

Downtown Development Authority

Workshop Minutes

Wednesday, August 12, 2015
Noon, City Hall Council Chambers



City of South Haven

MISSION STATEMENT: The Downtown Development Authority (DDA) is to be a leader in helping to fulfill the City of South Haven Municipal Plan; through planning, funding, and development of projects within the DDA District which promote, encourage and contribute to the overall economic growth and development of the community.

Roll call:

Present: Frederick, Marcoux, Newton, Whiteford, Olson

Absent: Braun, Burr, Maxwell

Also present: Brian Dissette, City Manager; Deb Davidson, DDA Director; Jason Marquardt, Project Engineer - Abonmarche; Tony McGhee, Director of Development Services - Abonmarche

1. **DDA will be asked to review conceptual drawings for parking at 317 Hogan's Alley (former Baars Printing site).**

Discussion revolved around which of three plans presented by Jason Marquardt of Abonmarche will maximize parking and/or allow for future addition of a restroom/skate rental office.

Dissette noted that city staff hopes that by seeking feedback we can work with Abonmarche to get plans done and have this ready for spring.

Discussion ensued regarding projected costs, available budget, moving and upgrading the existing electrical equipment. Dissette explained that the current electrical on that site has problems and he is sure the Board of Public Utilities will be on board, as will City Council, to incorporate an upgrade to the system.

The city does not have the funds to build a restroom this fiscal year but existing water-sewer services will remain; A small grass area in Plan 2 can be maintained until funds become available for the restroom.

Whiteford had a question regarding the location of Americans with Disabilities Act (ADA) spaces and suggested they be located near the restroom. Marquardt agreed that is probably a good place for them.

Marcoux suggested posting signage “Future home of City of South Haven Restrooms” on the open green space. Newton agreed that would help convey that the city is aware and is planning to address the need for more restrooms.

Discussion ensued regarding the Lobretto site and future development in that area.

Olson stated that it appears that the boards’ consensus is Plan 2.

Whiteford suggested that during high volume events the city could put portalettes in that grass area that will eventually house permanent restroom facilities. Discussion ensued of the availability of nice trailered/heated portable toilet facilities.

Whiteford asked about lighting which Marquardt said would mirror what is in the rest of the Huron parking lot. Marquardt also suggested an alternate for when this parking lot is done, to crack seal the older parking area and restripe everything at once; it will feel like the entire lot has been redone.

Olson commented that we budgeted for the teardown and asked, “Where is the rest of the money going to come from?” Dissette explained the funds that are available in the DDA budget for general projects, noted that the project will be bid for spring construction.

McGhee suggested that this parking lot could be bid with the other parking lot on Dunkley to make the projects more cost effective.

Marcoux thinks we need to think it forward on a parking garage and also referenced metered parking. Marcoux thinks we are reaching the point of diminishing returns.

Dissette explained the advantages of parking in the area down on Dunkley, which will forever have deed restrictions. Noted that people are willing to park at the far end of North Shore Drive to keep from paying parking fees and this lot is not that far from downtown. Dissette also noted that the city has received a grant that will add eighteen (18) spaces with the ability to add more. We have sidewalks, upgraded lighting and landscaping. Dissette believes that this is the spot to concentrate on for future parking needs.

Newton mentioned a trolley and Dissette noted that the city can contract with the Van Buren County transit for services on peak weekends.

Parking can continue to be added to the Dunkley area parking as funds are available. This parking benefits the downtown, it benefits Black River Park which is soon going to be adding new restrooms and a new fish cleaning station.

Marcoux questioned whether the city can get the transit system to put the city on a regular bus route to which Dissette responded that we could ask that. We could do contract for service during peak weekends.

Olson asked if the city has it in the budget to construct more parking at the Dunkley site in conjunction with the grant parking. Dissette said the priority is the Baars' project but estimates could be provided. McGhee said the upside is the site has a good base for asphalt because it is required to cap that area after the dredge spoils were placed there.

2. Board Member Comments

Newton. Requested an update on the parking lot being sold that the city leased.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary