



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
Rise Up Co.

Ed Brandon
Gilroy'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
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
Jaime Madar
Brent Hurst
Monica Ladiski

**Executive, Finance,
Strategic Planning**
Jason Butler-Chair
Tyler Barlage
Monica Ladiski
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

**Meeting Minutes
Principal Shopping District
Nov 6 2024**

11:30 am, At PSD Office

Members Present: Brent Hurst, Tracy Kossaras, Chad Gamble, Nancy McKinley, Corinne Trimbach, Emily Baudoux, Erika Hayes, Monica Ladiski and Tyler Barlage.

Other Present: Chief Kirk, Tiffany Rudy(Tough Stuff Cleaning) and Heather Hanover.

- 1. Meeting was called to Order by Vice Chairman Barlage at 11:30 am**
- 2. Additions to the Agenda:** There were no additions to the agenda. Motion to approve made by Brent Hurst, seconded by Corinne Trimbach, motion carried.
- 3. Public Comment:** Tiffany is a new business owner on Walker Street, her businesses is Tough Stuff Cleaning. Everyone welcomed Tiffany and asked about her business.
- 4. Motion to Approve the Consent Agenda made by** Brent Hurst, seconded by Erika Hayes, motion carried.
 - A. Minutes of meeting dated Oct 2,2024
 - B. Minutes of the Marketing, Executive and Events Committee Meetings
 - C. City of St Johns monthly financial report through Oct 28,2024
 - D. Director's Report

5.Communications

A. Events Committee: Corinne discussed the Oktoberfest event; the weather was great but the attendance was just okay. The committee and Sirens would like to have the event again next year but will make some changes. The Event So Good is Scary is now the Downtown Candy Crawl, the event was well attended , the Boy Scouts ran the Hot Dog Cart and the Haunted Blue Bus was down by the Pavillion with some other business that are not in the downtown. The Events committee is now working on the St Nick Parade for December.

B. Marketing Committee: Monica talked about the changes we are doing to the website. We have also been running ads in the More to Your Door Magazine. For the Holidays we are offering commercial packages from WLNS and Fox to give business owners options.

C. Executive Committee : Tyler stated that most of the items discussed at the Executive meeting are already on the agenda for discussion.

D. City Update: Chad talked about the Brush Street reconstruction and everyone thanked the city for the nice changes. There was discussion on light posts on the bump outs. They are not planned to go in at this time. There was discussion about improving the streetscape and working on that in the future. The Higham Street Parking lot is not getting done this year because we could not get all the property owners to get on board but 2 lots downtown have been resurfaced. The OPRA for the Solar Plant(old Federal Mogul Building) and the payment schedule for the replacement of downtown tax loses was approved by both the city council and the property owners. This money will be provided over the life of the OPRA and can only be used on downtown projects. The Wilson Center is getting closer to starting. The anticipated start time is March 2025. There was also discussion on the Social District. We are waiting for news from the state about approving the individual establishments.

6.Old Business

A. Parking Survey: After reviewing the responses of our parking survey and doing some of their own observation, the city proposed 3 changes to the downtown parking plan. 1. Change all of the 2 hours parking to 3 hours. 2. Make the lot east of Gilroy's available for all day parking with a pass. 3. Have designated parking spaces at fee of \$500 per space. These options we presented to the Executive Committee, who were in favor of the changes. The changes were also presented to the City Council and approved. The changes will go into effect in 2025. There was discussion on how many designated spots, probably about 10% of the lots, and how it will be decided who gets the spots, probably a lottery.



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7.New Business:

A. Committee Structure: There was discussion on combining the Events Committee and the Marketing committee. The feeling was that it would make for too long of a meeting. There was discussion on increasing membership on committees and engaging more of the business owners. We need a packet for new business owners and more networking.

Motion to adjourned made by Erika Hayes at 12:08 pm, seconded by Chad Gambel, motion carried.



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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

Nov 6 ,2024

Members Present: Brent Hurst, Tracy Kossaras, Chad Gamble, Nancy McKinley, Corinne Trimbach, Emily Baudoux, Erika Hayes, Monica Ladiski and Tyler Barlage.

Other Present: Chief Kirk, Tiffany Rudy(Tough Stuff Cleaning) and Heather Hanover.

1. Meeting was called to Order by Vice Chairman Barlage at 12:08 pm.

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

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

A. Minutes of meeting Oct 2,2024

B. Design Committee Meeting Minutes

C. City of St Johns monthly financial report through Oct 28,2024

4. Communications

A. Design Committee: Tyler talked about the façade program and working with MEDC. There was also discussion of when the design meeting is and moving it to the morning on the 3rd Thursday of the month at 8:30am

5. Old Business

A. Design: We have 3 art benches in the downtown and are still hoping to have more made. Ivan and Bach Steel have been talked to but if you know others, let Heather know.

6.New Business

A. Higham Street Parking Meeting. We are hoping to try to get all the property owners together in January to get this project moving forward. Tracy has spoken with Jody Post who had some issues with the project and he is open to meeting in January. There was discussion on the cement pad placed behind the Basic Need center and the drainage issues back there. There is a problem with snow removal too, no company wants to plow such a bumpy area.

7. Public Comment

Chief Kirk asked about blocking the streets at Railroad for the St Nick Parade. There was also discussion about placing gemstones and caution tape along the street in the 2nd and third block.

Motion to adjourn made by Monica Ladiski , seconded by Nancy McKinley, motion carried, meeting adjourned at 12:26 pm.