

City of St. Louis Downtown Development Authority  
Minutes of Regular Meeting: January 25, 2018

Present: Bailey, Giles, Peterman, Lewis, Saurman, McDaid, Near, Kubin, Anderson, Morrow, Coty, McCloskey, Worden also Hansen  
Absent/Excused: none

Meeting called to order by Chairman Morrow at 12:15 p.m.

Officers for 2018 were discussed.

Moved by Morrow, supported by Worden for the slate of officers for 2018 to be: Chair, Anderson; Vice-Chair, Peterman and Secretary/Treasurer, Bailey.  
All Ayes/Motion Carried.

New Chairperson Anderson took over as Chair of the meeting.

Minutes of meeting of October 26, 2017 were reviewed.

Moved by Near, supported by Peterman to approve the minutes of October 26, 2017 and place them on file. All Ayes/Motion Carried.

Financial statement presented through December 31, 2017.

Moved by Kubin, supported by Bailey to approve the financials through December 31, 2017 and place them on file. All Ayes/Motion Carried.

Hansen gave report on downtown properties and project activities:

Available properties – for sale or rent; on Facebook; on Constant Contact

111 North Mill Street – Rhonda Clark is considering purchasing the building; working with her builder and architect to see what they recommend be done; should be in touch soon

108 West Saginaw Street – Old City Hall – The Shop, Graphics and Design opened on January 2; renovating former Police Department space; LEAN Fitness sand training in one bay; working with some other potential renters recently

116 & 118 North Mill Street – NextLevel Graphics moved out of 116 at the end of November; Blue Moon Boutique and Alterations renovating that space for their business plus making space available for antiques, crafts, woodworking, etc.; new storefront windows and doors to be installed around January 30; Extreme Tan and Extreme Fitness remain at 118 North Mill

119 North Mill Street – Bev and Rich Apps working on sale of Weathervane Antiques building

122 North Mill Street – MAC TV is up and running; very happy with their new home

128 North Mill Street – Peters Hardware still planning on making 2,000 square feet north of their existing location into their gift shop; will keep in touch with us on timetable

134 North Mill Street – Sweet Rickedy Redo’s opened in early November; off to a great start

202 North Mill Street – Corner Market – working with owner on ideas for this space

222 North Mill Street – Delta Family Chiropractic Center – Dr. Zia Khorrami storefront renovated along with the GIHN project next door

224 North Mill Street – Gratiot Integrated Health Network project; renovations nearly complete; hoping to open soon

219 North Mill Street – former site of Milene’s Salon; after Facebook post by City on Wednesday, building owner Greg Butcher got immediate interest and is in the process of signing a lease with a business that repairs phones, computers, etc.

Clark gas station – will work with MEDC for grant/BRA possibilities; check with County to see what the tax situation is

Allowing First Floor Residential in Central Business District – Giles responded to letter that DDA sent to Council and Planning Commission; Council was not opposed to this, currently examining how it would need to be done; one solution might be to just take individual requests to the Zoning Board of Appeals rather than change our Zoning Ordinance

Semi-Trucks on North Mill Street – Giles replied to DDA letter that was sent to Council to keep large trucks off North Mill Street for through traffic; Chief Ramereiz

is looking into our options of possibly designating a truck route; another current issue is that the North Main Street bridge needs to be rebuilt and is currently under load restrictions; any routes we want to create may need to wait until this work is done; McCloskey recommended that we contact any particular companies that we've seen sending trucks through to request that they use a better route; Hansen will follow up on this

Hansen gave report on Streetscape Improvements/Maintenance/Signage:

New garbage cans needed downtown. Working with prison to have them make these.

Pigeons – had some problems this year; have had some contact with people who have dealt with this in other places and will get more information

Gratiot Downtown Art Expo Banner Project – deadline for art submissions is March 1; brochures were passed out

Downtown Sound System – board gave ideas for uses for this kind of thing; board members in favor of this, if we can find a company that can do it for an affordable amount, and without running wires underground

M-46 Enhancement Grant area review – needs updating; MDOT will not likely do a grant for the same area again; still considering tree removal; need ideas of what else we might be able to do there; DPW looking at costs to restore stamped concrete sections

South Main Street from M-46 to RR tracks – City Council sent letter to legislators requesting funding to pave this, which was left out of the 2016 project; direct entryway to our downtown; response was not really satisfactory, and Council members will follow up with legislators

Giles also mentioned that the City has had a request for more ADA parking spaces on North Mill Street; Utilities Director Risdon and DPW head Abbott are looking into requirements

Hansen gave report on Promotion/Advertising/Events:

Calendar of Events presented – not sure about anything for Easter this year

St. Louis Promotional Brochures – being designed; should be ready early spring at latest

Spirit of St. Louis Award – presented to Judy Root of the St. Louis Area Historical Society; wasn't able to come to chamber dinner; so need to have a presentation once she gets back from Arizona; perhaps at a Middle of the Mitten Association meeting

Swiss Steak Dinner – Thursday, February 1 at Elks

Dueling Pianos – Saturday, March 10 at Elks – tickets available soon

St. Louis Campground having its 125<sup>th</sup> Anniversary this year; list coming of changes/improvements coming

SLHS Video promoting Old US-27 Motor Tour; students Wyatt Koutz and Michael Munderloh met with Hansen to get photos, video interview, etc.; connecting them with MAC TV as well

SLHS Co-Op students will also be taking photos around downtown before long; McCloskey offered to let them take some from rooftop of The Blue Shamrock

Question on Downtown Cruise-Ins – Hansen informed board that the Middle of the Mitten Association is leaning towards not having them this year; initial intent was that people coming downtown would patronize our downtown businesses, and other than the restaurants, this really isn't happening; Mitten feels that paying for DJ music, blocking streets, etc. isn't worth what the events are accomplishing

St. Louis Farmers Market – first day will be Thursday, June 7 and will run through Thursday, October 25

Meeting adjourned at 1:02 PM

**NEXT REGULAR MEETING DATE IS THURSDAY, FEBRUARY 22, 2018**

City of St. Louis Downtown Development Authority  
Minutes of Regular Meeting: March 22, 2018

Present: Bailey, Giles, Lewis, McDaid, Near, Kubin, Morrow, Coty also Hansen

Absent/Excused: McCloskey, Peterman, Anderson, Worden, Saurman

Meeting called to order by Bailey at 12:15 p.m.

Minutes of meeting of January 25, 2018 were reviewed.

Moved by Morrow, supported by Giles to approve the minutes of January 25, 2018 and place them on file. All Ayes/Motion Carried.

Financial statement presented through February 28, 2018.

Moved by Kubin, supported by Giles to approve the financials through February 28, 2018 and place them on file. All Ayes/Motion Carried.

Hansen gave report on downtown properties and project activities:

Available properties for sale or rent; keep putting them on Facebook; on Constant Contact, etc.

111 North Mill Street – continuing to work with Rhonda Clark on potential purchase

108 West Saginaw Street – Old City Hall – Dragonfly Escape opening next Monday, March 26

116 & 118 North Mill Street – Blue Moon Boutique and Alterations up and running at 116; Extreme Tan and Extreme Fitness remain at 118 North Mill

119 North Mill Street – Bev and Rich Apps working on sale of Weathervane Antiques building

124 North Mill Street, Suite B – White Construction leasing the back space for their meetings as the Wind Farm in Pine River Township gets going

128 North Mill Street – Peters Hardware still planning on making 2,000 square feet north of their existing location into their gift shop; will keep in touch with us on timetable

202 North Mill Street – Corner Market – working with owner

224 North Mill Street – Gratiot Integrated Health Network is open; focus will be autism patients

219 North Mill Street – Flegel Tech Repair opened March 1; Ribbon Cutting today at 5 PM

Clark gas station – now listed with Century-21 locally; has been interest; need to determine what environmental situation exists there to help attract potential buyers

Board asked about Old Bank Building and building formerly owned by Dr. Zia, check with Paul Erskine; Legacy Pizza continues to work with Health Department at corner of Saginaw and Main

Hansen gave report on Streetscape Improvements/Maintenance/Signage:

M-46 project for this summer. Left turn lane added from bridge west to Hidden Oaks Drive entrance; flyer passed out; work scheduled to begin April 16 and run through August 22

M-46 Enhancement Grant area review – needs updating; stamped concrete sections; tree situation

South Main Street from M-46 to RR tracks – City of St. Louis is working with our legislators to try and find funding for needed repairs and improvements from M-46 south to the RR tracks

New garbage cans needed downtown. Working with prison to have them make these.

Board asked City to contact DNR on dealing with pigeons downtown.

Parking lot mulch beds; considering stone like at City Hall to replace mulch; board was agreeable

Gratiot Downtown Art Expo Banner Project – 20 banners ready by Memorial Day weekend

Jim's Barber Shop planning to take down big pine tree in their lot; has become too big

Kubin's Furniture to install exterior sign/plaque that shows history of their historic building

Hansen gave report on Promotion/Advertising/Events:

Frosty Cone Opens tomorrow, March 23 and Dragonfly Escape opens next Monday, March 26

Pine River Health Care Easter Egg Hunt – Friday, March 30 – flyer available

Winter Blues Series at GEM Theater – Saturday, March 31

SLHS Festival of Steel – Saturday, April 7 at 7 PM

Spirit of St. Louis Award – presented to Judy Root of the St. Louis Area Historical Society;  
Open House at City Council meeting on Tuesday, May 15 at 5:30 PM

St. Louis Farmers Market – first day Thursday, June 7 and will run through Thursday, October 25

Middle of the Mitten Community Golf Outing – Thursday, June 7 – encouraged Hole Sponsors

Joe Scholtz Memorial Free Fishing Derby – Saturday, June 9

St. Louis Campground having its 125<sup>th</sup> Anniversary this year; list of changes/improvements coming

St. Louis Promotional Brochures – being designed; should be ready in April

St. Louis Billboards – Sweet Rickedy Redo's has one on US-127; interest in our downtown businesses doing a one-year contract; Hansen will contact LAMAR

Meeting adjourned at 1:00 PM

NEXT REGULAR MEETING DATE IS THURSDAY, APRIL 26, 2018  
AT 12:15 PM IN COUNCIL CHAMBERS IN CITY HALL

City of St. Louis Downtown Development Authority  
Minutes of Regular Meeting: April 26, 2018

Present: Giles, Lewis, Kubin, Morrow, Coty, McCloskey, Anderson, Saurman also Hansen  
Absent/Excused: McDaid, Bailey, Near, Worden, Peterman

Meeting called to order by Anderson at 12:15 p.m.

Minutes of meeting of March 22, 2018 were reviewed.

Moved by Kubin, supported by Morrow to approve the minutes of March 22, 2018 and place them on file. All Ayes/Motion Carried.

Financial statement presented through March 31, 2018.

Moved by Kubin, supported by Coty to approve the financials through March 31, 2018 and place them on file. All Ayes/Motion Carried.

Hansen gave report on downtown properties and project activities:

111 North Mill Street – continuing to work with Rhonda Clark on potential purchase

108 West Saginaw Street – Old City Hall – Dragonfly Escape is open and doing well

116 & 118 North Mill Street – Blue Moon Boutique and Alterations now owns Extreme Tan and Extreme Fitness at 118 North Mill; Kim Vliet and Duane Thompson owners

119 North Mill Street – Bev and Rich Apps working on sale of Weathervane Antiques building

202 North Mill Street – Corner Market – working with owner on possible meat market

Clark gas station – working with MDEQ on environmental assessment of property this summer

220 North Mill Street – next to Delta Family Chiropractic; working on having them make exterior improvements; building is for sale

103 East Saginaw Street – Legacy Pizza is open and doing well; Ribbon Cutting soon

W.T. Morris Memorial Pool interior bowl will be rehabbed and painted with a Gratiot County Community Foundation grant; looking at making improvements to bath house exterior too

Hansen gave report on Streetscape Improvements/Maintenance/Signage:

M-46 project for this summer. Left turn lane added from bridge west to Hidden Oaks Drive entrance; work has begun and will run through August 22

M-46 Enhancement Grant area – stamped concrete sections need to be rehabbed; evaluating if any trees should be removed; St. Louis Garden Club will be working with DPW to get flowers in large planters later in May with help of Twin City Landscape

South Main Street from M-46 to RR tracks – City is working with our legislators to find funding for needed repairs and improvements from M-46 south to the RR tracks; needs line painting ASAP

New garbage cans needed downtown; prisons in process of making them

Board members said they hadn't seen too many pigeons downtown yet, but that they seem to head for the undersides of awnings; need to recommend to those businesses that they install something to keep them out; Hansen talking to others with experience with this kind of problem

Gratiot Downtown Art Expo Banner Project – 20 banners to be ready by Memorial Day weekend

Board asked if City would put reminder in News & Views for people to clean up after their dogs

City continues to work on putting mulch and eventually stone in parking lot beds downtown

Hansen gave report on Promotion/Advertising/Events:

Spirit of St. Louis Award Open House at City Council meeting Tuesday, May 15 at 5:30 PM

Kevin McCreery Celebration – Saturday, May 19 at St. Louis Area Historical Society and the GEM Theater; former St. Louis resident passed away this past fall who had a significant musical career; family and friends hosting a presentation and Open House in his memory; several board members mentioned that they knew of Kevin and his work

St. Louis Farmers Market – first day Thursday, June 7 and will run through Thursday, October 25

Middle of the Mitten Community Golf Outing – Thursday, June 7 – encouraged DDA Board members to be Hole Sponsors; handout/invoice available

Joe Scholtz Memorial Free Fishing Derby – Saturday, June 9

Monika's Mission – Saturdays, June 23 and August 25 – St. Louis 6<sup>th</sup> grader Monika Borie received a grant for two events for kids with disabilities; flyers; Clapp Park both days from 11 AM to 2 PM

Gratiot Area Chamber of Commerce currently has an Interim Director, Diane Yonker; working with the chamber from April 10 for six months; chamber evaluating itself during that time



Gratiot County Quilt Trail – 70 blocks this year; brochure that will last three years; St. Louis very well represented on the trail; Kubin's and Sweet Rickedy Redo's will be adding a block this spring

St. Louis Promotional Brochures – design almost finished; printed mid-May

St. Louis Billboards – response from downtown businesses has been moderate; should consider partnering with businesses out of the downtown area

Board asked Hansen to ask businesses if interested in some GROUP SALE events this year

Meeting adjourned at 12:50 PM

NEXT REGULAR MEETING DATE IS THURSDAY, MAY 24, 2018  
AT 12:15 PM IN COUNCIL CHAMBERS IN CITY HALL

## ***City of St. Louis Downtown Development Authority***

Minutes of Regular Meeting: June 28, 2018

Present: Giles, Lewis, Morrow, Coty, Bailey, Anderson, Peterman also Hansen

Absent/Excused: McDaid, Near, Worden, Kubin, Saurman, McCloskey

Meeting called to order by Anderson at 12:25 p.m.

Briefly discussed meeting schedule and whether DDA board needs to meet monthly. Have had some trouble reaching a quorum recently, as business people are very busy. In addition, communication by internet seems to have kept people well-informed, so that having meetings that are mostly informational may not be necessary. Hansen will e-mail board members to get their thoughts. May be better to meet a few times a year, but keep the fourth Thursday open in case any actions need to be voted on, or call special meetings when necessary.

Minutes of meeting of April 26, 2018 were reviewed.

Moved by Giles, supported by Peterman to approve the minutes of March 22, 2018 and place them on file. All Ayes/Motion Carried.

Financial statement presented through May 31, 2018.

Moved by Morrow, supported by Lewis to approve the financials through March 31, 2018 and place them on file. All Ayes/Motion Carried.

Hansen gave report on downtown properties and project activities:

101 North Mill Street – Kubin's Furniture exterior improvements; painting, Quilt Block, plaque

111 North Mill Street – continuing to work with Rhonda Clark on potential purchase

108 West Saginaw Street – Old City Hall – exterior painting done; building full and businesses there doing well; The Shop Graphics & Design very busy and Dragonfly Escape continues to attract more groups; can take as many as 10 people at a time

118 North Mill Street – Blue Moon Boutique & Alterations doing painting on storefront and new sign is on the way; business has many displayers and interior looks very nice

119 North Mill Street – Bev and Rich Apps working on sale of Weathervane Antiques building; last potential deal did not go through

202 North Mill Street – Corner Market – working with owner on possible meat market

Clark gas station – working with MDEQ on environmental assessment of property this summer

220 North Mill Street – next to Delta Family Chiropractic; building is for sale; building inspector working with them to finish storefront

W.T. Morris Memorial Pool interior bowl rehabbed and painted with a Gratiot County Community Foundation grant; looking at making improvements to bath house exterior too

Board mentioned exterior of Sunshine Resale Store; Dori Foster has had a serious health issue and will be out for a couple of more weeks though she is doing well; will get back at this hopefully soon

Hansen gave report on Streetscape Improvements/Maintenance/Signage:

M-46 project for this summer. Left turn lane added from bridge west to Hidden Oaks Drive entrance; work has begun and will run through August 22; great news that it WILL now include sidewalk along the north side of the highway; very good progress so far and looks great

New garbage cans needed downtown; prisons in process of making them; this is taking a little longer than we hoped, but they should be done this summer

Banners for M-46 – MDOT says banners cannot have advertising on them on the trunkline, so we will have to stick with the type of banners we've been using; will look at a slightly new design soon

M-46 Trees – looking at more to potentially come out; considering those by Kubin's Furniture as well as those in front of Clark gas station that are not in the enhancement grant area

Hansen gave report on Promotion/Advertising/Events:

St. Louis Summer Showcase – vendor event this Saturday, June 30 in Community Room in City Hall; hopefully will draw some traffic downtown; St. Louis Promotional Brochures will be available there too and we've been encouraging attendees to visit downtown that day too

4<sup>th</sup> of July – Saturday, July 7; Clapp Park activities, fireworks and City-Wide Garage Sales all set

St. Louis Blues Festival – Friday and Saturday, August 17 & 18

Old US-27 Motor Tour – Thursday, August 23 – 3:15 to 5:15 PM

Monika's Mission – Saturday, August 25 – St. Louis 6<sup>th</sup> grader Monika Borie received a grant for two events for kids with disabilities; Clapp Park from 11 AM to 2 PM; first one June 23 went well

St. Louis Farmers Market – first day Thursday, June 7 and will run through Thursday, October 25; have had a lot of vendors and foot traffic has been good so far

St. Louis Campground – 125<sup>th</sup> Anniversary – got them brochures a few weeks ago

Gratiot County Quilt Trail – 70 blocks; brochure will last three years; St. Louis very well represented; Kubin's and Sweet Rickedy Redo's now included; brochures at the printer right now

St. Louis Promotional Brochures – now available and being distributed

Meeting adjourned at 12:50 PM

The next regular meeting will be January 24, 2019