

**Cass City Downtown Development Authority
Minutes
March 12, 2024**

The Meeting was brought to order at 1:30 pm by Chair Weiler

BOARD MEMBERS PRESENT: Christine Anthony, Tyler Erla, Andrew Klco, David Weiler, Village President Robert Piaskowski

ABSENT: Eric Brown, Misty DeLong, Jon Ligrow, Amy Peters, Cass City Chamber Administrator

VILLAGE STAFF PRESENT: Village Manager Debbie Powell, Director of Community Development Melanie Radabaugh, Administrative Assistant Linda Miller

Motion to approve the minutes from the February 13, meeting by Anthony and supported by Klco. Motion Carried.

Motion to approve the February 29, 2024, Financial Report was made by Erla and supported by Klco. Motion Carried.

Refinance DDA Debt: Eric Brown joined the meeting via phone and explained the two proposals for the refinance/demo loan for the Leach & Pine Street property.

Motion to accept the loan proposal from Thumb Bank & Trust for a loan of \$67,000 for 180 monthly payments, estimated payment \$585/month at a tax-exempt fixed rate of 5.45% for 5 years with rate adjusted based on the weekly average yield on the 10-year Treasury, Loan Fee of \$750 was made by Erla and supported by Anthony. Motion Carried.

Citizen Comments: Barb Kirn mentioned the importance of the Cultural Center Building as it relates to the history of the Village and the importance of restoring this building because of the shared wall with other buildings in the block. She gave an example of a building in Mayville that was demolished and the one building left standing is now unusable due to the damage caused by the demolition of the first building. We do not want this to happen in Cass City. Kirn said the Cass City Cultural Center Historical Group wants to establish a working relationship with the Cass City DDA. They have received their non-profit status and are now able to receive donations. They are in the process of seeking grants from the Pinney Foundation and The Tuscola Community Foundation and other fundraising events to help cover some of the Blight Elimination items that the State Grant will not cover.

Motion for the Cass City DDA to support the Tuscola County Land Bank Authority/Cass City Cultural Center Stabilization Proposal and agrees to the terms of the grant and to fundraising or funding the grant match and providing in-kind services by Erla and supported by Klco. Motion Carried.

Tuscola County EDC Report: No report.

Chamber of Commerce Report: No report. Was mentioned the Freedom Festival Committee recently held its first meeting.

Klco left the meeting at 2:23 pm.

Leach Street Property: Village Manager Powell received several bid quotes for the demolition of the Leach Street Property but due to the lack of a quorum, voting is tabled until the next meeting in April.

MEDC Match on Main Grant: Radabaugh mentioned the Match on Main grant is back in the amount of \$25,000, with a 10% match, to help another business with indoor improvements.

2023 Annual DDA Report: The DDA Annual Report was presented but, due to the lack of a quorum, will need to wait until next month for approval.

By consensus, the meeting was adjourned at 2:26 pm.

Respectfully Submitted,

Linda W. Miller

Administrative Assistant