

**Village of Baldwin
Downtown Development Authority
August 20, 2020 Minutes
Regular Meeting
(approved)**

CALL TO ORDER

Roll Call: Chairperson Jane Allison called the Meeting to order at 2:04 PM at the Dave Stevenson Property on 8th Street (the former DNR rearing ponds) with board members:

Present: Jane Allison, Darci Maldonado, Seth Wenger, Jim Truxton, Dave Lewellyn

Absent: vacancy, vacancy

Village Staff: Robert Toland, DDA Administrator

Acknowledgment of Visitors: Jodi Nichols

A walking tour of the 18.4-acre Dave Stevenson property included the dam, raceways, and old riverbed. There was discussion about the potential removal of the dam and re-routing the river to its original location further west. The walking tour ended at 2:48 PM and moved to the Village of Baldwin offices, reconvened at 3:05 PM and joined by Board members Tony Gagliardo and Debbie Smith-Olson.

GENERAL BUSINESS

- A. **Approval of Agenda:** Seth Wenger made a motion to approve the agenda, with a change to add item 6.a. Bylaws, supported by Jim Truxton. Motion carried.
- B. **Approval of Minutes:** A motion to approve the **July 16, 2020 regular** meeting minutes, was made by Debbie Smith-Olson and supported by Seth Wenger. Motion carried.
- C. **Treasurers' Report:** The Treasurer's report through August 20, 2020, was presented by Debbie Smith-Olson, indicating a general fund balance of \$99,979.88, with income of \$218.22, disbursements totaling \$20,699.20, and interest income in the amount of \$18.22. One brick was sold for Trout Sculpture Park. There was discussion about the irrigation line breaks caused by the Dollar General contractor, Westwind Construction. Administrator Toland will verify the cost of the repairs with H2Oasis and contact Westwind Construction for payment.

The following bills were presented for payment:

Consumers Energy	\$ 263.83 (streetlights)
Robert Toland Consulting	\$ 1,000.00 (August)

H2Oasis	\$ 1,407.72 (irrigation repairs)
Baldwin Ace Hardware	\$ 7.71 (supplies)
Village of Baldwin	\$ 1,113.15 (water service)
Total bills	\$ 3,792.41

A motion to and to pay the bills, was made by Seth Wenger and supported by Dave Lewellyn. Motion carried by roll call vote. All ayes.

A motion to approve the Treasurer's report, was made by Darci Maldonado and supported by Tony Gagliardo. Motion carried.

D. **Committee reports:** None

E. **Acknowledge Communications:** None

PUBLIC COMMENT: None

BOARD COMMENTS: None

OLD BUSINESS

A. **Brown Trout Sculpture Project:** Installation of a security camera system was discussed. Brooks Security is looking into options. It may require adding electric lines to power the cameras.

B. **West Side Alleyway Project:** Consumers Energy will be contacted to determine cost of moving the utility poles to the westside of the Alley.

C. **Trees, Flowerboxes & Irrigation System:** No discussion.

D. **DDA Plan Amendment:** The Plan amendment project list and descriptions were discussed. It was suggested that electric car charging station be added as a project since it is forward thinking and grants are available to assist in financing. The DDA Board members will review and comment on the project descriptions at the September meeting.

E. **Dave Stevenson Trust Property:** Jim Truxton discussed his concept for developing the 18.4 acres. It could eventually become an RV Park or Community Park including river access. Public ownership would provide control over how it is developed. Acquisition, clean-up costs and potential future uses need to be determined. Jim was additionally going to begin research on the cost of cleaning up the site. Other issues involve the riverbed being moved to its original location, dam removal and related implications.

NEW BUSINESS

A. **Bylaws:** The recently discovered bylaws were discussed. Administrator Toland will prepare revisions and consult with the Village attorney.

ADJOURNMENT

A motion to adjourn was offered by Seth Wenger supported by Tony Gagliardo. Motion carried. Meeting adjourned at 4:03 PM.

Meeting Schedule: The next regular DDA meeting will be held on September 17, 2020 at the Village office at 3:00 P.M.

Respectfully submitted,
Robert R. Toland
for
Deborah Smith-Olson, Secretary/Treasurer