

ANGELA EDWARDS, EXECUTIVE DIRECTOR
HOLLIE MILLER, CHAIRPERSON & TREASURER
MELISSA SCHNEIDER, VICE CHAIR & SECRETARY
TIM DYKE, VILLAGE COUNCIL PRESIDENT



STEVE SCHNEIDER, BOARD MEMBER
KRISTA BOOS, BOARD MEMBER
ASHLYN GLASSER, BOARD MEMBER
SCOTT WHITE, BOARD MEMBER
CHARLIE KROLL, BOARD MEMBER

February 26, 2025 - 7:00 PM

Minutes

CALL TO ORDER

Chairperson H. Miller called the Regular Meeting to order at 7:01 p.m. at the Almont Village Hall, located at 817 N. Main Street, Almont, Michigan.

PLEDGE OF ALLEGIANCE

ROLL CALL

Board Members Present: H. Miller, T. Dyke, M. Schneider, C. Kroll, S. White, S. Schneider

Board Members Absent: K. Boos, A. Glasser

Staff Present: Angela Edwards, Executive Director

Guests Present: 19

ADDITIONS/DELETIONS TO AGENDA:

A. Deletions

Website posting Policy

Deleted under New Business Item #B7

B. Additions

Website Posting

Added under New Business as Item #B7

Façade Grant- 134 S. Main Street

Added under New Business as Item #C2

COMMUNICATIONS:

Attorney opinion regarding legal - email in Board packet.

Mr. Sam Moore, Executive Director of Lapeer Development Corporation- email of February 24, 2025 in Board packet. Additionally, Mr. Moore was present to speak on working with Family Tree Holdings Co., owner of 780 Van Dyke, and seeking incentives for future investment in property. Mr. Moore stated they want to see what incentives could be offered through the Village of Almont and DDA if measurables were created and agreed upon by all parties. T. Dyke noted it would be difficult to pin down what the DDA could offer at this point without any

solidifying project data and details. The Board agreed they would be open to the idea of an abatement once more data and details are provided.

Mr. Dave Bishop, Owner of Family Tree Holdings Co.- Introduced himself to the Board. Mr. Bishop purchased 780 North Van Dyke during the summer of 2024 and stated his goal is to revitalize the property. He is planning to put a significant amount of money into said project and is pursuing an abatement to help offset these costs.

PUBLIC COMMENT – AGENDA ITEMS: None

APPROVAL OF CONSENT AGENDA:

M. Schneider moved to approve agenda with the above mentioned Additions/Deletions as well as moving Parking Lot Usage to New Business as Item #A1, S. Schneider supported
PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE

APPROVAL OF MINUTES:

A. Approval of January 22, 2025 Regular Meeting Minutes:
S. Schneider moved to approve January 22, 2025 regular meeting minutes, S. White supported
PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE

Date	Vendor	Inv #	Total
1/13/2025	Touma, Watson, Whaling...	60681	\$250.00
1/31/2025	RCI Electrical Contracting- Light Poles from 11/28/24 Accident (Auto Owners has already issued reimbursement check)	4282	\$6,508.16
2/10/2025	First Congregational Church- DTE Bill		\$87.29
2/13/2025	Creative Awards- Chili Crawl Trophy	2313	\$63.60
Total:			\$6,909.05

APPROVAL OF BILLS PAYABLE:

T. Dyke noted legal counsel's opinion supported payment of Touma, Watson, Whaling, Coury & Streamers, P.C. Invoice #60681 (legal opinion included in board packet).
M. Schneider moved to approve the Bills Payable in the amount of \$6,909.05, S. White supported
PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE

TREASURERS REPORT

A. January Revenue & Expenditure Report
S. White moved to approve January Revenue & Expenditure Report, T. Dyke supported
PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE

B. January Check Disbursement
S. White moved to approve January Check Disbursement, S. Schneider supported
PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE

REPORTS

A. DPW January 2025 Report: Included in Board packet.
B. Director's Report January 2025: Included in Board packet.

NEW BUSINESS:

A. Events

1. Parking Lot Usage

Facts: Jim and Erin Aleck, owner's of Mikey's, are requesting usage of a section of the DDA's Bristol Street Parking Lot for an entertainment tent on Saturday, May 10, 2025. Mr. Jim Aleck present at meeting to discuss details of request. Mr. Aleck stated he would like usage of parking spots next to dumpster on the north end of the Bristol Street lot for a tent. Details are approximate. Request included setting up a tent on Friday May 9, 2025 and taking it down in Sunday May 11, 2025. Live band on Saturday ~~May~~ 10, 2025 from 6pm to around midnight and alcohol would be served in tent. Mr. Aleck indicated he will be seeking an outdoor permit from LCC to serve alcohol off premises.

Motion to approve Jim and Erin Aleck's requested usage of the Bristol Street Parking lot.

Made by: C. Kroll, S. White supported, T. Dyke and S. Schneider abstained

PASSED UNANIMOUSLY BY ALL OTHER MEMBERS IN ATTENDANCE

B. Executive

1. Recommendation to Appoint Board Member

Facts: Scott White's term is up on March 31, 2025 and he would like to be appointed for another term.

Motion to approve the recommendation of Scott ~~w~~White to be appointed as a DDA board member, with a term ending March 31, 2029, to the ~~v~~Village ~~c~~Council president.

Made by: S. Schneider, C. Kroll supported, T. Dyke abstained

PASSED UNANIMOUSLY BY ALL OTHER MEMBERS IN ATTENDANCE

2. Board Member Resignation

Facts: Ashlyn Glasser submitted a resignation letter to the Board via email on February 12, 2025.

Motion to recommend the acceptance of Ashlyn Glasser's resignation letter, by the Village Council President.

Made by: S. White, C. Kroll supported, T. Dyke abstained

PASSED UNANIMOUSLY BY ALL OTHER MEMBERS IN ATTENDANCE

3. Appointment of Treasurer

Facts: With Hollie Miller taking over the role of Chairperson, the Board should open up nominations for a new Treasurer (this term will expire at the DDA's July 2025 regular monthly meeting).

Discussion: Chairperson H. Miller opened nominations for DDA Treasurer. M. Schneider nominated S. White for DDA ~~Secretary~~ ~~Treasurer~~. No other nominations were made. Nominations were closed. S. White accepted.

Motion to appoint S. White as DDA Treasurer

Made by: M. Schneider, T. Dyke supported

PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE

4. Appointment of Secretary

Facts: with Melissa Schneider taking over the role of Vice Chair, the Board should open up nominations for a new Secretary (this term will expire at the DDA's July 2025 regular monthly meeting).

Discussion: M. Schneider stated she believes K. Boos would be a good fit for DDA Secretary. K. Boos absent from meeting. Board decided to table this item until March meeting. M. Schneider agreed to stay on as DDA Secretary.

5. Removal of Authorized Signors

Facts: The former Village Council President, Steve Schneider, and the former Treasurer, Hollie Miller, need to be removed as authorized signors from DDA financial accounts.

Motion to remove Steve Schneider and Hollie Miller as Authorized Signors from DDA accounts.

Made by: T. Dyke, M. Schneider supported

PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE

6. Addition of Authorized Signors

Facts: The current Village Council President, Tim Dyke, and the new Treasurer, Scott White, need to be added as authorized signors to DDA financial accounts.

Motion to add Tim Dyke and Scott White as Authorized Signors to DDA accounts.

Made by: M. Schneider, C. Kroll supported, T. Dyke and S. White abstained

PASSED UNANIMOUSLY BY ALL OTHER MEMBERS IN ATTENDANCE

7. Website Posting

Facts: The Board Information page on the DDA's website needs to be updated to reflect the current Officers and Board Members.

Motion to approve updating the Board Information page on the DDA's website to reflect the current Officers and Board Members

Made by: T. Dyke, S. Schneider supported

PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE

C. Finance

1. Water Meter- 117 School Street

Facts: The DDA currently has water shut off at its 117 School Street property, however, the DDA will continue to have a water bill until the meter is removed. Chairperson H. Miller noted the quarterly water bill for said property is approximately \$128.84 and those charges are for sewer. The cost for removal of water meter is \$100 (if the DDA decides to have a meter installed again, installation is also \$100). T. Dyke commented that it would make financial sense to remove the water meter, reasoning that it is cheaper than our quarterly water bill and future plans are uncertain for said property at this time.

Motion to approve the removal of the water meter at 117 School Street.

Made by: T. Dyke, S. Schneider supported

PASSED UNANIMOUSLY BY ALL MEMBERS IN ATTENDANCE

2. **Facade Grant- 134 S. Main Street**

Facts: Julie Johnson, the new owner of 134 S. Main Street has submitted a Façade Grant Application for new signage in the amount of \$1,204.00.

Discussion: Chairperson H. Miller abstained from participating in discussion due to conflict of interest. M. Schneider asked if and when any Façade grant applications have been awarded to property address. Director Edwards confirmed last façade grant awarded to 134 S. Main Street was in June of 2014, which follows the 10 year application requirement.

Motion to approve the Façade Grant Application for 134 S. Main Street in the amount of \$1,204.00.

Made by: M. Schneider, S. Schneider supported, H. Miller abstained

PASSED UNANIMOUSLY BY ALL OTHER MEMBERS IN ATTENDANCE

DISCUSSION:

- A. **Director Contract-** Director Edwards informed the Board that her employee contract has not been updated after May of 2024. The Board agreed to have Bodman look at contract and suggest any necessary changes prior to next contract negotiations in May/June.
- B. **Fire Millage Return-** Director Edwards asked for board input on method for handing over fire millage capture check to the fire department. The board discussed various options and agreed that Director Edwards should hand deliver the check to Almont's Fire Chief and post to the DDA's Facebook page notifying the public that funds captured from the fire millage had been returned to the fire department.
- C. **Committees-** Director Edwards notified the board that there are openings on the executive committee, the finance committee and events committee, as a result of recent board member resignations. Chairperson H. Miller noted that the ~~execute~~ **executive** committee had previously consisted of DDA board officers and that the treasurer had also been on the finance committee. S. White agreed to join both committees. M. Schneider volunteered to be on the events committee.
- D. **Spring Banners-** Director Edwards presented the Board with four design options for light pole banners along main street in the central downtown. The Board agreed on option number one presented in the Board's packet.
- E. **Earth Day Cleanup-** Director Edwards informed the Board that Earth Day Cleanup is scheduled for Saturday April 26, 2025 from 9am to 1pm. Event flyer included in packet. Additionally, Director Edwards note volunteers are needed for this event. M. Schneider stated she would notify the Park Board of the upcoming event.
- F. **Jeep/Cruise/Bike Nights-** Director Edwards wanted to bring awareness that jeep/cruise and bike nights will begin in the next few months.
- G. **Heritage Fest-** Director Edwards apprised the Board that the first Heritage Festival planning meeting was held earlier in the evening.

OLD BUSINESS:

A. Chili Crawl- Covered in directors report.

PUBLIC COMMENTS- NON AGENDA ITEMS: None

BOARD QUESTIONS AND COMMENTS:

S. White- Reminded the Board that the Village/DDA Joint Committee has not finished creating a social media policy. For that reason, S. White asked if there was anything the Board needed to approve posting to the DDA website right now. The Board agreed there was nothing.

M. Schneider- thanked Angela for all of the work she has been doing behind the scenes these last few months. M. Schneider asked issuing parking permits for residential tenants above Mikey's be discussed during next meeting.

C. Kroll- Stated the chili crawl was the first event he has helped out at since becoming a Board Member and commented that he enjoyed helping with the event.

Chairperson H. Miller- thanked everyone who came to chili crawl, those who helped out and those who made the chili.

FUTURE AGENDA ITEMS: None

CLOSED SESSION: None

ADJOURNMENT:

The meeting adjourned at 8:10 p.m. by Chairperson H. Miller.



Melissa Schneider, Secretary

