



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
2025- 2026

Chairman
Monica Ladiski
Lotus Health

Vice-Chairman
Jason Butler
Butler Financial

Secretary-Treasurer
Tyler Barlage
Community Christian Church

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
Building Owner

COMMITTEES

Design
Tyler Barlage-Chair
Lori Wurm
Lara Boettiger
Brandi Martinez

Events
Tracy Kossaras-Chair
Corinne Trimbach-Chair
Nancy McKinley
Jason Butler
Nick Boyer
Liz Janetske
Brent Hurst

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

Marketing
Emily Baudoux-Chair
Erika Hayes
Vicki Schaffer

CONTACT INFO
Executive Director
Heather Hanover
989-224-8944 Ext 233

Meeting Minutes
Principal Shopping District
Oct 1, 2025

11:30 am, At Fire Hall

Members Present: Brent Hurst, Nancy McKinley, Tracy Kossaras, Corinne Trimbach, Emily Baudoux, Monica Ladiski, Jason Butler and Chad Gamble.

Others Present: Dave Kirk, Jason Denovich, Daniele Schrader and Heather Hanover

1. **Meeting was called to Order by Chair Ladiski at 11:30 am**
2. **Additions to the Agenda:** None, motion to approve the agenda as presented by Bruce Delong/seconded by Jason Butler, motion carried.
3. **Public Comment:** None.
4. **Motion to Approve the Consent Agenda made by Brent Hurst, seconded by Bruce Delong motion carried.**
 - A. Minutes of meeting dated Sept 3, 2025
 - B. Minutes of the Executive, Marketing and Events Committee Meetings
 - C. City of St Johns monthly financial report through Sept 25,2025
 - D. Director's Report

5. Communications

A. Events Committee: Chair Kossaras stated that the committee did a recap of the Mint Fest and Car show. The US 27 car show was very successful we sold a lot of t shirts and there was a large turnout. We are going to try the Thursday Markets again next year. The Harvest Festival was successful and we are having an Oktoberfest this weekend.

B. Marketing Committee: Chair Baudoux said that we will be doing the Holiday Commercial Co-Op with WLNS again this year. We are also working on a Marketing protocol for events and we continue to work with Web Local on our new website.

C. Executive Committee : The main discussion on the executive meeting was the combining of the Mint Fest activities with the Chamber and this will be discussed later in the agenda.

D. City Update: Chad reported that Fantasy Forest grand opening is today at 3pm. He also talked some with LEAP about the incubator idea and feels they would be a good resource for investigating this idea. The city will be working on parking lot #4 which is behind Gilroys, so the lot will be out of commission for a few days.

6. Old Business

A. Working with the Chamber to bring the Mint Fest Downtown: Chair Ladiski asked Chamber Director Schrader if she would like to present her proposal. Danielle discussed the responsibilities of both groups and the 5% profit share for the downtown, along with proceeds for liquor sales and the car show. The preferred area for most of the events would be down by the Depot, some in the road and some on the grass. There was talk of working together instead of against each other for sponsors and volunteers. There were questions about losing control of what happens in the downtown. There was discussion on the effect on city staff and the police. There was discussion on the placement of the stage and use of the social district and the boundaries of the social district. There was discussion on the lack of ample parking. Motion by Bruce Delong, seconded by Chad Gamble that we move forward with working with the Chamber on a new combined Mint Fest in the downtown on the second full weekend of August(7, 8 and 9, 2026) Motion carried 7 votes to 2.

B. Criteria for Deciding on Event Categories will be discussed at the next meeting.



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7.New Business:

A. Next Wednesday we will be having a required health inspection of our Hot Dog Cart. We will also be having a Free Wienie Wednesday day.

Motion to adjourned made by Bruce Delong at 12:29 pm, seconded by Chad Gamble, motion carried.



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Downtown Development Authority

Oct 1 ,2025

Immediately following the PSD Meeting

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Strategic Planning**
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2. **Additions to the Agenda:** None, motion to approve the agenda as presented made by Bruce Delong, seconded by Jason Butler, motion carried.
3. **Motion to Approve the Consent Agenda** as presented, made by Bruce Delong, seconded by Jason Butler, motion carried.
 - A. Minutes of meeting Sept 3,2025
 - B. Minutes of the Design Committee Meeting
 - C. City of St Johns monthly financial report through Sept 25, 2025
4. **Communications**
 - A. Design Committee Heather presented that the design committee worked on the outdoor furniture guidelines, decided on holiday pole banners and talked about what to put in the pots for the holiday. The committee is working with a metal artist to make snowflakes and trees for the pots and working with Woodburys for the greens.

Old Business

- A. None.

6.New Business

A. Commercial Incubator: Emily Baudoux's building is open and she is looking to rent. We get complaints that there is not enough retail in the downtown and this is our chance to be proactive and control what type of business goes into the building. The group would like all the information to make an informed decision. Emily needs to know asap as she has businesses interested in space. Heather, Monica and Emily will work on the concept and present it again at the Executive meeting on the 21st. All board members are welcome to attend and we will have a vote on the issue at that time.

7. Public Comment

None.

Motion by Chad Gamble to adjourn at 1:02, seconded by Brent Hurst, motion carried.