

ANGELA EDWARDS, EXECUTIVE DIRECTOR
ANDY ROOSA, CHAIRPERSON
HOLLIE MILLER, VICE CHAIR & TREASURER
PATRICIA FELDMAN, SECRETARY



STEVE SCHNEIDER, VILLAGE COUNCIL PRESIDENT
KRISTA BOOS, BOARD MEMBER
MELISSA SCHNEIDER, BOARD MEMBER

Regular Minutes April 24, 2024 - 7:00 PM

CALL TO ORDER

Chairperson Roosa called the Regular Meeting to order at 7:02 p.m. at the Almont Village Hall, located at 817 N. Main Street, Almont, Michigan.

PLEDGE OF ALLEGIANCE

ROLL CALL

Board members Present: Roosa, Miller, Feldman, S Schneider, M Schneider, Boos, Glasser

Board members Absent: All present

Staff Present: Angela Edwards, Executive Director

Guests Present: Mr. Jeff Ludwig, Almont Fire Dept; Mr. John Divo, Village Resident

ADDITIONS/DELETIONS TO AGENDA: American Tree invoice #27047 \$392.00*, with corrected total to match quoted discount of \$88.00 ea.

COMMUNICATIONS: Carolyn Rayl - Almont Historical Society-see New Business (C)

PUBLIC COMMENT – Agenda Items: None

APPROVAL OF CONSENT AGENDA

S Schneider moved, H Miller seconded

PASSED UNANIMOUSLY

APPROVAL OF MINUTES:

A. Approval of April 15, 2024 Special meeting minutes:

S Schneider moved to approve with amendments, H Miller seconded

PASSED UNANIMOUSLY

Date	Vendor	Inv #	Total
4/4/2024	Tri-City Times-Landscaping Bid Publishing	4/4/04	\$81.75
4/4/2024	Touma, Watson, Whaling	58862	\$100.00
4/18/2024	Reimburse Angela Edwards - Earth Day Supplies		\$79.93
4/19/2024	Cruis'n Media Magazine - Heritage Car Show Ads	2624	\$505.80
4/23/2024	Jordano Graphics - Earth Day Signs	26973	\$64.00
4/20/2024	American Tree - Whiskey Barrel Oak Half	*27047	\$392.00 \$352.00
TOTAL			\$1223.48 \$1,183.48

APPROVAL OF BILLS PAYABLE

M Schneider moved to approve the bills payable in the amended total of \$1,183.48,
A Glasser seconded.

PASSED UNANIMOUSLY

TREASURER'S REPORT

A. March Revenue & Expenditure Report

M Schneider moved, P Feldman seconded.

PASSED UNANIMOUSLY

B. March Check Disbursement

M Schneider moved, K Boos seconded.

PASSED UNANIMOUSLY

REPORTS

A. DPW Report March: Chairperson Roosa asked about the follow up by DPW to the W Saint Clair corner where trees were removed. The DPW confirmed that they will be going back to pull up the remaining roots, clean up, and we are asking they seed the area. At this time, the board members discussed to leave the area as grass and not add any flower beds or pots due to the narrow space there. Board member Melissa Schneider would also like to see the corner of the brick wall in Pocket Park fixed. Chairperson Roosa also added the brick area in Pocket Park that has sunk down needs to be addressed. Director Edwards has submitted work orders to the DPW to address issues noticed during the Earth Day clean up.

B. Directors report March: Earth Day went well, with 50 volunteers and all Board members showing up to work. Director Edwards has been working with Interim Village Manager Dale Kerbyson on the Social District almost daily as well as clarifying or specifying anything with LARA. An event sheet has been created to take to the businesses, also talking with a few businesses daily regarding the Social District, our goals and priorities, and asking for feedback. The Carry Out Only parking signs have been controversial however, they have been working well for those businesses. Discussion was had regarding a possible Carry Out vs. a "15 min only" sign for the west side back parking lot of the CBD. Chairperson Roosa suggested to ask the businesses on that side if either of those sign ideas would be helpful. Board member Miller asked Director Edwards to remind those (SW corner) business owners and employees to not park in that lot if they will be longer that 15-20 minutes. Between the residents who live above those westside businesses and the

patients of Dr's of Physical Therapy, that lot overflows. We have an agreement to use the church lot, so that is an option also. Due to a seller's paperwork error at closing of the School Street property, ~~we have officially backed out of that closing but not the deal~~ closing has been postponed. The property owner will work through the issue.

NEW BUSINESS

A. Finance

1. 2024-2025 Budget - First Read

Facts: This is the proposed budget for the 2024-2025 Fiscal Year.

Discussion to amend proposed budget for Legal Fees ~~from \$5,000 to \$2,000~~, Maintenance & Service Contracts from ~~\$15,000 to \$3,000~~, Special Events ~~from \$2,000 to \$2,500~~, Skeleton Contest ~~from \$3,000 to \$0~~, Car Show ~~from \$500 to \$4,000~~, Capital Outlay ~~\$20,000 to \$40,000~~.

Motion to amend the budget for 2024-2025 with proposed amounts.

Made by: M Schneider, K Boos seconded.

AYES: 5 NAYS: 0 ABSTAIN: 1 - S. Schneider

PASSED BY ALL OTHER MEMBERS IN ATTENDANCE

2. Appraisals for 203 S Main & (partial) Bristol St Parking Lots

Facts: Two potential parking lots are available for purchase on the southeast side. Both need appraisals to determine fair market value.

Motion of approve appraisals of both parking lots, not to exceed \$1,500.

Made by: H Miller, K Boos seconded

PASSED UNANIMOUSLY

B. Events

1. Special Events Memo to Council - Discussion on the proposed memo to Village Council regarding special events as they relate to the social district.

C. Communication

1. Almont Historical Society

Carolyn Rayl would like the DDA board to reconsider their request for a 10' x 16' storage shed, and included a brochure indicating the colors and style. This was previously discussed at the March 27, 2024 meeting, the request was declined to avoid the assumption that any CBD business could place a shed in the district. There is room in the DDA storage container for the Almont Historical Society to use.

DISCUSSION:

A. **Jeep/Cruise/Bike Night:** A Sign up genius will be created to organize DDA board members to attend these events.

B. **Garage Sale Weekend:** Discussion to waive fees for businesses who would like to participate.

C. **Parking Lot Development - RFP's for demolition and paving:** Director Edwards has emailed past RFP's to colleagues to get feedback and also asked for theirs for comparison.

D. **Downtown Mural:** Mr. Dan Walker is open to discussing a mural on his building (Aurora Real Estate). The board agreed to check into grants and expectations of expenses, and other details we need to know.

- E. **Combined Meeting with Village Council:** Interim Village Manager Kerbyson would like the Village Council and the DDA to meet and work together going forward. Discussion: When invited, the DDA has attended Village Council meetings and in turn, the DDA has invited the Council to attend our meetings.

OLD BUSINESS:

- A. Earth Day: The event went well with a great turnout of volunteers.

PUBLIC COMMENTS (NON AGENDA ITEMS): On behalf of Chief Smith of Almont Fire Dept, Captain Jeff Ludwig came in to discuss the road closures of the Heritage Festival, keeping communications open to figure out a plan of through access during the car show. Angela will work up a road closure map to send to Chief Smith.

BOARD QUESTIONS AND COMMENTS: None

FUTURE AGENDA ITEMS: None

ADJOURNMENT:

The meeting adjourned at 8:30pm by Chairperson Roosa

Minutes approved 5/22/24 with **corrections/additions**



Patricia Feldman
Secretary, Almont DDA