

**Village of Baldwin  
Downtown Development Authority  
December 21, 2023, Minutes  
Regular Meeting  
(approved)**

**CALL TO ORDER**

**Roll Call:** Vice-Chairperson Darci Maldonado called the Meeting to order at 3:04 PM with board members:

**Present:** Darci Maldonado, Debbie Smith-Olson, Tony Gagliardo, Dave Lewellyn, Andy Gremel, Seth Wenger, Jim Truxton

**Absent:** Jane Allison, Lamont Hill

**Staff:** Robert Toland, DDA Director

**Acknowledgment of Visitors:** Jodi Nichols

**GENERAL BUSINESS**

- A. **Approval of Agenda:** A motion was made by Seth Wenger to approve the agenda, supported by Andy Gremel. Motion carried.
- B. **Approval of Minutes:** A motion to approve the **November 16, 2023, regular** meeting minutes, was made by Debbie Smith-Olson and supported by Seth Wenger. Motion carried.
- C. **Treasurers' Report:** Debbie Smith-Olson presented the Treasurer's report through December 21, 2023, indicating a general fund balance of \$337,212.50, with disbursements totaling \$16,104.42, and total income of \$2,013.70 which included interest income of \$13.70. The bond fund balance is \$1,015.74 which included interest income of \$ \$0.09.

The following bills were presented for payment:

Consumers Energy	\$ 377.86 (streetlights)
Robert Toland Consulting	\$ 1,200.00 (retainer & meeting fee)
Progressive AE	\$ 1,921.35 (visioning project)
Pompeii's	\$ 95.19 (visioning project)
Pleasant Plains Township	\$ 875.04 (902 Michigan taxes)
Baldwin Lumber	\$ 344.31 (Christmas decorations and parade)
Lake County Historical Society	\$ ????? (visioning project)
Village of Baldwin	\$ 712.73 (water bills)
Total bills	\$ 5,526.48

The DDA received \$2,000 in donations toward downtown decorations and banners.

A motion to approve the Treasurer's report, and pay the bills, including up to \$200 to the Historical Society for the use of their premises for Visioning Study meetings, was made by Andy Gremel, and supported by Tony Gagliardo. Motion carried by roll call vote. All ayes

except for Dave Llewelyn who opposed.

D. **Committee reports:** None

E. **Acknowledge Communications:** None

**PUBLIC COMMENT:** None

**BOARD COMMENTS:** None

### **OLD BUSINESS**

A. **902 Michigan Project (Land Bank Grant):** Demolition is expected to take place next week.

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

C. **8<sup>th</sup> Street Upgrade:** Bid requests for the reconstruction of 8<sup>th</sup> street between the new bridge and M-37 have gone out.

D. **8<sup>th</sup> Street Fish Farm and Dam:** The precise route of the Baldwin River channel continues to be an issue.

E. **Downtown Vision Project:** It was suggested that short-term sub-committees be explored to implement the programs and activities recommended in the Study, and that participants in the public forums be asked to join the sub-committees. The actual end-date of the study was in question.

**NEW BUSINESS:** None

### **ADJOURNMENT**

A motion to adjourn was offered by Tony Gagliardo and supported by Andy Gremel. Motion carried. Meeting adjourned at 3:41 PM.

Meeting Schedule: The next regular DDA meeting will be held January 18, 2024, at the Village office at 3:00 P.M.

Respectfully submitted,

Robert Toland, Administrator  
for

Deborah Smith-Olson, Secretary/Treasurer