



**Minutes of the
Downtown Development Authority for the City of Traverse City
Regular Meeting
March 18, 2022**

A regular meeting of the Downtown Development Authority of the City of Traverse City was called to order at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, at 8:30 a.m.

The following Board Members were in attendance: Chairperson Gabe Schneider, Board Member Steve Nance, Board Member Peter Kirkwood, Board Vice Chair Scott Hardy, Board Member Damian Lockhart, Board Member Jeff Joubran, Mayor Richard Lewis, Board Member Pam DeMerle, Board Member Todd McMillen, Board Member Katy Bertodatto, Board Member Michael Brodsky, and Student Liaison Audrey Michael

The following Board Members were absent: Board Member Pam Marsh

Chairperson Schneider presided at the meeting.

(a) **CALL TO ORDER**

Schneider called the meeting to order at 8:30AM.

(b) **ROLL CALL**

(c) **REVIEW AND APPROVAL OF AGENDA**

(1)

Consideration of approving the agenda as presented.

Approval of the agenda as presented

Moved by Scott Hardy, Seconded by Katy Bertodatto

Yes: Gabe Schneider, Steve Nance, Peter Kirkwood, Scott Hardy, Damian Lockhart, Jeff Joubran, Richard Lewis, Pam DeMerle, Todd McMillen, Katy Bertodatto, Michael Brodsky, and Audrey Michael

Absent: Pam Marsh

CARRIED. 12-0-1 on a recorded vote

(d) **CONSENT CALENDAR**

The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one DDA Board motion without discussion. Any member of the DDA Board, staff or the public may ask that any item on the consent calendar be removed therefrom and placed elsewhere on the agenda for individual consideration by the DDA Board; and such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single DDA Board action adopting the consent calendar.

(1)

Approval of the minutes of the February 18, 2022 Downtown Development Authority Board of Directors meeting (Approval recommended) (Jean Derenzy)

(2)

Approval of Financial Reports and disbursements for DDA, TIF 97, Old Town TIF, Parking and Arts Commission for February 2022 (approval recommended) (Jean Derenzy, Harry Burkholder, Nicole VanNess)

(3)

Destination Downtown Waive Participation Fees (Approval Recommended) (Jean Derenzy, Nicole VanNess)

(4)

Change order JE Johnson Old Town Boilers (Approval Recommended) (Jean Derenzy, Nicole VanNess)

That the DDA Board approve the consent calendar as presented.

Moved by Katy Bertodatto, Seconded by Todd McMillen

Yes: Gabe Schneider, Steve Nance, Peter Kirkwood, Scott Hardy, Damian Lockhart, Jeff Joubran, Richard Lewis, Pam DeMerle, Todd McMillen, Katy Bertodatto, Michael Brodsky, and Audrey Michael

Absent: Pam Marsh

CARRIED. 12-0-1 on a recorded vote

(e) **NEW BUSINESS**

(1)

Preliminary 2022/2023 DDA General, TIF 97 and Old Town TIF Budgets (Jean Derenzy)

The Following Addressed the Board:

Jean Derenzy, DDA CEO
Gabe Schneider

Michael Brodsky
Scott Hardy

(f) **OLD BUSINESS**

(1)

Lot L Agreement Amendment (Approval Recommended) (Jean Derenzy, Nicole VanNess)

The Following Addressed the Board:

Jean Derenzy, DDA CEO
Nicole VanNess
Peter Kirkwood
Steve Nance
Richard Lewis
Gabe Schneider
Scott Hardy
Katy Bertodatto
Nate Alger
Damian Lockhart
Marty Colburn
Art Bukowski

That the DDA Board recommend the City Commission approve the Amended and Reinstated Parking Area Lease for the Governmental Center parking lots referred to as Lot L subject to substance and approval by the City Attorney.

The motion was amended by Richard Lewis.

That the DDA Board recommended the City Commission approve the Amended and Reinstated Parking Area Lease for Governmental Center parking lots referred to as Lot L subject to substance and approval by the City Attorney and furthermore that the front 10 meters remain with a 30 minute free time.

Moved by Richard Lewis, Seconded by Michael Brodsky

Yes: Gabe Schneider, Steve Nance, Peter Kirkwood, Scott Hardy, Damian Lockhart, Jeff Joubran, Richard Lewis, Pam DeMerle, Todd McMillen, Katy Bertodatto, Michael Brodsky, and Audrey Michael
Absent: Pam Marsh

CARRIED. 12-0-1 on a recorded vote

(2)

Amendment to Parking Management Agreement (Approval Recommended) (Jean Derenzy)

The Following Addressed the Board:

Jean Derenzy, DDA CEO
Gabe Schneider
Richard Lewis

That the DDA Board approves the Second Amendment to Traverse City Parking Services Amended and Restated Operation and Management Agreement.

Moved by Scott Hardy, Seconded by Katy Bertodatto

Yes: Gabe Schneider, Steve Nance, Peter Kirkwood, Scott Hardy, Damian Lockhart, Jeff Joubran, Richard Lewis, Pam DeMerle, Todd McMillen, Katy Bertodatto, Michael Brodsky, and Audrey Michael
Absent: Pam Marsh

CARRIED. 12-0-1 on a recorded vote

(3)

North Union Street Resolution (Approval Recommended) (Jean Derenzy)

The Following Addressed the Board:

Jean Derenzy, DDA CEO
Richard Lewis
Gabe Schneider
Scott Hardy

That the Downtown Development Authority approve the 2017 Resolution in support of critical bridge support for the North Union Street Bridge.

The motion was amended by Richard Lewis.

That the Downtown Development Authority approve a 2022 Resolution in support and approval of critical bridge support for the North Union Street Bridge with the contribution amount of 10%.

Moved by Richard Lewis, Seconded by Scott Hardy

Yes: Gabe Schneider, Steve Nance, Peter Kirkwood, Scott Hardy, Damian Lockhart, Jeff Joubran, Richard Lewis, Pam DeMerle, Todd McMillen, Katy Bertodatto, Michael Brodsky, and Audrey Michael
Absent: Pam Marsh

CARRIED. 12-0-1 on a recorded vote

(g) **CEO REPORT**

(1)

Project Updates (Jean Derenzy)

The Following Addressed the Board:

Jean Derenzy, DDA CEO
Michael Brodsky
Gabe Schneider
Pam DeMerle
Richard Lewis

(h) **BOARD MEMBER REPORTS**

(1)

Arts Commission (Steve Nance, Harry Burkholder)

The Following Addressed the Board:

Steve Nance

(i) **STAFF REPORTS**

(1)

Communications and Outreach Director Report (Art Bukowski)

The Following Addressed the Board:

Art Bukowski
Peter Kirkwood

(2)

Transportation Mobility Director Report (Nicole VanNess)

The Following Addressed the Board:

Nicole VanNess
Gabe Schneider

(j) **RECEIVE AND FILE**

(1) Downtown Experience Coordinator Report (Abby Taylor)

Moved to Receive & File

(2) Arts Commission February 2022 Meeting Minutes

(3) DTCA February 2022 Meeting Minutes

(k) **PUBLIC COMMENT**

No Public Comment

(l) **ADJOURNMENT**

Chairperson Schneider Adjourned the Meeting at 9:27AM.

(1) Motion to adjourn the meeting.

That the DDA Board adjourn the meeting.

Moved by Peter Kirkwood, Seconded by Jeff Joubran

Yes: Gabe Schneider, Steve Nance, Peter Kirkwood, Scott Hardy, Damian Lockhart, Jeff Joubran, Richard Lewis, Pam DeMerle, Todd McMillen, Katy Bertodatto, Michael Brodsky, and Audrey Michael

Absent: Pam Marsh

CARRIED. 12-0-1 on a recorded vote

Jean Derenzy, Traverse City DDA
CEO