting to Order and Roll Call - Call to order 7:30 Joyce Workman, Chris Weavers, Kelly Larson, Todd Anthes, Melita Ewbank, Brandt Raterink, John Groothuis, Bob Monetza, Dawn Gravelyn, John Steinbach (Lynn Negen, Jack DeMarr absent)

2. Review and Approve of the Consent and Regular Agenda
-Motion Kelly 2nd Bob

3. Call to Audience/Public Comments
-Jack Brown, downtown resident - suggesting volunteers help keep streets clean, take care of flower beds, find ways to bring things downtown that are year round. Joyce and Chandni would meet for coffee to continue the conversation.

4. Consent Agenda
a. Approve Minutes from August 14, 2025 Board Meeting
b. Accept Executive, Promotions, Preservation & Place, and Organization meeting minutes from July

5. Treasurer's Report
i. Review and approve the amended Grand Haven Main Street DDA budget for fiscal year 2025/26. The amended budget reflects updated revenue projections and expense adjustments necessary to align with organizational priorities and current financial conditions.

- Kelly- top line number appears to not be correct and needed to be looked into. There are goals for grants/sponsorship. The PSD comes in high in the first couple years and low in the last of the 5 year and we have pulled \$5000 a year in the beginning years for the end years. Event, placemaking, and PR are getting cut where we can to help make up the deficit of \$20000. They believe that the computer is calculating things incorrectly. According to assessor we should be maintaining \$50k and they are digging into why that is a change. Art walk is not bringing in the fundraising dollars. Peerless and Tribune Lofts are paying in. Want to stay conservative with the budget as we can always amend the budget. We have requested the info by the time we go to City Council in November for PSD renewal. Do we want to hold PSD at current level or do we want to ask for an increase of 1 or 2 cents.

Current is roughly \$95k if we increase by 1 cent we gain roughly \$10k and 2 cents gains roughly \$20k. There was an increase core prop by penny and Centertown has gone up four cents at last renewal. Council members have very little pushback in previous years when asked. DDA Communities are funded by TIF plan. Our TIF plan is used for more infrastructure. Start talking to district to see if we can get support to increase it. There has been no significant change as to how it has been spent.

Motion to approve budget - Todd 2nd John G

6. New Business

a. Staff recommends that the Board approve a recommendation McKenna's proposal to City Council for the Centertown Vision Plan Update at a cost of \$20,004, with the project funded through MEDC Technical Assistance. Motion to approve a recommendation to City Council for McKenna as the consultant for the Centertown Vision Plan Update and authorize staff to pursue MEDC Technical Assistance funding in October to cover the project cost.

- DDA will pick a recommendation to send to council. McKenna will do face to face and have more opportunity for feedback. Better City is out of state. City will go after the grant to pay for this. The funds are available just need to ask. Motion- Kelly 2nd John S

7. Committee Updates

a. Preservation & Place

i. Review and approve the updated Grand Haven Main Street DDA Kiosk Policy.
Motion- Kelly 2nd Todd

b. Organization

i. Review and approve the appointment of Brian Woline (Harbor Transit) as Chair of the Organization Committee.

Motion - Joyce 2nd Chris

c. Promotions

- Lynn resigned and Caleb will stay on through September

d. R&R - Did not have a quorum

- Need to look some more members

8. Director's Report

a. GHMSDDA Monthly meetings for volunteer training and stakeholder engagement

Training quarterly with different topics

b. Main Street America Evaluation: Community Self-Assessment

9. Chair's Report

a. Director's Tasks for 2025/26

Extra exec meeting and discussed how to assess Chandi for next review. Pick 4-5 topics send to Joyce by October 1.

50/20 event tonight at Capstone 6-8pm

10. Call to Audience/Public Comment

11. Adjourn at 8:35