

**City of Flint Downtown Development Authority  
 Minutes of the Monthly Meeting of the Board of Directors  
 January 27, 2021  
 502 Church Street, Flint, Michigan**

<b>Board Member</b>	<b>Present</b>	<b>Absent</b>
Mayor Sheldon Neeley, Chairperson	X	
Inez Brown		X
Loyst Fletcher, Jr., Vice Chairperson and Personnel & Finance Chair	X	
John Gazall, Design Chair	X	
Louis Hawkins, Secretary	X	
Jonathan Hardman, Marketing & Promotions Chair	X	
Glen Kelly		X
Robert Kittel	X	
Brandee Brown	X	
Adrian Walker	X	
Greg Viener, Treasurer	X	

**Others Attending:** Gerard Burnash-Executive Director, DDA; DDA, Damion Frasier, Shedd-Frasier PLC; Sheri Sprygada, Taylor & Morgan; Khalfani Stephens, City of Flint; Joel Hurd, member of public

**A. Call to Order:**

Mayor Sheldon Neeley, Chairperson, declared a quorum present and called the meeting at 7:34 a.m.

**B. Opportunity for Public to Address the Board: None.**

**C. Approval of Minutes:**

Upon motion by Louis Hawkins, supported by Robert Kittel, the DDA Board unanimously approved the minutes for November 25, 2020 Monthly Board of Directors Meeting.

**D. Personnel and Finance Committee:**

Loyst Fletcher and Sheri Sprygada presented financial information since the November 2020 meeting, and stated that spending is in line as budgeted but that cash on hand was low. Adrian Walker inquired about the impact on revenue due to decline in traffic downtown. A discussion was held on parking use in the downtown during the Covid-19 pandemic. Gerard Burnash informed the board that parking meters in front of downtown restaurants have been turned off to assist those

businesses during the State of Michigan Executive Orders limiting restaurant openings. Khalfani Stevens reminded the board that the DDA's primary source of revenue is parking fees and that the DDA cannot operate without revenues.

Mayor Neeley asked if the DDA was eligible for grants that would allow it to subsidize downtown businesses by providing free parking. Adrian Walker volunteered to have a representative of the Greater Genesee County Chamber of Commerce who works on grants appear at the next DDA board meeting to discuss this issue.

Upon motion by Loyst Fletcher, supported by Louis Hawkins, the Board unanimously approved the Personnel and Finance Committee report.

E. Marketing and Promotions Committee: Jonathan Hardman reported on quotes for changing the DDA's digital sign at the Kearsley Street parking lot, with the estimates for updating being between \$98,000 and \$100,000, which makes the upgrade prohibitive cost wise. Gerard reported that the DDA spent \$1,800 recently to upgrade the sign to a 5G modem. John Gazall inquired about sound capabilities for the sign and Gerard responded that it did not have sound but that other options for sound were available.

F. Design Committee:

John Gazall reported on the need for trash containers and that he would work with DDA staff to locate and placement.

G. Economic Development:

Mayor Neeley asked Khalfani Stevens to update the board on development efforts, who reported on discussions developers about mixed use facility at the Kearsley Street parking lot, with residential on the upper levels and commercial on the street level, along with a parking ramp. Market studies are in the process to confirm the need and once done the project will be brought back to the board.

Khalfani also discussed establishment of a DDA blanket policy on development incentives. A discussion on the issue was held and Khalfani agreed to provide information on other how these programs are done with other municipalities.

H. Executive Director's Report:

Gerard Burnash reported on events in the downtown and the DDA staffing work on holiday decorations, snow removal and assistance with downtown restaurants to help them work through the Executive Order restrictions.

A discussion on increased issues with vagrancy in the downtown was held.

I. Correspondences: None.

J. Adjournment: The meeting was adjourned at 8:25 a.m.

Louis A. Hawkins  
Louis Hawkins, Secretary