

1. **CALL TO ORDER.** Chairman Jim Allen called the meeting of the Clare Downtown Development Authority to order at 8:13 a.m. on Thursday, July 14, 2022; the meeting was held in person in the Clare City Hall Commission Chamber.
Board and Authority members present:
Chairman Jim Allen, Shari Buccilli, Jeremy Howard, Gus Murphy, Greg Rynearson, Mary Ann Shurlow, and Dawn Thomas.
Members absent:
Vince Demasi, Dean Doherty, Christine Duhaime, Maegan Jenkins, Tom Koch, and Dave Maxwell.
Also present:
Shannon Sirpilla-Finance Director/Treasurer and Luke Potter-DPW Director.
2. **APPROVAL OF AGENDA.** Motion by Shari Buccilli and supported by Mary Ann Shurlow to approve the agenda as presented. The motion was unanimously approved.
3. **APPROVAL OF MINUTES.** Motion by Greg Rynearson and supported by Dawn Thomas to approve the minutes of the June 9, 2022 meeting as presented. The motion was unanimously approved.
4. **OLD/UNFINISHED BUSINESS.** None.
5. **NEW BUSINESS.**
 - A. **NEW BUSINESS - Establishment of Commercial Rehabilitation District and Application for Commercial Rehabilitation Exemption – Ideal Theater.** – Michigan Public Act 210 of the Acts of 2005 (copy att'd) established a law that allows individual property owners to request, or governmental units on their own initiative, to establish Commercial Rehabilitation Districts for the purpose of enabling commercial property owners within the established District to apply for a Commercial Exemption Certificate to assist in rehabilitating aging facilities, thereby providing an incentive for improvement of aged buildings and promoting economic development.

Recently the new owners of the Ideal Theater in Downtown Clare have been developing plans to rehabilitate the iconic theater and get it reopened. The estimated cost of the project is in excess of \$1.5M; consequently, the proprietors have made a request for the city to consider establishing a Commercial Rehabilitation District to allow the Ideal Theater, LLC to apply for a Commercial Rehabilitation Exemption Certificate, thereby defraying local taxation on the project improvements for the period of the exemption certificate granted (10 years). The DDA is being asked to offer the City Commission its recommendation related to both the establishment of the District and the Facilities Exemption Certificate application submitted by Ideal Theater. A motion was made by Greg Rynearson and supported by Mary Ann Shurlow to recommend to the Clare City Commission the establishment of a Commercial Rehabilitation District that coincides with the DDA District as well as recommend the City Commission approve the Facilities Exemption Certificate application provided by the Ideal Theater. The motion was unanimously approved.
 - B. **Payment of Bills.** The bills were submitted to the Board for review and approval. A motion was made by Shari Buccilli and supported by Mary Ann Shurlow to approve the June, 2022 bills as presented. The motion was unanimously approved.
6. **PUBLIC COMMENT.** None

7. **DDA DISCUSSION TOPICS.**

An update on the status of the wayfinding signs was discussed. Now likely August arrival.

Discussion regarding the recent listed sale of the Doherty Hotel. DDA would like to help in whatever way possible if desired.

Request to see if MDOT will be repainting crosswalk lines and if they allow stamps/stencils in the walk. Luke is going to check with MDOT.

Discussion regarding moving the Summer Concert series back downtown to City Park instead of Shamrock Park. DDA would like to see this done next year to help draw people to downtown.

8. **ADJOURNMENT.** Motion by Gus Murphy and supported by Greg Rynearson to adjourn the meeting. Motion passed unanimously. Chairman Jim Allen adjourned the meeting without objection at 8:29 a.m.

Jim Allen, Chairman

Jeremy Howard, Secretary