



Marquette Downtown Development Authority Meeting Minutes for October 10, 2024

Call to Order

A meeting of the Marquette Downtown Development Authority (MDDA) Board of Directors was held on Thursday October 10, 2024, at the Marquette Commons. The meeting was called to order by Board President N. Durley-Rust at 8:00 a.m. with Directors R. Stern, C. Klecha, R. Caron, L. Rowland, A. Clark, K. Kovacs, and M. Weinrick present.

Absent: P. Sala had a last-minute emergency and notified the DDA just after the meeting that she was not able to attend.

Others in attendance were Sean Hobbins-Marquette Assistant City Manager, Jodi Lanciani-DDA Operations Director, Michael Bradford-DDA Business Outreach & Promotions Director, and Brian Shier-Farmers Market Manager.

Agenda R. Stern made a motion to approve the agenda. K. Kovacs seconded; motion passed.

Public Comment – None.

Consent Agenda L. Rowland made a motion to approve the consent agenda with the minutes from September 12, 2024, bills for approval dated September 1 through September 30, 2024, and financial reports as of September 30, 2024. R. Stern seconded; motion passed.

September 2024 Bills:

#9 Farms	\$ 180.00	Moonlight Meadows	\$ 76.00
A Place To Land	\$ 100.00	Natalia Rutkowski	\$ 205.00
Airgas	\$ 32.14	New Dalton Farm	\$ 1,076.00
Aries Wild Blueberries	\$ 164.00	NMPSA	\$ 220.00
Bakery Barn Yooper Yummies	\$ 23.00	North Country Disposal	\$ 411.00
Blue Cross Blue Shield	\$ 76.86	Northern Sky Orchard	\$ 393.00
Board of Light & Power	\$ 2,058.32	Northland Lawn Sport & Equipment	\$ 21.63
Boreal Collective	\$ 400.00	Otis Elevator	\$ 2,647.51
C. Pesola LLC	\$ 1,850.00	Pileated Farms	\$ 383.00
Capital One Commercial	\$ 804.12	Pitney Bowes	\$ 291.29
Card Connect	\$ 332.56	Premeau Family Limited	\$ 4,200.00
Cardmember Service	\$ 2,958.62	Rational Wellness & Training	\$ 53.00
Carquest	\$ 214.96	Seeds and Spores Family Farm	\$ 5,645.00
Case Country Farm	\$ 222.00	SEMCO	\$ 32.15

Champion Glass & Countertops Inc	\$11,993.91	Shady Grove Farm	\$ 25.00
Charter Communications	\$ 79.98	Sherwin Williams	\$ 306.04
Chesla & Associates PC	\$ 290.00	Snowy Acres Vegetable Farm	\$ 554.00
City of Marquette	\$ 6,397.40	Spoons For The People	\$ 100.00
Cook Sign Service	\$ 329.84	State of Michigan - DELEG	\$ 180.25
Crushing Mechanics	\$ 3,826.25	Stericycle	\$ 74.92
Curran & Company	\$ 762.49	Superior Culture	\$ 11.00
Dalco	\$ 263.74	Superior Hearing Aid Center Inc	\$ 35.00
Dancing Crane Farm LLC	\$ 224.00	Swampy Acres LLC	\$ 337.00
Doozers	\$ 43.00	Swanzy Farm	\$ 2,369.00
Ever Yielding Acres	\$ 3,090.00	T2 Systems Canada Inc.	\$ 1,900.00
Fairest Promises	\$ 29.00	Third Coast Pizzeria	\$ 6,609.30
Farmer Lake Hydroponic	\$ 247.00	Tonella Farms	\$ 1,030.00
Freshwind Farms	\$ 126.00	Traffic & Safety Control	\$ 2,326.00
Full Plate Farm	\$ 2,546.00	Traunik Farm	\$ 198.00
Generations Jazz	\$ 100.00	U.P. Kubota	\$ 1,004.64
Gladstone Berry Farm	\$ 1,838.00	Uline	\$ 77.23
Grow UP North LLC	\$ 52.00	UP Gourmet	\$ 2,318.00
Guindon Farms	\$ 139.00	UP North Roast	\$ 53.00
Heartland Services	\$ 3,210.80	UPHS Occupational Medicine	\$ 350.00
Independent Landscape	\$17,650.00	Vestis	\$ 370.60
Integris	\$ 83.74	VSP Insurance Co.	\$ 33.22
Jesse Wright	\$ 896.00	Wellspring Farm	\$ 1,220.00
Little Parsley Farm	\$ 1,217.00	Western Michigan Health	\$ 3,688.24
LPM Music	\$ 100.00	Wintergreen Hill Gallery & Gifts	\$ 7,500.00
Maple Syrup Hunk	\$ 175.00	Womens Center of Marquette	\$ 3,160.84
Marquette Maple Company	\$ 182.00	Xerox Corporation	\$ 196.56
Marquette Wallpaper & Paint	\$ 21.83	Yooper Country Farms	\$ 1,529.00
McKinney, Chad	\$ 195.00	Yooper Sisters	\$ 23.00
Midway Rentals	\$ 328.30	Payroll Costs & Benefits	\$ 47,261.15
		Total	<u><u>\$166,349.43</u></u>

New Business

New Year's Event Support: Double Trouble requests support for their New Year's Eve event. The main change this year is an earlier street closure. Prior years, the street closed at 5 pm, and this year, they request a 3 pm closure. R. Stern made a motion to approve, L. Rowland seconded; motion passed.

Snowplow Bids: Enright Excavating bid \$60,000. No other bids were received. L. Rowland made a motion to award the contract to Enright Excavating. A. Clark seconded the motion; motion passed.

Holiday Green Bids: Rock River Farm bid \$4,014 which was the same amount as last year. No other bids were received. R. Stern made a motion to approve Rock River's Bid. K. Kovac seconded; motion passed.

Committee Reports – None.

Executive Director's Report – The DDA received the corrected Third St. property description and map needed to amend TIF Plan 4. This will be sent to our TIF consultant, and then we can continue TIF plan 5 negotiations. An MEDC developer road show will be held next Thursday in Negaunee. Individuals interested in development are encouraged to attend. The Pocket Park work began this month with paver replacements. More work will be done in the spring including plants, better lighting, and possibly rotating art displays. All the facade grants were completed in the 2023-24 fiscal year. The new façade grant is now open.

Operation Director's Report – September's financial statement represents the end of the fiscal year. The DDA had net income of \$234, 514, which was greater than budgeted. The Rock St. parking lot now has an operational pay station. There is potentially a need to make the Baraga Lot permit only. The DDA will be moving the pay station near the library to the location nearest the Ore Dock when their project is complete later this month. The part-time employee parking grant will open in early November and the parking committee will meet in December to award those grants. One of the DDA's tractors is undergoing a transmission repair. The hallway between Washington St. and the lower Main St. tower will be painted this fall, and the upper elevator tower at the Bluff Ramp will have the stairwell de-rusted and refinished. The DDA is working with an electrician to repair outlets for our holiday tree lights.

Business Development and Promotions Director's Report – The Music on 3rd street closure worked well, and the DDA received positive feedback from businesses, attendees, and the police. The full closure made the event a lot safer. Next year, the DDA is thinking about more changes to that event. The winter lights grant has launched. The DDA is collaborating with Travel Marquette and the Arts and Culture Center on the Winter Lights Festival for the month of December, and plans are being made for the parade, tree lighting, and the oscillating art display.

Farmers Market Manager's Report – The Farmers Market season ends October 26 which is also market trick or treating. In November, there will be farmer-only markets and one Thanksgiving market for artisans and farmers. There will be a 2-day Yule Market December 13th and 14th. Food reimbursement this year thus far has far exceeded 2023. Farmers and shoppers have greatly benefited from these programs.

Public Comment: Sloan Dorr from Dead River Coffee commented on the utility work being done by Semco on Baraga Ave. She said there was no communication that they were going to be working in the area. Her restaurant smelled like gas, they blocked parking spaces with equipment, and Semco asked one of her employees to test the gas line to the roaster which was outside of the employee's job duties/training. Sloan plans to file a complaint with Semco. K. Kovacs said the city was only notified that Semco was going to do work in the area but was not given the details. Sloan also talked about

snow removal. Her shop opens at 7 a.m. and she would like to be on a schedule to be one of the first areas to be plowed as opposed to other businesses that don't open until later in the day. She would also like to see paid parking on Third St.

Brian Walker from 906 & Company asked about the color of paint for the Washington St. hallway, and he was told it would be white. He had questions about the decision to change Ladies Day Out to Downtown Day Out. It was explained that the decision was made within the DDA Office to make the event more inclusive.

Board Member Comment: A. Clark mentioned that there were some traffic crossing issues at the last Music on 3rd at the Hewitt St. crossing. R. Caron said that Music on 3rd in September was fine and his business had an average night. He suggested looking at the event for next year and thinking about putting it on a Saturday as an all-day event. He said other businesses he spoke with were not super happy with the event. C. Klecha said he received a public comment from Betsy Rutz from the History Museum in regard to the Angry Bear Festival. She had concerns about the DDA supporting an event that benefits only one business. One of her concerns is that the event does not attract the general public. C. Klecha suggested other businesses could get involved with Angry Bear, for example, an event at Children's Museum or an event at the History Museum about the history of beer making. L. Rowland thought the last Music on 3rd went extremely well. Her pizza business and Superior Culture did ten times better than other nights of the summer. She hopes it does continue. M. Weinrick had no comment. N. Durley-Rust announced this is her last meeting as she is relocating to Kentucky. She is proud of all the work done while on the DDA for the past 6 years. She commented on the difference of opinions shared and collaboration she has seen here. She commended Mike for growing the events and Brian for the success of the farmers market. She commented that it has been a pleasure working with Tara and Jodi. R. Stern congratulated N. Durley-Rust on her new endeavors. K. Kovacs also congratulated N. Durley Rust.

The meeting was adjourned at 8:43 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Jodi Lanciani". The signature is fluid and cursive, with the first name "Jodi" and last name "Lanciani" clearly distinguishable.

Jodi Lanciani, Operations Director