



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
Dec 3, 2025**

11:30 am, At Fire Hall

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

Others Present: Heather Hanover

- 1. Meeting was called to Order by Chair Ladiski at 11:35 am**
- 2. Additions to the Agenda:** None, motion to approve the agenda as presented by Jason Butler/seconded by Tracy Kossaras, motion carried.
- 3. Public Comment:** None.
- 4. Motion to Approve the Consent Agenda made by Jason Butler, seconded by Tracy Kossaras motion carried.**
 - A. Minutes of meeting dated Nov 5, 2025
 - B. Minutes of the Executive, Marketing and Events Committee Meetings
 - C. City of St Johns monthly financial report through Nov 25,2025
 - D. Director's Report

5. Communications

A. Events Committee: Chair Kossaras said at the last meeting they discussed small business Saturday and the St Nick Parade. They also talked about next year's events and the new event protocol. They are thinking of doing a February event called the Cozy Crawl. There is also a decorating contest going on in December. The meeting this month will be at the Heist and it is now on the second Thursday of the month.

B. Marketing Committee: Chair Baudoux talked about the Holiday Commercial Co-Op, 12 downtown businesses participated and the board subsidized the commercials. We are having a new website but it still needs some changes. If anyone sees anything that needs improving, let us know.

C. Executive Committee : The items discussed at the meeting are all on the agenda.

D. City Update: Chad reported that parking lot number 4 in downtown was completed and looking great. There was a labyrinth completed at the city park and a public hearing on the Master Plan was held. Budget season is coming up and they would like the DDA/PSD budgets by the end of February or early March. There will be a lot of big road projects next year in the downtown which will include some sewer separation projects.

6. Old Business

A. Lease of shared space. The lease from LEAP was very long and complicated. Monica said that she had a simpler one that she uses to rent our spaces in her building. Jason discussed a form for prospective tenants that would gauge their interest and needs before they commit to a lease, he has developed a form letter. He also wondered if Erika Hayes (attorney on the board) might have a simpler lease document that she could help us mold to our needs

B. Downtown Website, as Emily mentioned we have a new website. We got it up quickly so we didn't have to do the yearly renewal of the old website. Everyone needs to check it out and send in comments.

C. Criteria for Deciding on Event Categories There was a lot of discussion on how events are categorized and when fees will be charged. There was also discussion on having a clear view of what the fees are and how we can help event coordinators accomplish their events in the downtown. There are a lot of moving parts and we need to get on the same page with the city commission. Chad will set up a meeting in January to iron out the wrinkles. Monica, Jason and Heather would like to be part of this meeting. There was also more discussion on if the PSD should subsidize non-PSD events and what the criterion should be. There was talk on having a grant process but at the minimum having a packet of information.



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

7. New Business:

A. Approval of the 2026 Meeting Dates: the list was discussed and some errors fixed. Motion by Tyler Barlage, seconded by Tracy to approve the amended meeting dates, motion carried. Heather will make the corrections, send the list to the city and post the list at the firehall and on the website.

B. Director's Contract: Last year because of the early city commission meeting in December it was decided to vote on the Executive Director contract in January. We will do that again this year.

Motion to adjourned made by Tyler Barlage at 12:33 pm, seconded by Jason Butler, motion carried.



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
Downtown Development Authority
Nov 5 ,2025
Immediately following the PSD Meeting**

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

Others Present: Heather Hanover

1. **Meeting was called to Order by Chair Ladiski at 12:33 pm.**
2. **Additions to the Agenda:** None, motion to approve the agenda as presented made by Tyler Barlage, seconded by Jason Butler, motion carried.
3. **Motion to Approve the Consent Agenda** as presented, made by Tyler Barlage, seconded by Corrine Trimbach, motion carried.
 - A. Minutes of meeting Nov 5,2025
 - B. Minutes of the Design Committee Meeting
 - C. City of St Johns monthly financial report through Nov 25, 2025
4. **Communications**
 - A. Design Committee Chair Barlage stated the committee didn't have a regular meeting but they meet to work on the pots for the holiday. We also have a new bench designed by Ivan Iler.
5. **Old Business**
 - A. None.
6. **New Business**
 - A. Tonight there will be a special Holiday 6 in the city featuring St Johns , 7:30pm on WLNS and WLAJ.
7. **Public Comment**

People commented on seeing the commercials and what a good job everyone did.

Motion by Corinne Trimbach to adjourn at 12:42 pm, seconded by Tracy Kossaras, motion carried.