

**Downtown Development Authority  
Meeting Minutes  
January 27, 2020**

**CALL TO ORDER:** The meeting was called to order at 8:06 a.m.

**ROLL CALL:**

Present: Colleen O'Toole, Candyce Wolsfeld, Todd Acker, Lori Childs, Dane Deisler, Mike Malachowski, Betty Fuller

Absent: Lisa David, Deb Doyle, Bart Harris, Blair Pancheck, Anna Tirtha, Larry Webb

**PLEDGE OF ALLEGIANCE:** All

**APPROVAL OF AGENDA:** Malachowski moved, Deisler supported to approve the agenda as presented. Motion carried

**APPROVAL OF MINUTES:** Deisler moved, Acker supported to approve the minutes from the October 28, 2019 meeting, as presented. Motion carried

**FINANCIAL REPORT:** Deisler moved, Malachowski supported to approve the Financial Report. Motion carried

**PUBLIC COMMENT:** None

**ITEMS OF BUSINESS:**

- A. Wolsfeld moved, Deisler supported to approve the bid for baskets for the downtown area from Campbell's Greenhouses. Motion carried
- B. Wednesday Night Live Discussion: It was discussed that we need banners again; Chamber will head up this task. DDA discussed band costs.
- C. Downtown Snow Removal: Discussed the weekend being at 7:00 a.m. Monday
- D. Recap of 2019 Light Parade

**CITY MANAGER'S REPORT:** Wrapping up Master Plan with emphasis on downtown improvements.

**PUBLIC COMMENT/BOARD MEMBER COMMENTS:** City needs to plow and salt alleys. Discussed the ordinance regarding trash and cigarette butts on sidewalk.

**ADJOURNMENT:** Meeting adjourned 8:40 a.m.

## **DOWNTOWN DEVELOPMENT AUTHORITY**

The Downtown Development Authority (DDA) was established in 1991. The DDA is organized under P.A. 197, of 1975. The purpose of the DDA is to revitalize and prevent deterioration of the central business district; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to seek out and attract new business interests; to authorize the creation and implementation of redevelopment plans in the district; to promote economic growth of the district and implement programs to eliminate the further decline of properties and their values in the district.

After many years of planning, the DDA made a commitment in December 1994 to borrow \$225,000 to construct Phase I of their plan for the redevelopment of the downtown area. Construction began in the summer of 1995, and work was completed to correct storm drainage problems and install new decorative lighting that is designed to give the appearance as the era of the Durand Union Station. The final payment on this debt was made in April 2009.

The DDA has been instrumental in providing quality of life enhancements to the Durand community. In 2003, the DDA captured a grant from the Michigan Economic Development Corporation for \$20,000 to complete an Economic Enhancement Strategy for the DDA and the surrounding areas of the business district. Many local business people and citizens participated in the project. The study provides the community with a planning tool to guide future development of the downtown area.

The city secured \$797,976 in grant funds for a streetscape project for the business area of Main Street. The project, beginning at the corner of W. Main and Oak Streets east to Mercer Street was completed in October 2006, including resurfacing the street, curb and gutter, sidewalks, brickwork and landscaping.

In April of 2008, the DDA sold bonds to assist in the development of Sagelink Credit Union's relocation of its corporate headquarters within the Downtown Development District. With the sale of \$700,000 in bonds, the city purchased and demolished 7 homes abutting the new building site, allowing Sagelink to construct a parking facility on land that they lease from the City of Durand for a 20 year period of time.

In July 2011, the City of Durand, through grants from MDOT and MEDC, transformed the streets and sidewalks of N. Saginaw Street from outdated, traditional appearance with new curb extensions, brick crosswalks and sidewalk inserts, 54 new trees and a fresh landscape design, including brick and wrought iron fencing and extra-large planters, full of perennial plants. The entire project was completed with grant dollars totaling \$1,250,000. The completed project enhances the historic charm of the downtown and provides a warm welcome as visitors arrive into the area.

During 2015-16, the DDA merged with the City Council to borrow \$450,000 in order to complete construction of the new parking lot west of N. Saginaw Street when construction costs

rose 30% higher than originally estimated. The project launched after the city received a \$750,000 MEDC DIG grant and has since been labeled the “DIG” project.

The 2020-21 DDA budget includes funds to meet the bond payment for the Sagelink project as well as debt payments on the DIG project. The popular summer concert series “Wednesday Night Live” will not take place during the summer of 2020 due to the COVID-19 crisis, however downtown beautification efforts will continue with \$5,000 budgeted for downtown flowers.