

Minutes

City of Luna Pier - Downtown Development Authority

Tuesday, September 28, 2021

1. Call to order by Noah Campbell, at 7:00 PM
2. Roll Call: Present: Noah Campbell, Shawn Reid, Mike Briskey, Dave Davison, Mike Anstadt, Mayor Jim Gardner, Michael Lucarelli, Joe Bozynski

Guest: Kelly Larrow (Parking Sub-committee Member),
Ed Zimmerman, Resident, William Gardner

Absent: Mo Shalhout

3. Approval of Minutes of August 24, 2021 meeting based on motion by Dave Davison and a second by Mike Briskey with Briskey additional comment regarding golfcart parking need.
4. Approval of Agenda based on a motion by Mike Briskey and a second by Jim Gardner.
5. Approval of the Treasurer's Report: Shawn Gave a verbal report of Current balance in our account is unchanged at \$1,041.76. Discussion of no likely change until after reassessment of properties in TIF district between Dec and Feb. Shawn also reported that he is participating in a Monroe County meeting with the mayor where \$3,000,000 of federal funds is to be allocated out to all municipalities in Monroe County.
6. Public Hearing: N/A
7. Old Business:

- A. A lengthy verbal update on the efforts and scope of the LP Public Parking Investigation and Recommendations was led by Kelly Larrow, with contributions by Shawn Reid and Joe Bozynski.

A lengthy bullet point of 20 + topics discussed will be attached to this report. Each of these topics will be included in the formal written recommendation report which they hope to present at the next DDA meeting in October.

Joe Bozynski distributed a copy of a \$15,000 formal quote from a reputable Romulus contractor for crack filling, seal coating and line painting of 5 current parking lots and roadside area where parking would be a source of revenue utilizing the new parking fee collection device. Parking Lot Improvements and signage plus an ordinance update are to be completed May 15, 2022.

Current Annual Parking Revenue of \$53,000 is projected to increase to approximately \$130,000 with the addition of more revenue generating areas, improved signage and violation enforcement fine collection.

- B. The Mayor gave a report about the Lighthouse Renovation that stated the HVAC and Electrical tie-in to the drop ceiling is near completion. The kitchen cabinetry is scheduled to arrive mid-October with installation by Jeff Meadows by late November. Councilman Jeff Meadows has donated many hours on painting and has completed much of the finishing carpentry on the windows, doors and baseboard with stairwell railings, finishing double coat of painting remaining to be done. Flooring and completion of Elevator sign-off by state are required prior to tours and public access.

Joe Bozynski obtained a quote for lumber from Home Depot for \$17,000 for the lumber to build the 12 x 33' deck and stairways according to design specifications and is seeking contractor bids for the labor to present to council. Funding shortfall will need to be addressed by DDA to complete the Phase 2 Deck completion.

- C. Mayor Gardner reported as the Freedom Festival Chairperson he need more volunteers to help in the massive undertaking and is asking the DDA to partner with the Fire Department on the event.
- D. Mayor Gardener gave an update on the Forsythe/Consumer Property that stated he had walked through and met with potential buyers, a large electric car battery assembly facility. The buyers would need a water and waste treatment strategy that is beyond the scope of LP facilities. South County Water and Bedford are viable providers at this point. The potential deal is still being negotiated by Tim Lake and others. 2 years to get it up and running if successful.
- E. Dave Davison reported that the Medical Marijuana Facility will open within a few weeks assuming final state approvals.
- F. Dave Davison reported that the Veterans Parade is on for November 6. Next meeting of the committee is scheduled for Oct 8.
- G. Mayor suggested that the citizen of year award would be bestowed at Christmas Tree Lighting on December 4.

8. New Business

No volunteers to replace Mike Anstadt as Secretary, next meeting is last prior to leaving for winter.

9. Public Comment

Ed Zimmerman commenting by suggesting littering fines and that we acknowledge volunteers more often.

William Gardner commented regarding parking complaints

10. Action needed:

- Kelly, Shawn and Joe to meet regarding parking initiatives
- Mayor Gardner to make effort to support Mike Demski, Jeff Meadows and contractors for completion of lighthouse interior to support by year end.
- Mike Anstadt to create proclamation for Renee Shiflin and Jessie Griffin for their extensive volunteer time and supplied to renovate Freedom Park.
- Joe Bozynski to solicit additional driveway coating quotes
- Shawn Reid to attend Monroe funding allocation meeting with Mayor

- All members to consider volunteering for Freedom Festival
- All to recruit a new member and consider secretary role

11. Adjournment: at 8:55 based on motion by Jim Gardner and second by Mike Briskey

Next meeting: Tuesday, October 28, 2020 at 7:00 pm Water Tower Park

Please submit items for agenda to Mike Anstadt by Monday September 21.

manstadt@comcast.net

Parking items being considered	
Online survey of public for input	Studying other towns i.e. St. Joseph, Michigan
Added lots – see map & paving quote \$15,000	Parking Fee Structure old vs new higher rates
Signage budget - \$4 - 5,000	Ordinance revision needed
Pay by Plate rather than tkt display in car	Enforcement & Towing options
More Handicap Parking needed	Motor cycle & Golf Cart Parking designated
Boat Launch fees and Parking	Additional Parking Fee Machine needed
Website information and Ordinance prominent	Old Machine is outdated
Event Parking for Lighthouse Renters	Maintenance Plan & schedule for lots
Marijuana Business parking demand	Timeline = complete upgrades by May 2022
Church Lot partnering considerations	Much higher Parking tkts - \$75 suggested

- Parking Lot Refurbishing Quote attached
- Map attached

QUOTE

J. TUPACZ, INC.

16525 HANNAN ROAD

ROMULUS, MI 48174

PHONE # (734)231-6452

EMAIL: JTUPACZINC@HOTMAIL.COM

DATE: 09/28/2021

TO: JOE BOZYNSKI

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
JEFF TUPACZ	PARKING LOT	DUE WHEN JOB COMPLETED	

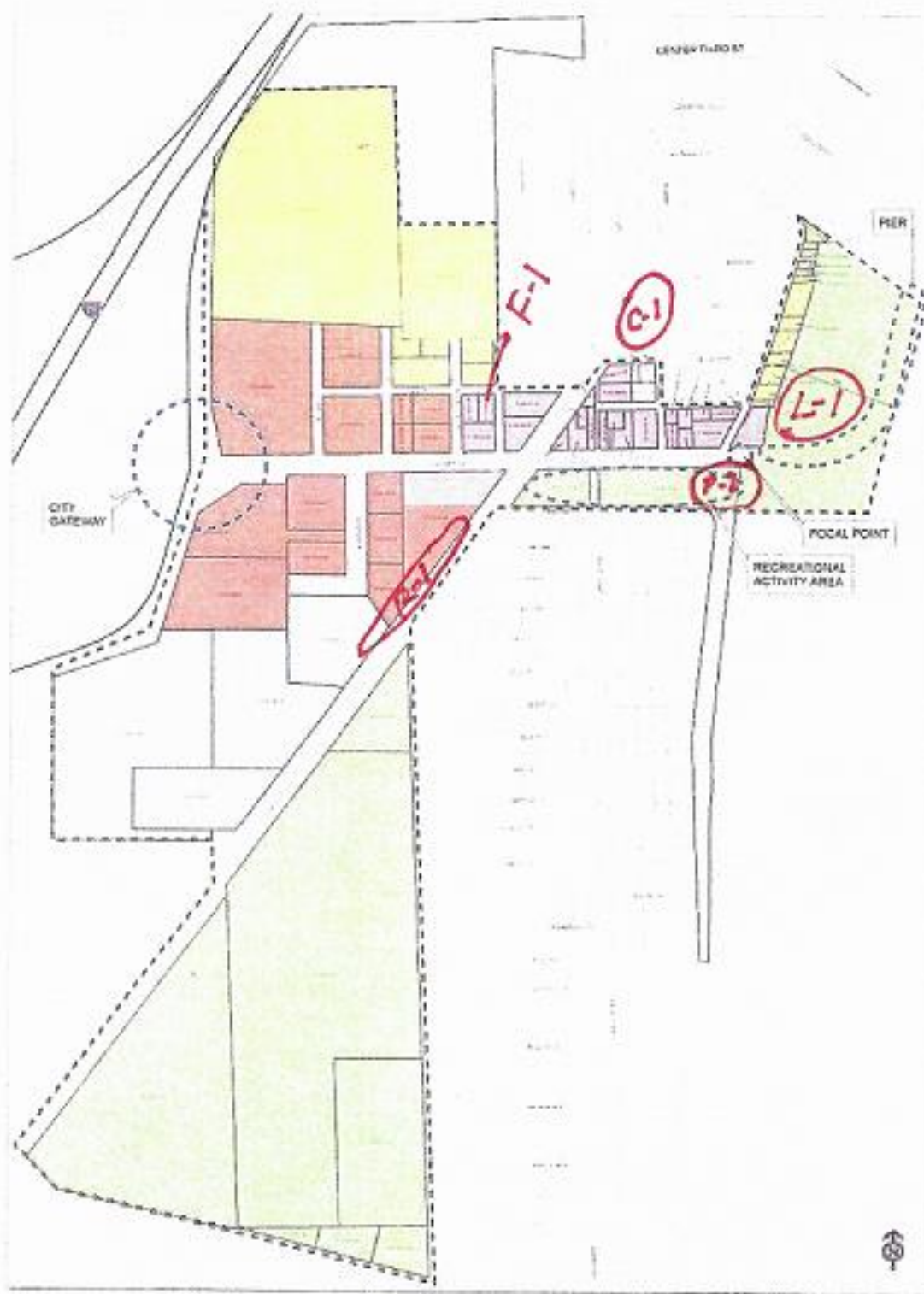
QTY		DESCRIPTION	UNIT PRICE	LINE TOTAL
16	P-1	PARKING LOT - 7,900 SQ FT - CLEAN & PREP LOT, SEALCOAT, STRIPE.		
28	L-2	LIGHT HOUSE - 10,500 SQ FT - CLEAN & PREP LOT, CRACKFILL 500 FT OF CRACKS, SEALCOAT, STRIPE.		
15	C-1	CITY HALL - 13,000 SQ FT - CLEAN & PREP LOT, CRACK FILL 1,000 FT OF CRACKS, PUT DOWN 1 PALLET OF COLD PATCH, SEALCOAT, STRIPE.		
24	F-1	FIRE HOUSE - 5,700 SQ FT - CLEAN & PREP LOT, CRACK FILL 400 FT OF CRACKS, SEALCOAT, STRIPE.		
24	R-1	ROAD FOR SIDE PARKING - 2,200 SQ FT SEALCOAT 4' BY 550' FOR PARKING, STRIPE. <i>CHURCH TO PARK</i>		
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$ 15,000.00

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!



Map 3: Future Land Use & Master Plan Elements
 City of Luna Pier
 TIF Plan

LunaPier



POGGEMEYER
 445 S. 340th