



Minutes

Board of Directors - Grand Haven Main Street

May 10, 2018

Council Chamber at City Hall

Call Meeting to Order and Roll Call at 7:00 a.m.

Present: Sharon Behm, Bob Warren, Todd Anthes, Nicki Schroeder, John Steinbach, Geri McCaleb, Kristin Hibbard, Carolyn Taylor, Cyndi Casemier, Dave Garland, CarrieAnne Engels

Absent: Mary Janusz, Steve Loftis

Also Present: Pat McGinnis, Diane Sheridan

Call to Audience/Public Comments

None

Approval of Minutes and Accept the Financial Report

Moved by Geri, second by David, to accept the minutes from the April 12 meeting and the financial reports from April. Motion carries.

Lynne Sherwood Waterfront Stadium Updates

Cyndi reported that the Art Committee met last night. The committee plans to create panels that will attach to the walls on each end of the stadium and be replaceable.

Sign/pillar in front of the stadium is being discussed – height is an issue.

Some discussion about opening date – tentatively scheduled for June 21.

Coast Guard Festival is looking to establish seating capacity and method for their events this summer.

Update on Parking Study Implementation

City will be placing additional direction signs this spring as recommended in the report.

Three hour time limit is now in effect (May 1).

Additional temporary bike racks will be spread around downtown for the summer season – we borrow them from the schools during the school off season (summer on season).

Snowmelt Discussion and Resolution

The Executive Committee is recommending a resolution to support snowmelt during the proposed transition from the current Sims plant to whatever is coming in the future.

Motion by Carolyn, second by Bob, to approve the following Resolution:

Resolution of Support for Snowmelt Transition

Whereas Starting as early as 2004, the City of Grand Haven (the "City") collaborated with its Boards, the Grand Haven Board of Light and Power ("BLP") and Grand Haven Main Street Downtown Development Authority ("DDA"), as necessary for the City to design, finance, and construct a

snowmelt system beneath the streets and sidewalks of the first three blocks of Washington Street in downtown Grand Haven, and

Whereas Prior to the installation of the snowmelt system, engineers prepared estimates of snowmelt operational costs of more than \$195,600 per year using gas boilers and only \$26,300 per year accessing the City's Sims III plant for the heat source, and

Whereas The City, BLP, and DDA all accepted and acknowledged the engineer's foregoing cost estimates as accurate, and in detrimental reliance on the same, proceeded with the further development of the snowmelt system with the Sims III power plant as the system's sole power source, and

Whereas The City would likely not have proceeded with the further development of the snowmelt system if the power source was not from the Sims III plant, and

Whereas The snowmelt system was an integral part and a foundational element of the 20 ____ redevelopment of the first three blocks of Washington Street in the DDA, and

Whereas At great cost to the City and its residents, and in reliance upon the cost savings associated with the operation of the snowmelt system by and through the Sims III plant, the City built and now operates the snow melt system for betterment of the City and its residents, and

Whereas During the construction and installation of the snowmelt system, as well as the redevelopment of the DDA streetscape, in reliance upon the Sims plant being the power source for the snowmelt system, the City expended more than \$1,000,000.00 in unplanned additional monies as necessary to size the transmission pipes and instrumentalities of the snowmelt in the first three blocks of Washington Street so as to provide for future redevelopment opportunities in the DDA, including the expansion of the snowmelt system east, potentially all the way to Centertown, and

Whereas The City saves substantial expenditures on an annual basis due to the existence and operation of the snowmelt system; such cost savings are due in part not having to engage in snow and ice removal where the snowmelt system is operating, as well as the maintenance, repair, and replacements costs occasioned on the streets and other improvements due to the snow removal equipment and salt/sand, and

Whereas Properties in the City's downtown district and beyond are fully occupied and are in very high demand, investment interest downtown and in the region is very high, and since the construction of the snowmelt system, property values in northwest Ottawa County have *increased* by 11.7%, while property values in the rest of Michigan have *declined* by 4.3%, and

- Whereas** The DDA is grateful for continued trust and faith in the economic performance of our Central Business District that serves the economic development purposes of the City as well as the region, and
- Whereas** On April 24, 2018, the BLP made a recommendation to the City to discontinue use of the Sims III plant, the source of power for our valued snowmelt system.
- Whereas** Any changes to the snowmelt system's power source will be at a great cost to the City and will substantially change key elements within the DDA.

Now, therefore, be it Resolved by the DDA that the City, acting by and through its elected Council, direct by resolution, and otherwise ensure, as a condition of any decommissioning and/or diminished use of the Sims III power plant, that the City, autonomously and by and through the BLP, safeguard, guaranty, and protect the investment in the snowmelt system by the expenditure and appropriation of all sufficient, necessary, and convenient funds for the future operation, maintenance, repair, and replacement of the snowmelt system and its subsidiary parts, including any expansion thereof, so that the current affordable economies and financial viability of the snowmelt system, upon which detrimental reliance has been placed, can continue uninterrupted for the benefit of the residents of the City and the quality of life in our region.

Board members discussed how the resolution would be transmitted to the City Council and the BLP Board. Communication should include a signed resolution and a request for operation from November 1 – April 15 each year. The Board was comfortable with the Executive Committee deciding on the method and content of the transmittal of the resolution.

Motion carries.

Chairman's Report

Taste of Main Street – Sponsorships

Scheduled for October 13, we need to get sponsorships going. Funds will go to the beautification and improvement of the District – floral displays, fall decorations, holiday displays. Projection for net proceeds from this event is \$5,000 for the first year, \$10,000 for the second. Next organizational meeting is at 8:00 a.m. on Tuesday, May 15 at City Hall.

100 Friends of Main Street

\$100 each, and if we can get 100 it would infuse \$10,000 into the MSDDA Budget. The challenge is on.

Save these Dates:

May 21 – City Council meeting presentation of banners to the students;

June 19 – Volunteer appreciation event from 6:00 – 8:00 p.m. at the Community Center.

Director's Report

Development in the District

Desert by Design zoning change is proceeding

Morning Star received support for parking waiver and they have pulled a building permit

Possible development project in Centertown

TENDEN next to Guitar Haven – Todd Hancock makes men's jeans and shirts

Copper Post is scheduled to open before summer

Franklin Row is moving forward

Creative Fringe has moved to 117 Washington; New Glik's is opening tomorrow at 220 Washington;

Harborwear is working on their new location on Washington.

Main Street Banners

First batch is done and ready to be hung. We have 74 to put up – sold 68.
The material from the banners that hung below waterfront stadium is being used to create tote bags.
Diane will be working with P&P Committee to refine the business plan and proceed with sales.

Additional Topics

Cyndi announced the High School Art Show is underway downtown – students' art is hanging in several businesses and Cyndi is going on 8 West to promote!

Carolyn reported that this Saturday is the Amazing Race – if interested show up at Community Center at 11:00 a.m. on Saturday, May 12.

David announced that Thursday the 24th of May is the Kiwanis Fishing Tournament at Chinook Pier – noon to see the weigh in.

Chamber Art Fair is June 23 – 24. Michelle Martin is designing a banner for the event based on the Reimagine project. Kids will paint the banner on Sunday.

Meeting Adjourned at 8:30 a.m.

Next meeting is June 14 at 7:00 a.m. at City Hall