



**Fenton
Downtown
Development
Authority**

FENTON DOWNTOWN DEVELOPMENT AUTHORITY PROCEEDINGS

6:00 p.m.

Tuesday

January 16, 2007

The meeting was called to order at 6 p.m. by Board Chairman Stiles.

ROLL CALL:

PRESENT: Brant, Lasco, Osborn, Petty, Schmidt, Stiles, Vamosy, Wesch, Williams

ABSENT: Bagnall, Critchfield, Plew, VanGilder

OTHERS: Brent Morgan, Executive Director DDA, Cynthia Shane, Treasurer

MINUTES:

Motion by Petty, supported by Wesch, to approve the minutes of December 19, 2006. MOTION CARRIED, ALL AYES.

CORRESPONDENCE, MINUTES & REPORTS:

a. Financial Report

Motion by Lasco, supported by Brant, to approve the Financial Report for January, 2007 as presented. MOTION CARRIED, ALL AYES.

EXECUTIVE DIRECTOR'S REPORT:

Director Morgan reviewed the Director's Report for the board. Director Morgan expressed thanks to Les Bland, Director of Public Works and the DPW for assistance on the Eagle Scout project.

ACCOUNTS PAYABLE:

Motion by Petty, supported by Lasco, to approve the Accounts Payable for the amount of \$19,118.56 as presented. MOTION CARRIED, ALL AYES.

OLD BUSINESS:

a. Review & Discussion of Phase 1 Projects:

Director Morgan provided the board with the background for the prioritization of the Phase 1 Projects. Chairman Stiles said the DDA needs to get a jump on the plan by prioritizing the projects, understanding where we stand and how we move forward. We need to know what action and funds are needed. Director Morgan stated the Budget Committee needs to review the projects list and build them into the Fiscal Year 2008 Budget and the Five Year Plan.

Chairman Stiles said it is the consensus of the board to break the projects down into committees who will begin researching the implementation of the five projects. He said it will be necessary to look outside of the DDA Board of Directors for members. He will make the appointments to the committees.

Board Member Schmidt said the City Council has an Elizabeth Street Committee so the Elizabeth Street Improvement Committee could coordinate with them. Mayor Osborn said she has removed herself from the City Council Elizabeth Street Committee and will be appointing Councilman Hammond to replace her.

Board Member Schmidt recommended that Stiles establish the committees and then begin meeting with groups, like the Cultural Center Committee, that are already up and running. Director Morgan said he would bring a recommendation of committee members to the February DDA Meeting so the Chair can formally establish the committees and make appointments.

Board Member Petty said the prioritization put the Old Fire Hall at number one. Anticipating a lack of response to the RFP, how do we move forward? Director Morgan stated the restrictive covenants and deed are in place and have been approved. The next step would be for the Old Fire Hall Committee to examine alternatives such as making improvements to the building, the property, or sending it back to the City Council. Board Member Schmidt said we need to take our time and may have to change the priority number.

Chairman Stiles called on a member of the audience that requested to address the Board regarding the Elizabeth Street Improvements.

Carol Schuler of Sweet Variations said she was representing the Dibbleville Merchants. There is parking needed, but they would prefer that the Elizabeth Street Improvements be put on a back burner. The disruption caused while making the improvements would cause a loss of business that they cannot afford. The merchants like the one way, but they don't feel that there would be

that much of a gain in parking. She suggested the parking be left to one of the later phases of the Master Plan. There is no benefit at this time.

Board Member Schmidt said the improvements would add some legal parking and would clean up the area. Discussion continued regarding the Elizabeth Street Improvement Projects.

b. Design Assistance Test Case:

Director Morgan reported that the Design Assistance Test Case with the Fenton Hotel is moving forward. He reviewed the project to the DDA Board and the members of the audience in attendance. Moreover, they are waiting for the LLC documents from the owner Mr. Nick Sorise in order for the DDA Attorney Phil Adkison to finalize the agreement. Upon finalization of the agreement the documents will be executed and the work will commence.

NEW BUSINESS:

a. DDA Budget Committee for FY 2007-2008:

Director Morgan reminded Board Members that it is time to start developing the Fiscal Year 2008 Budget. Presently Board Members Robert Critchfield (Budget Chair), Richard Bagnall, and Phil Lasco are currently on the DDA Budget Committee. Director Morgan expressed thanks for their continued service on the committee and recommended the DDA Chair establish the Fiscal Year 2008 Budget Committee and reappoint the current Budget Committee Members.

Chairman Stiles reappointed Board Members, Bagnall, Critchfield and Lasco to the DDA Budget Committee for FY 2007-2008.

CALL TO THE AUDIENCE:

Russ Haddon suggested that a microphone be installed to better serve those hard of hearing in the audience.

CLOSED SESSION:

Moved by Osborn, supported by Lasco to approve the request of the Economic Development Director to enter into closed session to consider the purchase or lease of real property.

ROLL CALL VOTE:

Ayes: Brant, Lasco, Osborn, Petty, Schmidt, Stiles, Vamossy, Wesch,
Williams
Nays: None
Absent: Bagnall, Critchfield, Plew, VanGilder

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MOTION CARRIED ALL AYES.

Recessed to closed session at 6:55 p.m.

Reconvened to open session at 7:45 p.m.

ADJOURNMENT:

The meeting adjourned at 7:50 p.m.

Respectfully submitted by,

Jeri Stiles

Jeri Stiles, Chairman
Downtown Development Authority

Jane E. Wingblad

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Recording Secretary