



**Agenda**  
**City of New Buffalo**  
**Downtown Development Authority**  
**Special Meeting**  
**Friday, July 12, 2024**  
**9:00 a.m.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – April 12, 2024, Special Meeting
6. Public Comment
7. Old Business
  - a. Review and finalize TIF Financing Plan
8. Discussion
  - a. Update of DDA Workshop with MEDC representative Sarah Snoeyink
  - b. Update on NBBA
  - c. Traffic flow and parking from holiday week/weekends
8. Members Comments
10. Adjournment

The Special Meeting for April 12, 2024, of the Downtown Development Authority (DDA) Board was called to order by chair, Ben Smock at 9:00 a.m. in the City Council Chambers at New Buffalo City Hall, 224 W. Buffalo Street, New Buffalo, MI 49117.

**The Pledge of Allegiance was led by DDA.**

**Roll Call:**

Present: Members Danesi, Gradowski, Humphrey, Kemper, Pyshos, Rahm, Schimanski and Smock

Absent: Member Workman

Staff present: Deputy Clerk Schroeder and City Manager Watson

**Approval of Agenda**

Motion by Rahm, seconded by Kemper to approve the agenda.

Voice Vote, Motion Carried.

**Approval of Previous Minutes March 14, 2024**

Motion by Kemper, seconded by Gradowski to approve March 14, 2024, Regular Meeting Minutes.

Voice Vote, Motion Carried.

**Public Comment:** None

**Tax Increment Financing Plan Review and recommendations:**

Motion by Kemper, seconded by Gradowski to recommend the TIF Plan as presented with revisions to the following items:

- A reassessment of the amount of dollars.
- Addition of Design guideline program. Clarification to add funding to the plan to offset consulting fees and costs.
- Line item for shuttle/transportation system to remote parking areas.
- Specific language included to be open to public grant or public partnership opportunities.

Roll Call Vote:

AYES: Pyshos, Rahm, Smock, Danesi, Gradowski, Humphrey, Kemper, Schimanski

NAYES:

ABSENT: Workman

ABSTAINED:

Motion Carried, 8-0.

April 12, 2024

Special Downtown Development Authority (DDA)

9:00 a.m.

**Adjournment:**

Motion by Kemper, seconded by Rahm to adjourn the meeting at 10:07 a.m.

Voice Vote, Motion Carried.

a.s.

---

Ben Smock, Chair

---

Amber Schroeder, Deputy Clerk