

City of Scottville
Michigan

Scottville Main Street Program

Official Minutes of the meeting.

The meeting was called to order by Chairperson Wyman at 7:30 a.m. on January 13, 2010 at the Main Street Office.

Roll Call was taken with the following members present:

Toni Bogner
Jim Nichols
Dan Reinoehl
Jim Virden
Amy Williams
Sherry Wyman

Absent Leon Begue
 Diana Cox
 Dennis Dodson

Also, present, were Josh Spencer, Kathy Maclean and Amy Seng .

Approval of the Minutes

Motion, by Williams and seconded by Reinoehl to approve the December 2, 2009 minutes. Motion carried.

Public Comments

None.

Committee Reports

Organizational

Virden reported:

- Committee is trying to make arrangements to host some Poker Room events at the Ramada as a fundraiser.
- Committee will partner up with the Optimist Club for the annual 200 Party with the profits being split between the two.
- Brian Lundquist has volunteered to head up a fundraising project with proceeds being used towards an arch for the streetscape project.

Design

Bogner reported:

- The Snowball Drop will be held on February 6 and is the first major event of the year for the committee.
- A snowman competition is also planned during the Winter Thaw and a substantial prize will be awarded to the winner(s).

Promotions

Nichols reported the committee is in the process of registering downtown Scottville on the National Historic Registry. Spencer stated this would open tax credits for all the businesses in the district. Nichols stated to achieve the National Historic Registry status the committee will have to do a lot of research on each building to find out what the building was used for, when the building was built, the names of all the businesses that have occupied each building and what the architectural style of each building is.

Economic Restructuring

Reinoehl reported:

- Due to unfortunate circumstances, the person interested in purchasing Steve's had to back down from making an offer, but there are other persons interested in the property.
- More money is needed for the Main Street Program's match regarding the streetscape project and ideas are being discussed on how to close the \$25,000 gap.
- There is a gap existing in the senior housing feasibility for the Old School House and the developer may reanalyze the project and use the building for commercial office space and residential apartments.
- The Scottville Senior Center expansion is scheduled to begin in the spring.
- Jeff Gilchrist's application for the Rental Rehab Program was denied by the State, because he served as a City Commissioner. Williams stated he resigned from the Commission and after one year he will be eligible to reapply again.

Financial Report

Spencer stated he is still waiting for the reimbursement from some property owners and he is also waiting to be reimbursed from the State regarding the façade grant. He noted the Main Street Program has received all their tax funds for the fiscal year so any additional money that is needed, will have to be through fund raising. Williams noted that not every resident has paid their taxes, so there will be some more money generated once the City settles with the County.

Manager's Report

Spencer reported:

- An associate level board training will be held at West Shore Bank on September 9.
- The Gilchrist's were denied their exemption request, but there are other property owners interested in the program so one of them will probably step up and take his place.
- Dale Pleiness has decided to withdraw his application from the current round of the façade grant program and will reapply when the new program starts, because it is more appealing.
- The Bogner's are moving forward with their façade renovation project.
- There are more people interested in the façade program for the next year than there is money available so the ER Committee will have to discuss how they want to handle this dilemma.
- A Webinar will be held at Stephen's Funeral Home January 26, beginning 8:30 a.m.
- The person interested in purchasing the Old School House is steering away from including senior housing in the building due to the high cost to make that a reality, but he is considering

having general residential apartments on the top floor with commercial space available on the first floor.

- Holden's Home Emporium is holding their open house on January 22 by invitation only. The public open house will be held on Saturday, January 23.

- Spencer stated he was invited by the Mason County Health Alliance to talk to them about Scottville's Streetscape Project. Spencer noted he is hoping to join forces with this group for future projects.

Old Business

Wyman noted the State is concerned about having someone from the City serve as treasurer for the Main Street Program and strongly suggested that Begue step down as treasurer and have someone else step into that position. Wyman stated Reinoehl is currently serving as Vice-Chairperson and has agreed to step down and accept the treasurer's position if the Board so desires. Wyman stated her position and Reinoehl's term on the Board expire at the end of the year so it makes more sense for him to be the treasurer and have another Board member take the Vice-Chairperson position so that person can get some experience under their belt before they move into the Chairperson position next year.

Motion, by Nichols and seconded by Bogner, to nominate Dodson to the Vice-Chair position. No vote of the Board was taken at this time until Dodson accepts the nomination.

Motion, by Williams and seconded by Bogner, to nominate Reinoehl to the position of treasurer. Motion carried.

New Business

Spencer stated at the last meeting the Board discussed holding future meetings in the basement of WSB, but because that location does not conform to the Open Meetings Act the location was changed to Carr Communications. Williams stated she will need to get the approval from the City Commission to change the location and she will include the request on the agenda for the next Commission Meeting scheduled for January 18. Motion, by Williams and seconded by Reinoehl, to approve the change in the location for the monthly Board meetings. Motion carried.

Spencer stated the Main Street Program was awarded a Community Development Block Grant through the MEDC in the amount of \$457,382. He noted he is in the process of going through the environmental review, which includes the State Preservation Review because the Holden's Emporium building that is being purchased and demolished to make room for a new parking lot, is considered historic. The State's job is to determine if the building contributes to the downtown historic character or not. Spencer stated the grant requires a 10% match and Main Street will be sharing the cost of the parking lot with the City. The 10% match for the streetscape project will solely be the responsibility of the Main Street Program and after removing the arch from the plans their match portion will be \$15,840.00. Spencer stated he is writing two grants one through the Community Foundation and one through the Great Lakes Energy Peoples Fund in which the two will net approximately \$12,000, which will help offset the match.

Spencer stated Brian Lundquist would like to start a fundraiser to support the cost of the arch by contacting the surviving family members of the fore fathers of the City and ask them to make a donation toward the arch as a way to commemorate their family.

Spencer stated after the completion of the year-end review, the Main Street Program received accreditation by the National Trusts Main Street Center. Spencer stated the accreditation is an indication that Scottville is doing everything it is expected to do in order to be part of the program, although there are three areas the program needs to monitor in order to retain their accreditation. As part of Scottville's accreditation they can receive a free training of their choice from the State. Spencer stated there are several options available to help the Board decide what type of training they want. Spencer and Wyman recommended each committee should decide one topic that would be beneficial to their committee and then the Board will take their suggestions into consideration before making a decision.

Spencer stated the Volunteer of the Year will be honored at the annual Main Street Dinner. A subcommittee has narrowed their choice for the candidate to two people: Sue Begue and Cathy Gilchrist. Motion, by Nichols and seconded by Bogner, to nominate Sue Begue as the 2010 Volunteer of the Year. After a brief discussion the Board felt both nominees were deserving of the award. Nichols amended his motion and nominated both Gilchrist and Begue as the Volunteers of the Year. Bogner seconded the motion. Motion carried.

Wyman reminded everyone about the Webinar that is scheduled for January 26 and the annual dinner that is scheduled for February 20.

Wyman asked everyone to fill out Spencer's evaluation and return them to Begue.

Chamber of Commerce

Maclean reported:

- Business After Hours will take place during the ice tournament that will be held at the end of the month.
- The Winter Thaw will be held February 5 & 6.
- The Chamber scholarship will be awarded in the spring.
- The Citizen of the Year and the Business Leader of the Year will be eliminated and replaced with the Business of the Year and a community service award.
- The LDN and the Chamber are working together on a promotion to entice new Chamber members.

Ludington Convention and Visitor's Bureau

Seng reported:

- CVB will participate in a Travel Michigan partnership this year.
- Will be marketing the Mason County area with area states.

Adjourn

Motion to adjourn at 8:40 a.m.

Respectively submitted,

Deborah A. Howe, Recording Secretary

