

Council Chamber
Henry L. Brown Municipal Bldg.
One Grand Street
Coldwater, Michigan



July 28, 2021
8:00 a.m.
(517) 279-9501
www.coldwater.org

COLDWATER DOWNTOWN DEVELOPMENT AUTHORITY
Regular Meeting

MEMBERS PRESENT: Brad Rockey, Michael Caywood, John Rucker, Curt MacRae, Mayor Kramer and Courtney Dirschell.

MEMBERS ABSENT: Makayla Bendele and two vacant seats.

OTHERS PRESENT: Audrey Tappenden, Lisa Miller, Keith Baker, Pat Pool, Susan Heath, Dean Walrack, Tim Hart, Christine Delaney, Kimberly VanHorn and Don Reid.

CALL TO ORDER: President Rockey called the meeting to order at 8:00 a.m.

PUBLIC COMMENTS (unrelated to items on the agenda)

- None.

MINUTES

1. Regular Meeting Minutes of June 23, 2021.

Motion by John Rucker and seconded by Michael Caywood, to approve the Regular Meeting Minutes of June 23, 2021, as presented.

Ayes: 6

Nays: 0

Motion carried.

ACTIONS

2. Monthly Financial Report

Motion by Curt MacRae, and seconded by Michael Caywood, to approve the monthly financial report ending June 2021 and bills in the amount of \$16,071.51, as presented.

Ayes: 6

Nays: 0

Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

3. Lofts at Milnes Plaza – Kimberly VanHorn, Property Manager
 - Apartment Complex holds 50 apartments with 11 one-bedroom, 32 two-bedroom and seven three-bedroom units; all are currently leased.
 - Complex includes bike rack room, children’s playroom and outdoor play-area, community room and laundry.
 - Regular activities scheduled.
4. Economic Development – Audrey Tappenden – information attached in Addendum A.
5. Tibbits Update – Christine Delaney
 - Heavy rains caused an earlier than expected move back to the Tibbits.
 - On Golden Pond, opens July 28, 2021.
 - New technology and sound installed and working well.
 - Russell Gates to perform on a baby grand piano, a gift from the estate of Dzidra Bonfiglio Shamuluas, July 31, 2021.
 - Yellow Brick Road, Sept. 10, 2021.
6. North Hanchett Street Direction: Discussion and Formal Recommendation to Council – Mayor Kramer – information attached in Addendum A.

Motion by Michael Caywood, and seconded by John Rucker, to recommend to City Council the return to two-way traffic flow for N. Hanchett Street, based upon feedback from those who live and work in this area and are the most affected by such a change, as presented.

Ayes: 5

Nays: 1

Motion carried.

ADJOURNMENT – Next Regular Meeting August 25, 2021 at 8 a.m.

Noting no further business to come before the DDA Board, President Rockey adjourned the meeting at 8:50 a.m.

Coldwater Downtown Development Authority
July 28, 2021 – 8 a.m.

A handwritten signature in blue ink that reads "SEHeath". The signature is written in a cursive style with a large, stylized 'S'.

Susan E. Heath, City Clerk
City of Coldwater

Downtown Building & Business Owners @ Hops On Monroe

- August 5th
- Informal gathering (post-COVID comradery!)
- Several reserved tables for DDA board, business and building owners
- Invites hand delivered by August 2nd
- In-person follow-ups requested

Main Street

- Due July 30, COB
- Next Steps:
 - Community Visit from MEDC staff
 - Recommendations for strengthening application
 - Final review and community selection

Rebate Program – Recent Approvals

- Three project submissions
- \$20,000 earmarked from FY 21 budget
- Planned improvements:
 - 19 apartment units
 - 1 commercial space
 - Three full façade upgrades
 - \$2.4 million additional investment planned
- Two projects contingent upon MEDC funding

71/73 Update

- Two RFQ submissions received
- Both submissions from established business in the region

Meeting Dates & Time For 2022 Calendar Year

- Current Schedule:
 - Monthly, 4th Wednesday
 - 8 am
- Discussion:
 - Time frame
 - Meeting frequency
 - Committee meetings vs board meetings

Strategic Plan Update

- 3 quotes are being updated to reflect 2021 cost and addition of bylaws update
- Request for committee to review proposals and make recommendation to the board
 - Aligns with Main Street “Organization” committee

Store Hours & Promotions Example



“Fourth Friday Shop Late Until 8”

“Shop ‘til You Drop” - progressive discount

Ex: 6-7 PM: 10%

7-8 PM: 20%

NEXT MONTH...

- MDOT US-12 Repaving continues: Western Ave ↔ Michigan Ave
- DDA @ Hops on Monroe
- Rotary 100th Anniversary – August 14th
- Calendar Dates and Time
- Rebate Program Updates

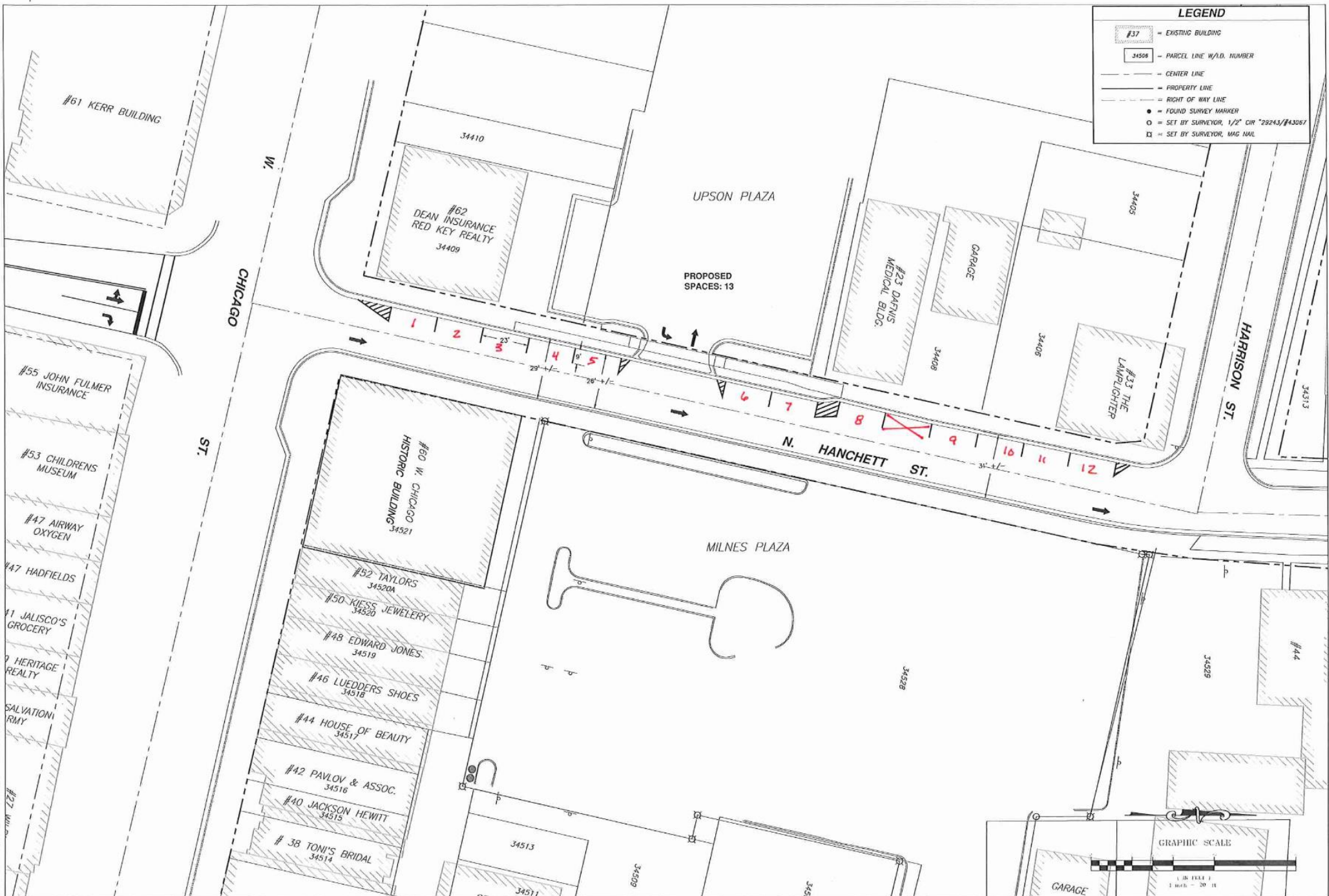


NORTH HANCHETT DIRECTION

DISCUSSION & FORMAL RECOMMENDATION



Jul 26, 2018 3:57pm - H:\2018\18003\Work\Street Realignment\SECTION1-2\dwg\hanchett.dwg - 2018/07/26 15:57



LEGEND

- #37 = EXISTING BUILDING
- 34508 = PARCEL LINE W/D. NUMBER
- - - = CENTER LINE
- - - = PROPERTY LINE
- - - = RIGHT OF WAY LINE
- = FOUND SURVEY MARKER
- = SET BY SURVEYOR, 1/2" CIR "29243/#43067
- = SET BY SURVEYOR, MAG NAIL

JOB NO: 180503
 DATE: 7/9/18
 SCALE: 1" = 20'
 DRAWN BY: RHC
 CHECKED BY: RAR
 PRELIMINARY
 FINAL
 HANCHETT STREET REALIGNMENT
 PARKING OPTION 1
 SHEET 1 OF 3

Downtown Coldwater Public Parking



Feedback from Business Owners, Building Owners, & Managers

Two-Way

- More convenient
- Matches most of the rest of downtown (two-way street system throughout, except S. Monroe)

One-Way

- Possibly safer for tenants at Milnes Plaza
- Hard to turn left out of Milnes as it is; short distance to stoplight and traffic turning North from Chicago Street
- (-) Less convenient
- (-) Drivers don't pay attention to signage; the stoplight adds to confusion about street direction
- (-) Congestion with traffic
- (-) Cars parked along street perceived as dangerous
- (-) Plenty of parking in Milnes throughout day; do not need extra parking on N. Hanchett

Tally:

7 in favor of 1-way

14 in favor of 2-way;

1 indifferent