

**Jonesville Downtown Development Authority
Regular Meeting
Minutes of January 19, 2021**

Pursuant to Section 3a of the Open Meetings Act, Act 267 of 1976, as amended, participation in this meeting was by Zoom Meeting. The Board, staff and public were allowed to participate.

Present via Zoom Meeting: Don Toffolo, Don Germann, Gerry Arno, Joe Ruden, and Gale Fix.

Absent: Abe Graves, Penny Sarles, and Chris Fast.

Also Present via Zoom Meeting: Jeff Gray and Zach Bigelow (Ramshackle Brewing Company).

Chairman Don Toffolo called the meeting was called to order at 4:30 p.m.

A motion was made by Gerry Arno and supported by Gale Fix to approve the agenda with an addition of one item, 7. F. Façade Grant Application – Playford Real Estate. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Gale Fix and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles and Chris Fast. Motion carried.

Joe Ruden made a motion and was supported by Gerry Arno to approve the minutes of November 17, 2020. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Gale Fix and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles and Chris Fast. Motion carried.

Zach Bigelow spoke briefly regarding Ramshackle Brewing Company and the difficulties the year 2020 brought to his business, along with other local business owners in the surrounding area.

Joe Ruden made a motion to accept the Financial Report showing revenue and expenditure activity for the month November and year-to-date, along with a current cash balances report in all accounts as of November 30, 2020. Gerry Arno supported the motion. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Gale Fix and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles and Chris Fast. Motion carried.

A motion was made by Don Germann and supported by Gale Fix to recommend to City Council the appointment of Mary Ellen Sattler, owner of Jilly Beans Too, to fill the vacancy on the DDA. The position would be for the remainder of a four-year term, ending in November 2024. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Gale Fix and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles and Chris Fast. Motion carried.

Through two generous donations from Consumers Energy and third from a private donor, the DDA was able to fund a gift card and gift certificate incentive program that invested \$21,200 in participating businesses in the Downtown in mid-December. At least one card or certificate was purchased from each participating business with buyers generally spreading their purchases to multiple businesses.

A motion was made by Joe Ruden and supported by Gerry Arno to designate the top 2 to 3 priorities of the DDA to assure that there is agreement about utilization of resources to complete projects as follows: 1) Klein Tool Building, 2) Streetscape Reconstruction and 3) South Parking

Lot. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Gale Fix and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles and Chris Fast. Motion carried.

Gerry Arno made a motion and was supported by Don Germann to establish additional standing committees at the recommendation of Chairman Don Toffolo. The Committees were established as follows: Redevelopment Committee – Don Germann, Gale Fix and Don Toffolo. Facilities and Design Committee – Don Germann, Gale Fix and Don Toffolo. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Gale Fix and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles and Chris Fast. Motion carried.

A motion was made by Joe Ruden and supported by Gale Fix to refer the Fiscal Year 2020-21 Operating Budget to the Budget Committee for review due to the reduction of property value at the Walmart site and other pending valuation appeals. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Gale Fix and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles and Chris Fast. Motion carried.

Gale Fix made a motion and was supported by Joe Ruden to approve the Façade Grant Application from Mary Playford, Playford Real Estate, in the amount of \$2500, with the condition that the required drawings and quotes are provided confirming at least \$25,000 in eligible improvements. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Gale Fix and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles and Chris Fast. Motion carried.

Discussion ensued regarding the Consumers Energy easement located on Water Street. Manager Gray advised the DDA that he will reach out to Mayor Arno and Chair Toffolo when additional discussion is requested from Consumers as will be subject to both Council and DDA approval.

Project updates were provided by Manager Gray.

The meeting was adjourned at 5:12 p.m.

The next scheduled DDA Meeting is Tuesday, March 9, 2021 at 8:30 a.m.

Submitted by;

Cynthia D. Means
Clerk