

City of Ionia Downtown Development Authority

December 15, 2021 Meeting Minutes

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**CALL TO ORDER:** The Ionia Downtown Development Authority Board of Directors meeting was called to order at 8:03AM by Chairperson Kirgis.

**ROLL CALL OF MEMBERS:** Roll call revealed the following DDA Board of Directors present: Dave Cook, Margot Cook, Mike Kirgis, Tim Hemenway, John Krueger, Paul Lentz, and Director Linda Curtis. City staff included City Manager Precia Garland, City Finance Director Chris Hyzer, Asst to City Manager Jonathon Bowman, and Theatre Manager Gary Ferguson.

Guests: Karen Kindel and Moises Velasco.

**PUBLIC COMMENTS:** Karen Kindel, owner of 404 W Main / Venue 404, noted concerns of potential liability with the shared space area located at the rear of the building and neighboring properties 410 / 412 W Main. Discussion followed.

**CONSENT AGENDA:** Motion to approve agenda as presented by Member D Cook; seconded by M. Cook. MOTION CARRIED.

**MEETING MINUTES:** Minutes from the DDA Board of Directors meeting for November 2021. Motion to approve by Member D. Cook; seconded by Member Hemenway. MOTION CARRIED.

**FINANCIAL REPORT** DDA accounts payable for October 26, 2021 – November 25, 2021 in the amount of \$6,841.25.  
Theatre accounts payable for October 26, 2021 – November 25, 2021 in the amount \$9,720.29.  
Motion to approve by Member D. Cook; seconded by Member M. Cook. MOTION CARRIED.

**DDA Director Report:** Report included in DDA Board of Directors meeting document package.

**THEATRE REPORT:** Theatre Manager Gary Ferguson provided the Board of Directors with a full report noting a new facility rental agreement is now complete and will be utilized moving forward. Roof repair complete. Several system upgrades to the facility will be implemented soon.

**BOARD DECISIONS AND ACTION ITEMS:**

1. MEDC / RRC Design and Build Scenario Candidate Selection. Motion to forward two candidate proposals to the RRC Team by Member Hemenway; seconded by Member M. Cook. MOTION CARRIED.
2. DDA Board of Directors member resignation. Letter of resignation from Olivia Blomstrom presented to the Board of Directors. No action required.

DICUSSION ITEMS / OTHER


1. First Floor Residential Committee Report: Committee Chairperson Lentz reported on the tour of 410 / 412 W Main Street by property owner and Bruce Johnston / Revitalize LLC. Several cities that have moved forward with first floor residential programs have been contacted and will be providing copies of their specific ordinances relating to development of such space.
2. 2022 Planning Commission Session: Chairperson Kirgis requested Board members provide 2022 project ideas / directives for the DDA. Review of potential projects / directives to be discussed in January 2022. Potential areas of interest include:
  - a. Gateway Park
  - b. Promotional signage at gateway areas
  - c. Dexter / M-66 overhead signage
  - d. M-21 / M-66 corridor enhancement

GENERAL ADJOURNMENT:

Motion to adjourn at 8:50AM by Member D. Cook; seconded by Member M. Cook.  
MOTION CARRIED.



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DDA Board Secretary



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Date

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DDA Recording Secretary

\_\_\_\_\_  
Date