

**CITY OF CHARLEVOIX
DOWNTOWN DEVELOPMENT AUTHORITY (DDA) MINUTES
Monday, April 22, 2012 — 5:00 p.m.
210 State Street, City Hall, Council Chambers, Charlevoix, MI**

I. Call to Order

The meeting was called to order at 5:05 p.m. by Chair Hugh Mason.

II. Roll Call of Members Present

Chair: Hugh Mason
DDA Director: Keith Carey
City Clerk: Stephanie C. Brown, Deputy Clerk
Members Present: Dan Barron, Todd Wyett, John Yaroch, Jeannine Wallace, Mayor Norman L. Carlson, Jr.
Members Absent: Fred DiMartino, Kirby Dipert, Gina Whitney

III. Inquiry Into Potential Conflicts of Interest

None.

IV. Approval of Minutes

Motion by Member Barron, second by Mayor Carlson, to approve the March 25, 2013 minutes as presented.
Motion passed by unanimous voice vote.

V. Old Business

A. DDA Bylaws

DDA Director Carey reviewed three recent changes proposed by the City Treasurer and the change requested by Member Wyett regarding Article IV, Section 6., Quorum in Voting.

The DDA reviewed the proposed bylaws and generally agreed to the following additional changes:

- Change the last sentence of Article I(d) to read: "and working in cooperation with other City boards, if and when appropriate."
- Change the second sentence of Article IV, Section 6., Quorum in Voting, to read: "All motions or resolutions shall be passed by a majority vote, but in no case less than four (4) members, regardless of whether a vacancy may exist on the Board, unless the vote of a larger number is required by statute or elsewhere in these bylaws."
- Eliminate the duplicate use of "revenue bonds" in Article IX, Section 2., Other Revenue Sources.

Motion by Member Wyett, second by Member Wallace, to approve the proposed DDA bylaws with the three changes discussed by the board.

Motion passed 5-1, with Member Yaroch dissenting.

VI. New Business

None.

VII. Call for Public Comment

Chair Mason opened the meeting to public comment at 5:31 p.m. There was no public comment, and Chair Mason closed the public comment period.

VIII. Executive Director's Report

Director Carey referenced his report and asked if there were any questions. Mayor Carlson provided an update on the progress of the Mayor's luncheon. Director Carey reported that the Planning Commission would be holding a public hearing on the draft zoning ordinance on April 23, 2013.

IX. Miscellaneous Business

Member Wyett reported that the Claymore Shop was looking for a seasonal location in Petoskey for their men's store. Member Wyett is hoping to persuade them to come to Charlevoix for the season instead.

Member Wyett provided the results of a survey for the cost of property tax per square footage of retail space in the downtown area. The results range from \$1.62 to \$5.06 per square foot. In comparison, Glen's pays \$1.24 per square foot.

Director Carey is meeting with the Grain Train about expanding their business to Charlevoix.

Member Wyett and Mayor Carlson reported that ~~several members of the business community prospective businesses~~ are hesitant to join Charlevoix's business community due to the negative atmosphere in Charlevoix; keeping their distance from Charlevoix because of the way its citizens are arguing over the fireplace; this is making it more difficult to bring business to Charlevoix.

X. Future Agenda Items
None.

XII. Adjournment
Motion by Member Yaroch, second by Member Wallace, to adjourn.
Motion passed by unanimous voice vote. Meeting adjourned at 8:46 p.m.

Stephanie C. Brown Deputy City Clerk

Hugh Mason Chair

Carol A. Ochs City Clerk