



MIDLAND CENTER CITY AUTHORITY
AGENDA

Wednesday, May 19, 2021, 3:00 p.m.

Meeting held via Zoom

<https://us02web.zoom.us/j/89429051741?pwd=VjZYUzBEVEFsOHdxS2VRRENUMzlsUT09>

Webinar ID: 894 2905 1741 ~ Passcode: 713064 ~ Phone: 13126266799

1. Roll Call – Linda Barth, Jennifer Chappel, Jeff Gandy, Daivd Ginis, Brad Kaye, Joe Kozuch, Sharon Mortensen, Alex Rapanos, Chris Schloemann
*** Reminder to announce city and state from which you are joining the meeting via Zoom ***
2. Approval of Minutes March 17, 2021– **Kozuch**
April meeting cancelled
3. Northwood DeVos Graduate School Consulting Group Presentation
4. Public Comments (unrelated to items on the agenda)
5. Committee Reports
 - a. Governance and Sustainability Committee report – **Mortensen**
 - i. **Redevelopment Plan Update**
 - b. Marketing Committee report – **Kozuch**
 - c. Physical Improvements Committee report – **Ginis**
2. Adjournment



MIDLAND CENTER CITY AUTHORITY
Minutes of the board meeting of Wednesday, March 17, 2021, 3:00 p.m.
Meeting held Via Zoom

Call to Order 3:00 p.m.

Attending: Linda Barth Midland, MI; Jennifer Chappel Bay City, MI; Jeff Gandy Midland, MI; David Ginis Midland, MI; Brad Kaye Midland, MI; Joe Kozuch Midland, MI; Sharon Mortensen Midland, MI; Alex Rapanos Midland, MI; Chris Schloemann Midland, MI

Kozuch introduced new CCA Board Member, Jeff Gandy.

Farley presented the Board and Commissions Code of Conduct to the group. Board members are asked to review the document, sign it, and return it to Tisdale before the April CCA Board meeting.

The minutes from the January 20, 2021 CCA Board meeting were presented for approval. Mortensen moved approval of the minutes, seconded by Ginis. Minutes were approved.

There were no comments from the public.

City of Midland Planning and Community Development Director Grant Murschel reviewed proposed zoning amendments to the Center City Overlay District (CCO). Schloemann moved the following resolution to forward the proposed COO zoning amendments to the Midland Planning Commission, Rapanos seconded. The motion was unanimously approved.

WHEREAS, the Center City Authority has adopted a Center City Redevelopment Plan that includes a first-phase Saginaw Road Streetscape project from Dartmouth Street to Patrick Road; and

WHEREAS, Zoning Ordinance text amendments to the Center City Overlay Zoning District are necessary to help align future development of the corridor with the intent of the Redevelopment Plan; and

WHEREAS, proposed concepts have been reviewed and made available for comment by the businesses and properties of the Center City corridor; now therefore

RESOLVED, that the Center City Authority hereby supports the proposed direction of the amendments to the Center City Overlay District and requests that they be considered for formal zoning language development by the City of Midland Planning Commission; and

RESOLVED FURTHER, that following formal zoning language development, the Center City Authority Board will have an opportunity to review the proposed language and give further consideration to the amendments prior to the formal zoning text amendment process being initiated by the Planning Commission.

Mortensen gave an update on behalf of the Governance and Sustainability Committee.

Kozuch gave an update from the Marketing Committee.

Ginis gave an update from the Physical Improvements Committee.

Meeting adjourned at 3:41 p.m.



**Center City Authority
Governance & Sustainability Committee Meeting
Tuesday, May 11, 2021 ~ 2 p.m.
Meeting held via Zoom**

Members Present: Rachelle Ferman, Brad Kaye, Joe Kozuch, Scott Marquiss, Sharon Mortensen
Staff: Selina Tisdale

Minutes from the March 9, 2021 Governance and Sustainability committee meeting were presented for approval. Kozuch moved for approval, seconded by Ferman. Minutes were approved.

Tisdale provided an update on the Center City Development Plan. Pre-engineering work with Moore & Bruggink (M&B) kicked off on January 8. There is a **preliminary design meeting scheduled for 5/17** to confirm design elements, budget, and timeline and to touch base on areas of the project.

Mortensen reported that the funding committee has submitted grant requests for the Gerstacker Foundation, Alden and Vada Dow Foundation and is finalizing a grant request to the Dow Company Board which will be presented on May 21. Meetings are scheduled with DuPont and Corteva.

Tisdale reported that the Center City Overlay District (COO) recommended zoning changes was presented to the Planning Commission in April. The Planning Commission approved the concept and moved it back to the Planning Commission for language development. This revised language will be presented to the CCA Board in June or July. After the CCA review the proposed language will go to Planning Commission and then two meetings, including a public hearing at City Council before adoption.

Reviewed and set the agenda for the May 19 CCA Board meeting.

Tisdale reported that the City will continue with virtual meetings through June. City Council will revisit the virtual meeting issue in mid-June to determine the path forward beginning in July.

Committee discussed district updates.

Meeting adjourned at 2:30 pm

NEXT G&S MEETING: Tuesday, June 8, 2021, 2 p.m.



AGENDA
CENTER CITY AUTHORITY
MARKETING COMMITTEE MEETING
Monday, May 10, 2021 ~ 2:00 p.m.
MINUTES
Meeting held via Zoom

Attending: David Bailey, Jenny Bruzewski, Michelle Chesney, Joe Kozuch, Kevin LaDuke, Chris Schloemann Absent: Linda Barth, Jennifer Chappel

Minutes from March 8, 2021 Marketing Committee meeting were presented. Bailey moved for approval, seconded by Bruzewski. Minutes were approved.

Tisdale updated the committee on the status of the redevelopment plan, the Saginaw Road Streetscape project (pre-engineering phase and funding) and Zoning Changes initiative.

Tisdale and Farley are updating the website, social media and district-wide email on the status of the Saginaw Road Streetscape project, the Saginaw Road construction project that begins in June and the Zoning Changes effort. Additionally, a refreshed focus on marketing the Façade Improvement Program will be developed.

Meeting adjourned at 2:30 pm

Next meeting will be on 06-14-2021, 2:00 p.m.



**Center City Authority
Physical Improvements Committee Meeting
Tuesday, May 11, 2021, 3:30 pm
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Meeting Held Via ZOOM**

In Attendance: Joe Kozuch, Alex Rapanos, Dave Ginis Staff: Selina Tisdale
Absent: Jeff Hert, Barbara Junga, Julie Ratcliffe, Paul Reder, Gary Shaffner, Mike Williams

The April 13, 2021 meeting minutes were not presented for approval due to lack of quorum.

Tisdale updated the committee on the Saginaw Road Streetscape. An update meeting with Moore and Bruggink is scheduled for May 17. The Funding Committee has several grant requests being considered. There is still an approximate \$2 million gap in construction funding.

Tisdale provided an update on the Façade Improvement Program. No applications have been received in the past six months. Marketing is increasing efforts to communicate the availability of these funds; Covid has significantly affected funding that most businesses might have invested in property improvements.

Meeting adjourned at 4 pm.

NEXT PHYSICAL IMPROVEMENTS MEETING: Tuesday, June 8, 2021, 3:30 p.m.