



DOWNTOWN DEVELOPMENT AUTHORITY

Board of Directors Meeting

Wednesday, March 11, 2026, 3:00 p.m.

Midland City Hall ~ City Council Chambers

1. Roll Call: Bo Brines, Ali Huntoon, Britney Hyde, Michael Jones, Brad Kaye, David Kell, Julia Kepler, Jim Malek, Chris Moultrup, Julie Murtha, Kevin Scorsone, Tony Stamas, Devon Thompson
2. Approval of the DDA minutes from the meeting of January 14, 2026 – *Moultrup*
3. Adoption of the 2026-27 Draft DDA Budget - *Harris*
4. Project updates -*Harris*
5. Committee Reports
 - a. Executive Committee – *Moultrup*
Executive Committee did not meet in March
 - b. Economic Sustainability Committee – *Scorsone*
 - c. Marketing and Events – *Loeffler*
 - d. Midland Downtown Business Association - *Kepler*
6. Public comments regarding items that are not on this agenda
7. New Business
8. Adjourn

**Next Regular DDA Board Meeting
Wednesday, May 13, 2026**



**DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
Board of Directors Minutes of the meeting held
January 14, 2026, 3:00 p.m. Midland City Hall**

Call to Order: 3:00 p.m.

Attending: Bo Brines, Ali Huntoon, Britney Hyde, Michael Jones, Brad Kaye, David Kell, Julia Kepler, Jim Malek, Chris Moultrup, Kevin Scorsone, Tony Stamas, Devon Thompson **Absent:** Julie Murtha

Meeting called to order at 3:00 p.m.

Minutes were presented for the DDA Board meeting held November 12, 2025. Stamas moved the minutes for approval and Kepler seconded. Minutes were unanimously approved.

Harris provided a status update on the Indian and Buttles Improvement Plan and introduced the DDA funding & interfund loan agreement. Malek moved to adopt the loan agreement, Scorsone seconded, and the motion carried unanimously:

WHEREAS, the Downtown Development Authority (DDA) Long-Range Strategic Plan includes a goal of participating in and supporting the Buttles and Indian Corridor Improvement Project led by the Michigan Department of Transportation (MDOT)

WHEREAS, these infrastructure improvements enhance access, safety, and economic development within and adjacent to the DDA district; and

WHEREAS, on March 8, 2023, the DDA approved a resolution formally expressing its intent to financially support select elements of the project located within the DDA district and has affirmed that support in 2024 and 2025; and

WHEREAS, the total established cost to the DDA for project enhancements within the DDA district is \$4,922,950.00, including burial of overhead utilities along Buttles Street and installation of decorative street and pedestrian lighting along Buttles and Indian Streets; and

WHEREAS, the DDA issued an initial payment of \$1,000,000.00 from its budget in July 2025, leaving a remaining financial obligation of \$3,922,950.00 to be repaid through 2035; and

WHEREAS, an interfund loan agreement has been prepared between the City of Midland Major Street Fund and the Downtown Development Authority to finance the remaining obligation, providing for a 0% interest rate, annual repayments of \$392,295.00, a final payment in 2035, and the option for prepayment without penalty should Tax Increment Financing (TIF) revenues increase due to new development within the district; now therefore

RESOLVED, that the Downtown Development Authority Board approves the final funding plan for the DDA's participation in the Buttles and Indian Corridor Improvement Project, with a total DDA remaining obligation not to exceed \$3,922,950.00; and

RESOLVED FURTHER, that the Downtown Development Authority Board authorizes the DDA Chair to execute the interfund loan agreement with the City of Midland Major Street Fund, consistent with the terms presented, to finance the remaining project obligation.

Voted to support the action: Brines, Huntoon, Hyde, Jones, Kaye, Kell, Kepler, Malek, Moultrup, Scorsone, Stamas, Thompson
Voted to oppose the action: None
Resolution: Approved

Harris also provided updates on additional downtown projects, including the Downtown restrooms; the leasable space of 120 McDonald; the installation of the downtown cameras; and the recent installation of the Downtown holiday tree.

Moultrup provided an update on the activities of the executive committee.

Scorsone provided an update on activities of the Economic Sustainability Committee. The committee recommended support for a façade application for GSP Properties, 147 E. Main Street. The following motion was made by Moultrup and supported by Stamas.

WHEREAS the Economic Sustainability Committee of the Downtown Development Authority (DDA) has reviewed the façade application submitted by GSP Properties, 147 E. Main Street, and found the application to be acceptable and in order; now therefore

RESOLVED, that the Economic Sustainability committee recommends the Downtown Development Authority approve a façade matching grant not to exceed \$2,500.00 for exterior painting and façade repairs with payments to be made according to program guidelines for façade improvement projects as applied for and completed at 147 Main Street.

Voted to support the action: Huntoon, Hyde, Jones, Kaye, Kell, Kepler, Malek, Moultrup, Scorsone, Stamas, Thompson
Abstained: Brines
Voted to oppose the action: None
Resolution: Approved

The committee also recommended support for a façade application for Three Bridges Distillery & Taproom, 240 E. Main Street. The following motion was made by Moultrup and supported by Kell.

WHEREAS the Economic Sustainability Committee of the Downtown Development Authority (DDA) has reviewed the façade application submitted by John Levy, Three Bridges Distillery and Taproom, 240 E. Main Street, and found the application to be acceptable and in order; now therefore

RESOLVED, that the Economic Sustainability committee recommends the Downtown Development Authority approve a façade matching grant not to exceed \$5,000.00 for exterior window replacement including new supporting exterior wall with payments to be made according to program guidelines for façade improvement projects as applied for and completed at 240 E. Main Street.

Voted to support the action: Brines, Huntoon, Hyde, Jones, Kaye, Kell, Kepler, Malek, Moultrup, Scorsone, Stamas, Thompson
Voted to oppose the action: None
Resolution: Approved

Downtown Event Coordinator Kristina Loeffler provided a recap of the recent holiday events and the planning of upcoming events for 2026.

Midland Downtown Business Association (MDBA) President Julia Kepler reported on activities of the MDBA.

Meeting adjourned 3:25 p.m.



March 4, 2026

To: Midland Downtown Development Board of Directors
From: Selina Harris, Community Affairs Director/ DDA Executive Director
Subject: 2026-27 Proposed Budget Downtown Development Authority Budget

Attached is an overview of the proposed FY 2026-27 Downtown Authority (DDA) budget.

Despite several new financial pressures, the proposed budget remains balanced and is projected to end the fiscal year with a modest surplus of **\$4,019**, while continuing to meet the DDA's operational obligations and long-term commitments.

Revenue Highlights:

- **Tax Increment Financing (TIF)** revenue is projected to increase by approximately 3% over the current fiscal year, resulting in an estimated \$42,427 increase in TIF revenue.
- **Leased space at 120 McDonald Street** is now fully occupied and is expected to generate approximately \$12,000 in new annual revenue for the DDA.

Expenditure Highlights:

Personnel Services expenditures are higher than both budgeted and historical levels due to several factors:

- **Increased hourly wage rates**, largely driven by State minimum wage adjustments. These increases have a notable impact on the DDA budget due to the number of seasonal horticulture employees required each year.
- Filling the full-time **horticulturist position** that had been vacant since August 2024, returning the program to full staffing levels.
- **Continuation of the Downtown Midland events summer internship**, now entering its third year, to support expanded programming and operational needs.

New operating expenditures are reflected in the proposed budget:

- **Downtown Midland Public Restrooms** – Approximately \$14,000 annually has been added to the budget for cleaning, maintenance, and supplies associated with the operation of the new public restroom facility.
- **Website Accessibility Improvements** – Approximately \$8,000 in one-time costs have been allocated to update www.downtownmidland.com to meet new ADA Title II web and mobile accessibility standards required for government websites by April 2027.

Capital Items

- **Downtown Snow Removal Equipment** – The Parks Department, which manages downtown sidewalk snow removal, has requested the purchase of a second commercial-grade snow blower (approximately \$18,000). This would provide operational redundancy while replacing an aging unit nearing the end of its service life.
- **Streetscape Phase II Engineering** – Consistent with the City’s Capital Improvement Plan, \$30,000 has been allocated for future engineering services related to the Phase II Streetscape project. Given the upcoming leadership transition, it is unlikely that this work will be initiated during the upcoming fiscal year. Instead, this allocation functions as a reserve or “set-aside” for the project, allowing the DDA to begin building the necessary funding so that engineering services can proceed once the leadership transition is complete and project direction is reaffirmed.

Transfer

Beginning in FY 2027, the DDA will initiate its annual repayment associated with the **Midland Corridor Forward (Indian/Buttles Corridor) reconstruction project**, including utility burial costs.

The proposed budget includes an annual transfer of \$392,295 to the Major Street Fund, which will continue through 2035. This repayment represents the most significant long-term financial commitment within the DDA budget over the next nine years.

Tax Appeal

While not currently reflected in the proposed budget, a multi-year tax appeal filed by a downtown property owner is currently under review by the Michigan Tax Tribunal. Should the appeal ultimately be successful, the DDA’s potential financial exposure is estimated at approximately \$86,518 in reimbursements as a worst-case scenario. If required, this reimbursement would likely need to be paid from fund balance, depending on the outcome of the case.

DDA 2026-27 PROPOSED DDA BUDGET

	2026-27
REVENUE	
Captured Property Taxes (TIF)	\$1,447,123
Two mil Downtown Midland Special Assessment	\$19,332
Miscellaneous Revenues	\$54,580
Transfers In	\$16,500
REVENUE TOTAL	\$1,537,535
EXPENDITURES	
Operating Expenditure Total	\$1,003,221
Transfer Out to Major Street Fund (MCF Debt)	\$392,295
Transfer Out to Parking Fund	\$90,000
Capital Outlay	\$18,000
Reserved for Streetscape II engineering	\$30,000
EXPENDITURE TOTAL	\$1,533,516
Excess Rev Over (Under) Expenditures	\$4,019
Fund Balance - Beginning 07/01/2026	\$1,435,408
Fund Balance- Ending 6/30/2027	\$1,439,427



DDA Economic Sustainability Committee

Minutes

Wednesday, February 25, 2026 at 3:00 p.m.

Chippewassee Conference Room ~ Midland City Hall

Attending: Kevin Scorsone - Chair, Bo Brines, Britney Hyde, Ali Huntoon

Absent: Chris Moultrup, VACANCY

The minutes from the December 2025 Economic Sustainability Committee meeting were presented for approval. Brines motioned for approval, seconded by Hyde. Minutes were approved.

Held a discussion on rebalancing public parking lots in Downtown Midland to assure the right mix of timed and permit parking is available. Reviewed parking rates of comparable communities to develop adjustments to Downtown Midland parking permit rates and parking fines.

Harris provided updates on the 2026 pedestrian plaza season, downtown Midland restrooms and leasable space, security camera installation, Midland Corridor Forward timeline, and holiday lighting project.

Discussed various downtown business changes and activities

Meeting adjourned at 3:40 pm



**Midland Downtown Business Association
Board Meeting Minutes
Thursday, January 8, 2026 ~ Midland City Hall
Chippewassee Conference Room**

Attendance: Joe Green, Julia Kepler, Emily Lyons, John Levy, Chris Mundhenk, Abby Rainey, Meleah Retzloff, Andrew Thompson, Gus Wojda (via phone) **Absent:** Daniel Buzzell, Kevin Scorsone, Jennifer White

The Midland Downtown Business Association (MDBA) board minutes from December 11, 2025, were presented for approval. Retzloff moved for support, seconded by Green. Minutes were approved.

The MDBA November 2025 Treasurer's Report was presented for approval. Thompson moved for approval, seconded by Mundhenk. The November 2025 Treasurer's Report was approved.

The board held a discussion on the current state of Downtown Midland, identifying the strengths and friction points, and exploring strategic priorities of the Midland Downtown Business Association for the next 3–5 years.

The meeting adjourned at **10:45 a.m.**