



Downtown Development Authority
City of New Buffalo
Board of Directors
September 9, 2021
9:00 a.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes, May 13, 2021
6. Public Comment
7. New Business/City Manager updates
 - a. Marquette Greenway Trail,
 - b. AT&T cell boosters,
 - c. Redevelopment Ready Communities (MEDC),
 - d. Beach Concessions
 - e. Farmer's Market
8. Old Business
 - a. Communication – JL, PR
 - comments
 - b. Community Outreach – DD, JS
 - comments
 - c. Operations – RK
 - Thank you for making the beach look great this year!
 - Sculpture foundations on the river walk removal?
 - d. Economic Development – DR, CG, JV
 - Comments
9. Member Comment
10. Adjournment

The Regular Meeting for May 13, 2021 of the Downtown Development Authority (DDA) was called to order by Chair, Robert Kemper at 9:03am virtually on Zoom.

Roll Call

In New Buffalo, MI, Berrien County: Mayor, John Humphrey; Joe Lindsay
In New Buffalo Township, MI, Berrien County: Chair, Robert Kemper; Pete Rahm
In Sawyer, MI, Berrien County: J.V. Peacock, Chad Gradowski
In Union Pier, MI, Berrien County: Jodi Sullivan
In Michiana Shores, IN, LaPorte County: Dee Dee Duhn

Absent – Doug Roch

Approval of Agenda

Motion by member Rahm, seconded by member Peacock to approve the agenda with the addition of the NBBA Visitor’s Information Booth to New Business;

Roll Call Vote:

AYES: Lindsay, Rahm, Mayor Humphrey, Peacock, Gradowski, Sullivan, Duhn, Chair Kemper

NAYES :

ABSENT :

ABSTAINED:

Motion Carried, 8-0.

Approval of Previous Minutes

Motion by member Lindsay, seconded by member Duhn to approve the minutes of March 11, 2021;

Roll Call Vote:

AYES: Peacock, Sullivan, Lindsay, Rahm, Gradowski, Duhn, Mayor Humphrey, Chair Kemper

NAYES :

ABSENT :

ABSTAINED:

Motion Carried, 8-0.

Public comment

None

Welcome Darwin Watson

Chair Kemper welcomed the new City Manager, Darwin Watson, and all of the Authority members introduced themselves and their businesses.

New Business

a. City Manager updates on ongoing projects – weed abatement on city sidewalks, AT&T cell boosters, EV Charging Stations

Some weed abatement has been done by member Peacock.

Three AT&T cell boosters are planned and in progress with no estimated time of completion.

Three EV charging stations are planned and the contracts have been signed by the Interim City Manager. Also, no estimated time of completion given.

b. Beach concession updates

City Manager provided updates including the Kona Ice contract being renewed, the Hot Dog Cart contract being approved and the New Buffalo Beach Club will be operating for another season.

c. Farmer's Market information

Audrey Tuszynski, representing the NBBA, provided information regarding the Farmer's Market:

- Market will be moving back to Whittaker St. and the street will be blocked off from The Villager to Nancy's
- Every Thursday from May 27th till the Fall
- Sitting tables will NOT be provided
- Food trucks are included
- 70% local farmer and produce booths and 30% other boutiques

d. Whittaker Street repairs?

City Manager and Mayor explained the street cut on Whittaker Street was for a Right-of-Way permit granted to Semco and for a sewer hookup.

e. Public bathrooms

Audrey Tuszynski, NBBA, informed the Authority the temporary public restrooms for the Farmer's Market will be located in front of Keller Williams Realty. The Transient Marina bathrooms are NOT open to the public. Member Duhn stated public bathrooms are a priority. Mayor Humphrey remarked that public restrooms are in the master plan but

are not planned until a future date. It was stated that Amtrak would also like public restrooms.

f. NBBA Visitor's Information Booth

Traci Lauricella reported the information booth was damaged and the repairs have been completed. The Mayor remarked it had been vandalized three times, twice in the last two months. Bank security footage from across the street did not shed any light on who vandalized the booth. Discussion took place on ways to protect the booth, for example a battery-operated motion light or a self-contained security camera.

Chair Kemper remarked there is no funding available at this time and electricity is available from the light poles on the street.

Old Business

- **Communication – Joe Lindsay, Pete Rahm**

No update

- **Community Outreach – Dee Dee Duhn, Jodi Sullivan**

No update

- **Operations – Robert Kemper**

- a. Beach temporary revetment plan – any plans for removal?

\$500,000 grant was awarded. A seawall is in the master plan and construction planned to start in the Fall.

- b. **Beach dune walk project updates?**

The existing footings will not hold the new structure and the State of Michigan has not released the funds yet.

- c. **Dredge boat parking?**

There are only two places the dredge boat can park, by the bridge or at the end of the Peninsula. Legally, the boat needs to be in the Federal Channel.

- d. **Economic Development – Doug Roch, Chad Gradowski, J.V. Peacock**

Member Gradowski stated commercial property in New Buffalo is terribly

underassessed. New Buffalo is 52% below on the Consumer Price Index and reassessments were approved by the Council.

Everyone should encourage new business to come into New Buffalo.

Member Peacock mentioned marijuana stores, adding that Buchanan and Three Oaks have stores. The City Manager said it could work but it has to be managed, and to try it out slowly with communication and a campaign. He also added medical marijuana is different from recreational. The Mayor commented zoning and special use may be needed, along with a public referendum. The Mayor would like to get a response from the public on the issue.

Member Comment

Member Duhn would like the 3-hour parking and skateboard rules enforced.

The Mayor responded that the parking will be enforced. If there is an issue with a skateboarder, to report it to Code Enforcement.

Audrey Tuszynski, Marina Manager, at the Marina, added New Buffalo is the only community taking transient boaters resulting in an increase in boating traffic.

Members Lindsay, Rahm and Duhn dropped off the meeting.

Adjournment

Motion by member Gradowski, seconded by Mayor Humphrey to adjourn the meeting at 10:27am:

Roll Call Vote:

AYES: Peacock, Humphrey, Gradowski, Sullivan, Kemper

NAYES :

ABSENT : Rahm, Duhn, Lindsay

ABSTAINED:

Motion Carried, 5-3.

Meeting adjourned

10:27 am.

ng.