



Agenda
City of New Buffalo
Downtown Development Authority
Board of Directors
Rescheduled Regular Meeting
March 30, 2023
9:00 a.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – March 10, 2022
6. Public Comment
7. New Business
8. Discussions
 - a. NBX impact on City of New Buffalo Economic Development
 - b. Digital signage at the beach approval impact on Economic Development
 - c. Public bathroom discussion
 - d. New DDA board members and resignations
 - e. Business friendly or unfriendly? No response on sewer bill increases and what the plan is for this additional funding.
 - f. Support letter requested for beach improvements, riverwalk first or parking?
 - g. City parking striping
 - h. City road repair plan
 - i. DDA checking account signatures
 - j. Cannabis dispensaries in the City and Township?
 - k. DDA TIF Capture 2022
9. Member Comments
10. Adjournment

The Regular Meeting for March 10, 2022 of the Downtown Development Authority (DDA) was called to order by Chair, Robert Kemper at 9:05 am at City Hall, 224 W. Buffalo St. New Buffalo, MI 49117.

Roll Call

Present: Chair, Robert Kemper; Boardmembers; Joe Lindsay, Chad Gradowski, Dee Dee Duhn, Pete Rahm, Jodi Sullivan,

Absent – J.V. Peacock, Mayor, John Humphrey

Staff present: City Manager, Darwin Watson; Deputy Clerk, Nancy Griffin

Pledge of Allegiance

Approval of Agenda

Motion by Rahm, seconded by Gradowski to approve the agenda;

Voice vote; motion carried 6-0.

Approval of Previous Minutes

Motion by Lindsay, seconded by Duhn to approve the minutes of November 9, 2021;

Voice vote; motion carried 6-0.

Public comment

Marc Danesi – Provided a handout and discussed properties he owns in the City and their purpose.

New Business/City Manager Updates

a. City Updates on district improvement – City Manager gave updates on topics

- AT&T repeaters – installed in two locations and are working
- Riverwalk seawall construction – Applied for a grant and still going through the process
- Concessions for the beach – Kona Ice has been awarded a two-year contract through the 2023 season
- Cannabis businesses – Planning Commission had a public hearing in February, next Planning Commission meeting is April 5, 2022
- Harbor dredging – City Manager gave an update on the current balance in the account and stated dredging will need to take place this year
- Dunewalk – City Manager gave an update on the Dunewalk

b. NBBA special events 2022

- Farmer's Market – Thursdays (May 26 – September 8, 4pm – 8pm)
- Ship & Shore – Friday and Saturday, June 24 & 25

- Alternate date July 15 & 16

The board discussed how the NBBA is volunteer driven and that they need more help. Member Lindsay and Member Duhn said their businesses did benefit from the Farmer's Market on Thursday nights.

A discussion took place regarding how Ship & Shore in July would not be ideal.

c. Tourist Information Booth Discussion

The board decided to not make a motion on whether to keep the information booth and are leaving it up to the NBBA to decide. The board discussed and agreed it was not necessary to keep the booth as it is a maintenance challenge due to vandalism.

d. Paving Projects 2022

The City Manager gave an update on the paving of streets in the City saying there is no plan for 2022, patching is complete and any future paving will be combined with water and sewer updates.

e. DDA Role – Can we help with any City efforts?

The DDA can help with planning and designing as the City moves forward with updates and changes.

f. Any updates on expiring terms and new DDA board member

Chair Kemper asked the board members to verify their terms.

Old Business

- **Communication – Joe Lindsay, Pete Rahm** – no update given
- **Community Outreach – Dee Dee Duhn, Jodi Sullivan** - no update given
- **Operations – Robert Kemper** - no update given
- **Economic Development – Doug Roch, Chad Gradowski, J.V. Peacock** - no update given

Member Comment

Member Duhn commented that she did not know there were public bathrooms behind the Starbucks.

Member Lindsay thanked Marc Danesi for the document provided. Member Lindsay also commented about incentivizing young entrepreneurs.

Adjournment

Motion by Gradowski, seconded by Rahm to adjourn the meeting at 10:08 am:

Voice Vote; Motion Carried, 6-0.

Meeting adjourned

10:08 am.

ng.

Robert Kemper, Chair

Nancy Griffin, Deputy Clerk

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