



DOWNTOWN DEVELOPMENT AUTHORITY

Board of Directors Meeting

Wednesday, January 14, 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 November 12, 2025 – *Moultrup*
3. Action Item: Indian and Buttles Improvement Project – DDA funding plan & interfund loan agreement – *Harris*
4. Project updates -*Harris*
5. Committee Reports
 - a. Executive Committee – *Moultrup*
 - b. Economic Sustainability Committee – *Scorsone*
 - i. *Action Item: Bo Brines – 147 E. Main Street Façade Application*
 - ii. *Action Item: Levy – Three Bridges, 240 E. Main Street Façade Application*
 - 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
Shopping Area Redevelopment Act Board
Wednesday, March 11, 2026**



**DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
Board of Directors Minutes of the meeting held - AMENDED
November 12, 2025, 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, Julie Murtha, Kevin Scorsone, Tony Stamas **Absent:** Devon Thompson

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

Minutes were presented for the DDA Board meeting held September 10, 2025 and the October 8, 2025 Strategic Planning session. Stamas moved the minutes for approval and Scorsone seconded. Minutes were unanimously approved.

Harris reviewed the 2025 Pedestrian Plaza survey results from the community and the Downtown businesses emphasizing the importance of aligning the upcoming year to the DDA mission.

Harris provided an overview of the Downtown projects completed in 2025 and of the 2026 DDA Draft Plan of Work. Kepler moved to adopt the drafted plan of work, Huntoon seconded, and the motion carried unanimously.

Harris also provided updates on additional downtown projects, including the status of the Buttles Street utility burial; the upcoming installation of the downtown cameras and the Downtown holiday tree lighting on December 2.

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 the incubator application for PokerFace Aesthetic Club, 133 E. Main Street. The following motion was made by Stamas and supported by Brines.

WHEREAS, the Economic Sustainability Committee of the Downtown Development Authority has reviewed the incubator application submitted by Frederick Hyde, Poker Face Aesthetic Club, 133 E. Main Street, and found all information acceptable and in order; now therefore

RESOLVED, that the Economic Sustainability committee recommends that the Downtown Development Authority grant said incubator application and provide lease subsidy in the following amounts:

- *\$830.00/month for the first six months of the program;*
- *\$560.00/month for the second six months of the program; and*
- *\$275.00/month for the last six months of the program;*

RESOLVED FURTHER, that incubator payments will begin one month following the public opening of this establishment.

Voted to support the action: Brines, Huntoon, Hyde, Jones, Kaye, Kell, Kepler, Malek, Moultrup, MURTHA, Scorsone, Stamas

Voted to oppose the action: None

Resolution: Approved

Downtown Event Coordinator Kristina Loeffler provided a recap of Trick or Treating Downtown and Holiday Open House. She also provided an update on the remaining upcoming holiday season events and 2026 planning.

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

Meeting adjourned 4:02 p.m.



January 9, 2026

To: Midland Downtown Development Board of Directors
 From: Selina Harris, Community Affairs Director/ DDA Executive Director
 Subject: Buttles & Indian Corridor Improvement Funding Plan & Interfund Loan Agreement

The Downtown Development Authority’s (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). On March 8, 2023, the DDA approved a resolution formally expressing its intent to financially support select elements of the project. The DDA received updated cost estimates in May 2024 and September 2025 and reaffirmed its commitment at each milestone.

This report reviews the status of this project including the repayment schedule for the DDA’s remaining financial obligation associated with project and provides a resolution requesting DDA approval of the final funding plan and authorizing the DDA Chair to sign the interfund loan agreement with the City of Midland.

DDA Funding Plan and Financial Commitment

The total established cost to the DDA for project enhancements within the DDA district is \$4,922,950.00. MDOT began utility burial work in August 2025, and the DDA issued its first payment of \$1,000,000.00 in July 2025 from the DDA budget.

The established costs for the DDA are as follows:

	DDA Share	
Bury overhead utilities	\$3,356,600	<i>100% within the DDA limits; Buttles only</i>
Decorative streetlighting	\$1,566,350	<i>38.2% within DDA limits; Buttles & Indian</i>
Total DDA commitment:	\$4,922,950	
First DDA payment	\$1,000,000	Paid July 1, 2025
Remaining DDA obligation	\$3,922,950	To be repaid through 2035

Interfund Loan Agreement

An interfund loan agreement has been prepared between the City of Midland Major Street Fund and the Downtown Development Authority. DDA authorization is required to allow the DDA Chair to execute the agreement.

Key terms of the agreement include:

- **Loan amount:** \$3,922,950.00
- **Interest rate:** 0%
- **Annual repayment:** \$392,295.00
- **Final payment:** 2035
- **Prepayment option:** Allowed without penalty should the DDA experience unanticipated increases in Tax Increment Financing (TIF) revenue due to new development within the district

Project Overview and DDA Scope

The project area is located along the northern boundary of the DDA district and serves as a primary gateway into Downtown Midland. The corridor redesign includes:

- MDOT resurfacing of Indian Street in 2026
- Reconstruction and conversion of Buttles Street to a two-lane profile in 2027

The DDA's financial participation supports enhancements beyond MDOT's baseline scope within the DDA boundaries, including:

- Burial of overhead utilities along Buttles Street to accommodate a 10-foot-wide pedestrian pathway on the south side of the corridor
- Installation of decorative street and pedestrian lighting along Buttles and Indian Streets

Converting this corridor to a two-lane roadway creates a safer, more comfortable environment for all, drivers, pedestrians, and cyclists alike. The redesigned street improves walkability and strengthens connections between nearby neighborhoods and Downtown Midland, while also setting the stage for redevelopment of several vacant and underutilized properties along Indian/Buttles corridor. Over time, continued investment in this area will help grow both the City and DDA tax base. Just as importantly, the project transforms a key gateway into downtown into a corridor that better reflects modern roadway design standards and the community's expectations for a welcoming, well-designed entrance to the city.

The attached resolution is presented for the DDA's consideration and would approve the final funding plan for the Indian and Buttles Corridor Improvement Project and authorize the DDA Chair to execute the interfund loan agreement on behalf of the DDA.

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.

Presented to the Downtown Development Authority Board on January 14, 2026

Motion made by:

Motion supported by:

Yeas:

Nays:

Absent:

Abstain:

Vote:



**DDA Executive Committee Meeting
Minutes
Wednesday, January 7, 2026 ~ 2:00 p.m.
Chippewassee Conference Room**

Attending: David Kell, Chris Moultrup, Kevin Scorsone
Ex-Officio Member Julia Kepler, MDBA President **Staff:** Selina Harris **Absent:** None

The minutes from the November 5, 2025, Executive Committee meeting were presented for approval. Scorsone moved for approval, seconded by Kell. Minutes were approved.

Reviewed the adopted 2026 Plan of Work that the DDA adopted in November 2025.

Harris shared that Sound Productions Owner Jim Paetschow has offered to continue to house the Midnight on Main ball in his climate-controlled storage facility at a rate of \$1,500 annually. This is the best direction for housing the ball until a decision to keep it or sell it is made.

Harris updated the committee on projects including the 120 McDonald leasable space, surveillance cameras, holiday lighting part two, and the rebalance of DTM parking lot's permit and open spots.

Reviewed and set the DDA board agenda for the January 14, 2026, meeting.

Meeting adjourned at 2:50 p.m.

Next Executive Committee Meeting: Wednesday, March 4, 2026



DDA Economic Sustainability Committee

Minutes

December 2025

Due to the holiday schedule the Economic Sustainability Committee did not meet in December but did conduct an electronic review of two façade improvement program applications.

Reviewed the façade application submitted by Bo Brines for 147 E. Main Street. This is a \$5,000.00 investment in exterior painting and repairs to both the Main Street and McDonald Street side of the property. The request is for \$2,500 in façade funding support. Hunoon, Hyde, Moultrup and Scorsone voted in support of recommending approval of this application to the DDA board. Brines abstained from voting.

Reviewed the façade application submitted by John Levy for Three Bridges expanded space at E. Main Street. This is a \$10,328.21 investment to replace front window glass and install a new exterior decorative wall to support the windows. Scorsone, Brines, Hyde, Moultrup and Huntoon voted in support of recommending approval of this application to the DDA Board.



DOWNTOWN DEVELOPMENT AUTHORITY
FAÇADE PROGRAM APPLICATION

Date: NOVEMBER 5, 2025

Name of Applicant: GSB PROPERTIES LLC (Nor East Outdoors, Bring Things)

Applicant Mailing Address: PO Box 1023, MIDLAND, MI 48641-1023

Applicant Email: robertwbrines@gmail.com

Applicant Phone Number: 989-326-1659

Project Address: 147 E. MAIN ST.

Building Owner's Name & Contact Information: GSB PROPERTIES LLC
BO BRINES

Project's Estimated Total Cost: \$5,000.00

Provide description of work and cost breakdowns by major categories, such as architectural fees, engineering fees, signs, awning, painting, repair, carpentry, electrical, etc.

Table with 3 columns: Work to Be Done, Estimated Cost, and Written Estimate Attached? (Yes/No). Row 1: PAINTING AND REPAIRS, \$5000.00, Yes (circled) No.

Identify façade amount requested and form of payment:

The façade program will provide up to \$5,000 in matching grant and up to \$10,000 in matching loan for eligible downtown properties every seven years. Please select the amount of your façade request and whether it will be as a grant, loan or combination of both.

The outdoor façade program will provide up to \$2,500 in matching grant funding for approved sidewalk buildouts that provide seating, shopping or dining elements to customers.

<u>Amount Requested (50% of estimate)</u>	<u>Form of Payment (circle preferred)</u>	
\$ <u>2,500.00</u>	<u>Façade Grant</u>	Façade Loan
\$ _____	Façade Grant	Façade Loan
\$ _____	Façade Grant	Façade Loan
\$ _____	Façade Grant	Façade Loan

Proposed project start date : SEPTEMBER 9, 2025

Proposed project completion date: SEPTEMBER 12, 2025

RWB **Initial here** to indicate that you have attached one photograph of the existing building and a detailed color rendering of design plans including description of work and outlining the materials to be used along with other details of the project.

Identify name of person responsible for paying the initial invoices (contractors/purchases):
GSB PROPERTIES LLC, BO BRINES

Identify name of person to whom façade grant/loan reimbursement should be made:
GSB PROPERTIES LLC, BO BRINES

The undersigned applicant affirms that:

- The information submitted herein is true and accurate to the best of my (our) knowledge.
- I (we) have read I have read and understand the conditions of the DDA Façade Program and agree to its conditions and guidelines.

Signature of Applicant(s): [Signature]

Date: NOVEMBER 6, 2025

Signature of property owner(s) if different than applicant:

Date: _____

Signature of person responsible for initial purchases and contractor costs:

[Signature]

Date: NOVEMBER 6, 2025

Signature of person to receive façade loan / grant payment(s):

[Signature]

Date: NOVEMBER 6, 2025



8-6
14-6
9-6

32-6"

HIGH POINT OF ROOF

ROOF SLOPES

9'-6"

32'-6"

20'-0"

9'-6"

4'-0"

5'-6"

REMOVE WOOD STRIP & PATCH

Imagine that!

Vertical toolbar with navigation and drawing tools: back, forward, home, eraser, pencil, brush, highlighter, and selection tools.

Right-side toolbar with navigation and drawing tools: back, forward, home, eraser, pencil, brush, highlighter, and selection tools.





NOR' EAST
OUTDOORS

YETI
COOL

NOR' EAST
OUTDOORS

KAYAK
TRIPS

NOR' EAST
OUTDOORS

LITTLE ROCK
COMMUNITY

WHEREAS the Economic Sustainability Committee of the Downtown Development Authority (DDA) has reviewed the façade application submitted by Robert (Bo) Brines who owns property at 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 E. Main Street.

Presented to the Downtown Development Authority Board on January 14, 2026

Motion made by:

Motion supported by:

Yeas:

Nays:

Absent:

Abstain:

Vote:

John Levy, 240 E. Main Street Unit A

Printed from Asana



🔒 This approval is visible to members of DDA - Incubators & Façades .

[Make public](#)

John Levy, 240 E. Main Street Unit A

Assignee Selina Harris ✗ My Tasks ▾

Due date Jan 14 ✗

Projects DDA - Incubators & Façades New Applications ▾ ✗

Add to projects

Dependencies Add dependencies

My tasks fields	<input type="radio"/> Estimated time	Add estimated time
	<input type="radio"/> Actual time	Add actual time <input type="radio"/> Start timer
	<input type="radio"/> Priority	—

Fields	<input type="radio"/> Incubator or Facade	Facade
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Description

Name of Applicant:

John Levy

Applicant Mailing Address:

240 E. Main Street Unit A

Applicant Email:

john@threebridgedistillery.com

Applicant Phone Number:

9894305343

Project Address:

240 E. Main Street Unit A

If different from applicant, please provide the property/building owner's name & contact Information::

Rick Allen 989-615-8362

Project's Total Estimated Cost:

10,328.21

ITEM 1: Description of work:

The front wall of the address 244 E. Main Street, formally Grape Beginnings, needs replacing for safety, appearance and energy efficiency. The current wall were not fixable according to Midland Glass so we had them install the new glass and we built the wall to rest them on. The receipts of 808.21 are the cost of materials to build the wall. We put marble shelving on the inside of the walls as you can see but did not include that in the project façade as that is on the inside. Hoping over \$10,000 in costs will secure your approval for the \$5,000 reimbursement. We don't need a loan. You have our 3 receipts already. THANK YOU

ITEM 1: Estimated Cost:

10328.21

Proposed Project Start Date:

Oct 10, 2025

Proposed Project Completion Date:

Oct 21, 2025

Form of Payment Requesting:

Facade Grant

Amount Requested (50% of estimate):

5000

Additional Form of Payment Requesting (if applicable):

Not Applicable

Applicant acknowledges that you have attached one photograph of the existing building and a detailed color rendering of design plans including description of work and outlining the materials to be used along with other details of the project.:

Acknowledged and Agreed

Identify the name of the person responsible for paying the initial invoices (contractors/purchases):

John Levy

Identify the name of the person to whom the facade grant/loan reimbursement should be made:

John Levy



Share

X

Grape Beginnings



Winery

244

FREE WINE TASTING

ROAD CLOSED

Google Maps



244



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.

Presented to the Downtown Development Authority Board on January 14, 2026

Motion made by:

Motion supported by:

Yeas:

Nays:

Absent:

Abstain:

Vote:



**Midland Downtown Business Association
Board Meeting Minutes
Thursday, December 11, 2025 ~ Pizza Sam's**

Attending: Daniel Buzzell, Joe Green, Julia Kepler, Emily Lyons, John Levy, Dustin Neumeyer, Abby Rainey, Meleah Retzloff, Andrew Thompson, Jennifer White, Gus Wojda

Not Attending: Chris Mundhenk, Kevin Scorsone

Kepler called the meeting to order at 8:30 a.m.

Neumeyer shared that he needs to resign from the MDBA board due to his company no longer leasing a space in Downtown Midland. The board thanks him for his generous contribution of time and talents to the board since 2018.

November 13, 2025, meeting minutes were presented for approval. Thompson motioned for approval, seconded by Retzloff. Minutes were approved.

The October 2025 Treasurer's report was presented by Retzloff for approval. Green motioned for approval, seconded by Levy. Treasurer's report was unanimously approved.

Harris shared results from the holiday shop/dine campaign conducted by Cumulus Media. Harris will follow up with Neumeyer and Mundhenk on their review of outcomes. Harris will schedule Cumulus for an in-person review of the campaign.

Harris updated the board on various projects: the DTM Christmas tree lighting was a success; a plan for the McDonald Street lighting discussion is on hold until after the first of the year; Harris will bring forward a SARA direction for board approval at the February board meeting; discussed the MDBA strategic plan discussion planned for January 2026, members should plan for two hours.

Held a discussion on the rising costs of Brush Monkeys and decided to pursue a local window painting plan for 2026.

Held a discussion on spending direction for the remaining \$11,968 balance still in DDA holiday lighting line item. Focus should be on replacement of the light pole snowflakes, a possible lighted element added to Poseyville Bridge or a stand-up piece at a living room corner. Harris will schedule a meeting for January to include: Buzzell, Retzloff, Levy, Scorsone and Kepler.

Reviewed events: Cocoa Crawl, Small Business Saturday, Jingle Bell Fun Run, Ugly Sweater Bar Crawl, and Holly Jolly Days.

Meeting adjourned at 9:30 a.m.