



St. Johns Principal Shopping District and Downtown Development Authority

100 E. State, PO Box 477 – St. Johns, MI – 48879 (989) 224-8944 ext. 233 www.DowntownStJohnsMI.com

**BOARD OF DIRECTORS
2024 - 2025**

Chairman
Jason Butler
Butler Financial

Vice-Chairman
Tyler Barlage
Community Christian
Church

Secretary-Treasurer
Monica Ladiski
Lotus Health

Directors
Emily Baudoux
Rice Up Co.

Ed Brandon
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Bruce Delong
Clinton Count
Commissioner

Erika Hayes
Jackson Hayes, PC

Brent Hurst
Oh Mi Organics

Tracy Kossaras
Kurt's Appliance

Chad Gamble
City of St. Johns

Nancy McKinley
Castle Residence

Corinne Trimbach
Mint Door Boutique

COMMITTEES

Design
Tyler Barlage-Chair
Lori Wurm
Lara Boettiger
Theresa Levit
Brandi Martinez

Events
Tracy Kossaras-Chair
Corinne Trimbach-Chair
Nancy McKinley
Jason Butler
Brent Hurst
Monica Ladiski

**Executive, Finance, Strategic
Planning**
Jason Butler-Chair
Tyler Barlage
Monica Ladiski
Chad Gamble
Tracy Kossaras
Corinne Trimbach

Marketing
Tyler Barlage-Chair
Erika Hayes
Emily Baudoux
Vicki Schaffer
Monica Ladiski
Brent Hurst

CONTACT INFO

Executive Director
Heather Hanover
989-224-8944x 233
Email: psdcityofsj@gmail.com

**Meeting Minutes
Downtown Development Authority
June 5, 2024**

Members Present: Emily Baudoux, Nancy McKinley, Brent Hurst, Chad Gamble, Erika Hayes, Corinne Trimbach and Ed Brandon.

Other Present: Chief Kirk, Scott Berman, Kathy Berman and Heather Hanover

1. Meeting was called to Order by Executive Director Hanover at 12:25 pm.

2. Additions to the Agenda: None, motion to approve the agenda as presented by Erika Hayes, seconded by Chad Gamble, motion carried.

3. Motion to Approve the Consent Agenda as presented, made by Erika Hayes, seconded by Emily Baudoux, motion carried.

- A. Minutes of meeting June 5, 2024
- B. Design Committee Meeting Minutes
- C. City of St Johns monthly financial report through June 30, 2024

4. Communications

A. Design Committee: Heather reported that the committee is working on the bench project and they have a few artists working on benches.

5. Old Business

A. None.

6. New Business

A. Façade Grant Extension Request: The Arnst brother who own the first three buildings on the west side of Clinton Ave have a grant to repaint their façade. That grant is expiring on July 17th. They are having trouble finding a painter to complete the job and are asking for an extension. Motion by Erika Hayes, seconded by Brent Hurst to give them a 90-day extension, motion carried.

7. Public Comment

There was discussion on how we decide what banners are displace over main street. There is currently no policy. There was discussion on who should decide, the city or the downtown board. There was discussion on which kind of groups should be able to use the cross-street banner. You either have to allow everyone or maybe say just city downtown or possibly school related events. Chad stated that the city should have a calendar and make the hard choice but we will need to work on a policy.

Motion to adjourn made by Erika Hayes, seconded by Brent Hurst, motion carried, meeting adjourned at 12:38 pm.



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Meeting Minutes
Principal Shopping District
July 10, 2024
11:30 am, At PSD Office

BOARD OF DIRECTORS
2024- 2025

Chairman
Jason Butler
Butler Financial

Vice-Chairman
Tyler Barlage
Community Christian Church

Secretary-Treasurer
Monica Ladiski
Lotus Health

Directors
Emily Baudoux
Rise Up Co.

Ed Brandon
Giroly's Hardware

Bruce Delong
Clinton County Commissioner

Erika Hayes
Jackson,
Hayes, PC

Brent Hurst
Oh, Mi
Organics

Chad Gamble
City of St. Johns

Tracy Kossaras
Kurt's Appliance

Nancy McKinley
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Corinne Trimbach
Mint Door
Boutique

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Design
Tyler Barlage-Chair
Lori Wurm
Lara Boettiger
Theresa Levit
Brandi Martinez

Events
Tracy Kossaras-Chair
Corinne Trimbach-Chair
Nancy McKinley
Jason Butler
Jaime Madar
Brent Hurst
Monica Ladiski

Executive, Finance, Strategic Planning
Jason Butler-Chair
Tyler Barlage
Bruce Delong
Chad Gamble
Tracy Kossaras
Corinne Trimbach

Marketing
Monica Ladiski-Chair
Tyler Barlage
Erika Hayes
Emily Baudoux
Vicki Schaffer
Brent Hurst

CONTACT INFO

Executive Director
Heather Hanover
989-224-8944 Ext
233

Members Present: Ed Brandon, Chad Gamble, Emily Baudoux, Brent Hurst, Nancy McKinley, Corinne Trimbach and Erika Hayes.

Other Present: Chief Kirk, Scott Berman, Kathy Berman and Heather Hanover

- 1. Meeting was called to Order by Executive Director Hanover at 11:35 am**
- 2. Additions to the Agenda:** There were no additions to the agenda. Motion to approve made by Brent Hurst, seconded by Erika Hayes, motion carried.
- 3. Public Comment:** Scott and Kathy Berman were in attendance and they are going to be the new owners of the St Johns Brewery. They will be changing the name to "The Heist Grill". They are the current owners of One North and Culvers in Lansing and recently purchased Renos East, which will become a One North. The Bermans have a policy of treating their employees well with great benefits and retirement programs. They hope to do the same in St Johns. They will be closed on Mondays like the current brewery and hope to do the changeover on a Monday and start the Heist Grill on a Tuesday. The timeline is still to be determined. They will not be making beer but they will maintain the liquor license and the smokers. Their award-winning chef has already created a new menu. Their new chef will also be producing all the bread in house and will offer some for sale. They like to do brunches and are hoping to have a cinnamon roll. City Manager Gambler has met with the Bermans a few times and welcomed them to town. He hopes to facilitate any building or infrastructure changes.
- 4. Motion to Approve the Consent Agenda made by Erika Hayes, seconded by Chad Gamble, motion carried.**

- A. Minutes of meeting dated June 5,2024
- B. Minutes of the Marketing, Executive(May and June) and Events Committee Meetings
- C. City of St Johns monthly financial report through May 30,2024
- D. Director's Report

5. Communications Events Committee: Corinne was not at the last meeting so Heather said the events committee discussed the Wednesday Market and the costs to vendors and food trucks. The starting cost was \$15 for vendors and \$50 for food trucks but since we haven't had any takers the costs have been lowered to \$1 and \$25. The Mint Fest T shirts were picked out and we will be looking for volunteers.

A. **Marketing Committee:** Heather also discussed the Marketing Committee meeting. It was decided to do a "More to Your Door" ad for the Mint Festival Block Party. She also handed out the new downtown map brochures.

B. **Executive Committee :** Heather also reported on the last executive committee meeting. They discussed the agenda for the board retreat and the social district. They also discussed the resent petition going around about parking in the downtown that is being circulated by Beth Klein, owner of Courthouse Cuts. It was decided to have a survey on parking which will be discussed later in this meeting.

C. **City Update:** City Manager Gamble had a photo of the changes that will happen on Brush Street and to the Higham Street Parking lot. The construction will start after the Mint Festival. Chad also talked about the schedule for the Wilson Center Development. The owners are looking at getting historic tax credits which will add a few months to the time line. The Wilson center will add 49 housing units to the downtown. Ken Harris's new building will add 26 and he will have conditional occupancy in August or September, with full occupancy projected for December. The Fantasy Forest plans have been finalized but they still need to raise money. The expected start of construction is May 2025. There have been a lot of updates to the city park at the band shell and the volley ball courts. All should check them out.



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6.Old Business

A. Board Retreat: Heather talked about the retreat and the discussions that were had with the Insurance Representative from MML. The minutes from the meeting are in the packet. She also discussed the session with Dave Ivan from MSU Extension where the group discussed: What they want to see in Downtown St Johns(the Wows), how Downtown is now (the Nows) and the paths to get to the Wows,(the Hows). The group also discussed the easiest Hows to accomplish and the board should choose from this list a few items to accomplish.

B. Social District: We have not heard from the State if we are approved yet. Heather has had discussions with all the licensed liquor establishment in downtown and 2 have turned in their applications so far. Heather would like to walk around the downtown with Justin or the city manager to decide where the social district signs should go.

7.New Business:

A. Parking Survey: The city council is going to ask for our feedback on the new parking program in the downtown. The executive committee would like to do a survey to get input from everyone in the downtown. Heather asked the board if they had any questions they would like included in the survey. Heather stated it would be nice to start with who the person filling out the survey is, i.e. a business owner, and employee or resident. The committee liked this idea. She also discussed asking what is the preferable time for a person to park for free in the downtown. There was also discussion on making sure the responses are not just general but discuss specific problems with specific locations. Heather will prepare a short survey for the board's review at the August meeting and then the survey will be disseminated to the public in late August or early September.

Motion to adjourned made by Erika Hayes at 12:24pm, seconded by Brent Hurst, motion carried.