



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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes, September 9, 2021
5. Public Comment
6. New Business/City Manager updates
 - a. Progress on ongoing projects
 - b. Any updates on a new DDA board member?
7. Old Business
 - a. Communication – JL, PR
 - comments
 - b. Community Outreach – DD, JS
 - comments
 - c. Operations – RK
 - Winterizing and upkeep
 - Holidays
 - d. Economic Development – CG, JV
 - What can we do to help fill the spaces?
9. Member Comments
10. Adjournment

The Regular Meeting for September 9, 2021 of the Downtown Development Authority (DDA) was called to order by Chair, Robert Kemper at **9:07am** at City Hall, 224 W. Buffalo St. New Buffalo, MI 49117.

Roll Call

Present: Chair, Robert Kemper; Boardmembers; J.V. Peacock, Chad Gradowski, Dee Dee Duhn, Pete Rahm, Mayor, John Humphrey

Absent – Doug Roch, Jodi Sullivan, Joe Lindsay

Staff present: City Manager, Darwin Watson; Deputy Clerk, Nancy Griffin; City Council member, Brian Flanagan

Pledge of Allegiance

Approval of Agenda

Motion by Rahm, seconded by Peacock to approve the agenda:

Voice vote: motion carried 6-0.

Approval of Previous Minutes

Motion by Duhn, seconded by Gradowski to approve the minutes of May 13, 2021:

Voice vote: motion carried 6-0.

Public comment

None

New Business/City Manager Updates

a. Marquette Greenway Trail

City Manager, Watson gave an update on the trail from New Buffalo to the Indiana state line. Discussion emerged around the trailhead and bathrooms. It was stated the Pokagon Fund is in support of bathrooms.

b. AT&T Cell Boosters

City Manager, Watson gave an update which included three Utility-Authorization-permit applications received from AT&T for installation of cell towers on three sites in the City. The City is checking with AT&T if the towers can be solar powered.

c. Redevelopment Ready Communities (MEDC)

The City Manager explained the purpose of enrolling in the program and would make developments uniform with the rest of the City. There is no cost to enroll. An assessment will be presented to the City and the DDA would be involved. Approximately, 250 cities are enrolled in the program.

d. Beach Concessions

City Manager, Watson provided an update on the ownership transition of the beach concession this summer and the new owner, Dan Leung, has done well with the transition to fulfill the last year of the agreement. A request for proposal (RFP) will be sent out for next year's beach concession and kayak rental.

e. Farmer's Market

City Manager, Watson informed the Authority that the Farmer's Market has been extended two extra Thursdays this season.

Old Business**• Communication – Joe Lindsay, Pete Rahm**

No update provided.

• Community Outreach – Dee Dee Duhn, Jodi Sullivan

No update provided.

• Operations – Robert Kemper**a. Thank you for making the beach look great this year!**

Chair Kemper expressed the beach was the best it has been in 3-4 years.

Mayor Humphrey gave a review on the seawall and the time delay due to grants.

City Manager, Watson gave an update on the Dune Walk, stating we have received the grant money from the State and the removal of the current Dune Walk will begin in the Fall with construction scheduled to begin in the Spring of 2022.

b. Sculpture foundations on the river walk removal.

Not discussed.

• Economic Development – Doug Roch, Chad Gradowski, J.V. Peacock

City Manager, Watson provided an update on the EV car chargers in the City.

Mayor Humphrey stated City Hall will be sending out cards in the mail to get public opinion on marijuana.

Discussion took place regarding incentives for businesses to come to New Buffalo, tourism, the number of short-term rentals in the City, opening up a section on Whittaker Street to provide green space and parking and looking for investors.

Member Comment

Chair Kemper read the resignation letter from member Doug Roch and thanked him for being instrumental on many issues and a huge help to the DDA.

Chair Kemper also discussed the DDA's mission, more staff, more historical sites and the need for a 12-month economy.

Discussion evolved on the topic of housing rental rates in the City and housing developments.

Adjournment

Motion by Gradowski, seconded by Humphrey to adjourn the meeting at 10:16am:

Roll Call Vote:

AYES: Rahm, Humphrey, Peacock, Gradowski, Duhn, Kemper

NAYES :

ABSENT : Roch, Sullivan, Lindsay

ABSTAINED:

Motion Carried, 6-0.

Meeting adjourned

10:16 am.

ng.

Robert Kemper, Chair

Nancy Griffin, Deputy Clerk