

**Village of Baldwin  
Downtown Development Authority  
February 18, 2021 Minutes  
Regular Meeting  
(approved)**

**CALL TO ORDER**

**Roll Call:** Chairperson Jane Allison called the Meeting to order at 3:00 PM with board members:

**Present:** Jane Allison, Seth Wenger, Jim Truxton, Darci Maldonado, Debbie Smith-Olson

**Absent:** Dave Lewellyn, Tony Gagliardo, vacancy, vacancy

**Village Staff:** Robert Toland, DDA Administrator

**Acknowledgment of Visitors:** Ron Rademacher

**GENERAL BUSINESS**

- A. **Approval of Agenda:** Seth Wenger made a motion to approve the agenda supported by Debbie Smith-Olson. Motion carried.
  
- B. **Approval of Minutes:** A motion to approve the **October 15, 2020 regular** meeting minutes was made by Darci Maldonado and supported by Debbie Smith-Olson. Motion carried.
  
- C. **Treasurers' Report:** The Treasurer's report through February 18, 2021, was presented by Debbie Smith-Olson, indicating a general fund balance of \$155,891.84, with income of \$27,423.75, disbursements totaling \$12,896.80, and interest income in the amount of \$41.69 since October 31, 2020.

The following bills were presented for payment:

Consumers Energy	\$	232.95 (November streetlights)
Consumers Energy	\$	360.00 (December streetlights)
Consumers Energy	\$	389.52 (January streetlights)
Consumers Energy	\$	415.00 (streetlights)
Robert Toland Consulting	\$	650.00 (November retainer)
Robert Toland Consulting	\$	650.00 (December retainer)
Robert Toland Consulting	\$	650.00 (January retainer)
Robert Toland Consulting	\$	1,000.00 (retainer & meeting)
H2Oasis	\$	800.00 (winterization)
Baldwin Lumber	\$	16.18 (Electrical supplies)
Rockford Advertising	\$	699.44 (streetlights)
Village of Baldwin	\$	925.92 (November water bills)
Village of Baldwin	\$	884.76 (December water bills)
Village of Baldwin	\$	577.32 (January water bills)
Village of Baldwin	\$	577.32 (water bills)
Total bills	\$	7,788.89

A motion to approve the Treasurer's report and to pay the bills, was made by Seth Wenger and supported by Jim Truxton. Motion carried by roll call vote. All ayes.

D. **Committee reports:** None

E. **Acknowledge Communications:** Christmas greetings were received from Manning Design and a thank you received from the library board for the grant that was used for children's activities.

**PUBLIC COMMENT:** None

**BOARD COMMENTS:** None

### **OLD BUSINESS**

A. **Brown Trout Sculpture Project:** There were two additional brick pavers sold, and an order will be placed for spring or early summer installation of those. Security cameras are still being investigated by the Village Council.

B. **West Side Alleyway Project:** A construction design proposal from Fishbeck for \$20,930 was reviewed and several questions raised. The DDA would like to know more about construction management, replacement of underground sewer and water service leads, potential loan from USDA, and moving electrical lines underground.

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

D. **DDA Plan Amendment:** The Plan amendment project list and project descriptions were discussed. It was decided that more time was needed to review for discussion at the March meeting.

E. **Dave Stevenson Trust Property:** This 18.4-acre property has now been sold and the new owner is **Fish Farm Project LLC**. The property has been mostly cleared of material and equipment, but clean-up is continuing. The MDNR and other agencies are continuing to consider the location of the stream bed and dam removal. The 15.3-acre parcel south of the Fish Farm Project is expected to be transferred to the Village from the MDNR.

F. **Bylaws:** The review of the bylaws was tabled.

G. **DDA Membership Vacancies:** A motion to recommend that Paul Santoro be appointed to fill one of the DDA vacancies, was made by Debbie Smith-Olson and supported by Seth Wenger. Motion carried.

### **NEW BUSINESS**

A. **876 Michigan LLC:** The Planning Commission approved the site plan for the proposed restaurant and apartments at 876 Michigan.

B. **Michigan Back Roads Advertisement:** Ron Rademacher presented a proposal to promote the Village in his book "Best Kept Secrets – Michigan Back Roads", on radio and on the internet. The web pages on "Up north Michigan" that Ron manages receive up to 190,000

hits per year. A motion to purchase the book chapter, 5 radio spots and the web site advertisement was made by Seth Wenger and supported by Darci Maldonado. Motion carried.

C. **2021/2022 Budget** - A motion to approve the budget was made by Darci Maldonado and supported by Jim Truxton. Motion carried.

**ADJOURNMENT**

A motion to adjourn was offered by Debbie Smith-Olson supported by Darci Maldonado. Motion carried. Meeting adjourned at 4:45 PM.

Meeting Schedule: The next regular DDA meeting will be held on March 18, 2021 at the Village office at 3:00 P.M.

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