

CITY OF MARINE CITY
300 Broadway Committee Meeting Agenda
City Hall, 260 S. Parker Street
Monday, October 24, 2022; 5:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Chairperson Brian Ross, Committee Members Laura Merchant, Michelle Nichter, Cheryl Ross, Kim Turner, Andrew Pakledinaz, Sheryl Zimmer; City Manager Holly Tatman; Deputy Clerk Michele Goodrich.
4. **APPROVE AGENDA**
5. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the Board. Please state name and limit comments to five (5) minutes.*
6. **APPROVE MINUTES**
 - A. Meeting Minutes – September 26, 2022
7. **UNFINISHED BUSINESS**
 - A. 13 Ways to Kill a Community - #7
 - B. Project Priorities:
 - i. Changing Locks Update
 - ii. HVAC Estimate Update
 - iii. Teen Center Lease Update
 - iv. Fire Suppression System Update
 - C. Business Plan & Branding/Name
8. **NEW BUSINESS**
 - A. Potential Grants
 - B. Cancel December Meeting or Reschedule to 12-19-2022
9. **ADJOURNMENT**

**City of Marine City
300 Broadway Committee Meeting Minutes
September 26, 2022**

A regular meeting of the 300 Broadway Committee was held on Monday, September 26, 2022, at 260 S. Parker Street, Marine City, MI 48039 and was called to order at 5:01 pm by Chairperson Brian Ross.

The Pledge of Allegiance was led by Chairperson Ross.

Present: Chairperson Brian Ross, Committee Members Michelle Nichter, Andrew Pakledinaz, Cheryl Ross, Kim Turner; City Manager Holly Tatman; City Clerk Shannon Adams.

Absent: Committee Members Laura Merchant, Sheryl Zimmer.

Motion by Committee Member Pakledinaz seconded by Committee Member C. Ross, to excuse Committee Member Sheryl Zimmer due to an emergency and Committee Member Laura Merchant due to a family obligation. All Ayes. Motion Carried.

Approve Agenda

Motion by Committee Member C. Ross, seconded by Committee Member Pakledinaz, to approve the agenda. All Ayes. Motion Carried.

Informational Handout

13 Ways to Kill a Community

Committee Member C. Ross requested the summary of the book 13 Ways to Kill a Community be disseminated to the Committee and suggested taking up one of the enumerated items at every meeting to discuss to help with the focus of the project as well as cooperation among the Committee. Chairperson B. Ross agreed that focusing on certain tenants of the document could help the 300 Broadway project move forward. The Committee agreed at the October meeting #7 would be the focal point of the discussion.

Public Comment

Heather Bokram indicated she was present on behalf of the Historical Society due to Committee Member Zimmer's absence and could answer questions, if permitted, related to agenda matters.

Approve Minutes

Motion by Committee Member Turner, seconded by Committee Member Pakledinaz, to approve the 300 Broadway Committee Meeting Minutes of August 22, 2022 subject to amendments. All Ayes. Motion Carried.

Unfinished Business

Progress by Member Groups

Committee Member Pakledinaz stated he had not discovered any grant paperwork belonging to Friends of City Hall and indicated he would contact the grant makers to try to determine if documentation existed and to get copies. He also indicated a previous grant for a grant writer had been used for the fire suppression system and he had heard there could be a Ralph C. Wilson Foundation grant application open. City Manager Tatman advised that for audit purposes, the City needed copies of documentation of all grant related activities that could be located.

Heather Bokram of the Historical Society stated that there were no outstanding grants with Historical Society for 300 Broadway.

Priority List of Renovations/Restorations

Chairperson Brian Ross indicated restoration priorities including fundraising, finishing the grand staircase and entryway, and sealing up the exterior and that a renovation priority was finishing the first floor.

City Manager Tatman advised the group to make a wish-list of priorities for renovation and restoration. She reminded the group that no working capital existed for the property to go for grant matching to achieve large scale renovations or restorations so the Committee needed to start thinking small in order to develop a space that could generate revenue. She suggested there were minimal funds in the City budget but that small scale things could be achieved such as changing the locks to secure the building.

She also stated it was a top priority to have an HVAC professional visit the building to determine the potential cost of getting the first floor heated. She went on to add construction to section off the lower area from the upstairs was necessary due to there being bats in the building. She advised those small things needed to be at the front of the list to begin readying the building to potentially have tenants in the ground floor to make money. City Manager Tatman stated she could have DPW Superintendent Mike Itrich begin working with contractors and other professionals to get estimates of cost to review before putting together a Request for Proposals (RFP).

City Manager Tatman indicated that the Committee needed to think about ideas of what the old jail area could be used for. Committee Member Turner indicated she would look up the historical significance of the jail.

Revenue Generating Ideas

Chairperson B. Ross inquired about the status of the lease with River Rec Teen Zone. City Manager Tatman reported that she believed it was in the hands of that group's board for review. Committee Member C. Ross asked if the lease was month to month. City Manager Tatman confirmed it was and that if the idea of a daycare came to fruition, River Rec Teen Zone was open to moving should the City find a better suited tenant. Chairperson B. Ross asked if the daycare would be willing to cover some of the renovation costs. City Manager Tatman indicated that the space in the building would have to be made ready with ceilings, floors, walls, and basic things such as that, but that the daycare would do some customization to fit their needs in the rented space.

Committee Member Turner inquired about a contractor donating their time when the City was ready to go out for bids. City Manager Tatman confirmed that they could participate in the bid process, include a donation of their time as part of their bid, and that they would have to be a licensed and insured contractor, and that the same was true of any professional hired to work in the building.

Committee Member Turner inquired about fundraising opportunities. City Manager Tatman agreed that fundraising by the member groups would be a good plan, but with the understanding the money taken in would be turned over to the City for the project. Ms. Bokram stated fundraising for the downstairs to become revenue generating may be problematic and grants were more favorable to that. She also stated restoration of historical elements such as the staircase and upstairs sections of the building was more attractive to fundraiser donors. Ms. Bokram suggested requesting materials donation might be a consideration.

Chairperson B. Ross reminded the Committee that there may be some revenue available once the sale of 303 S. Water Street was completed which City Manager Tatman suggested those funds may be available near the end of the year.

New Business

Business Plan and Branding

Committee Member C. Ross spoke about Friends of City Hall's business plan and advised that it was a good place to start and requested Committee Members review the plan, mark it up with their suggested changes and email their revisions to her to be condensed into a single, updated plan. Committee Member C. Ross stated an updated business plan was necessary to begin going after large grants.

City Manager Tatman informed the Committee that they needed to plan grant writing for the 2023 grant cycle due to lacking a matching fund bank and a business plan.

Committee Member C. Ross mentioned it may be too early in the project to brand and name the project. Committee Member Nichter suggested Heritage Hall as the name and Chairperson B. Ross suggested Heritage Hall and Innovation Center to combine past and future. Other name suggestions included: Pilot House, Mason Hall, Flagship Hall. Committee Member Pakledinaz questioned whether picking a specific name might be unfavorable later to grant makers whose buzz words change. The Committee agreed to send all name suggestions to Committee Member Nichter.

Architectural Drawings

Committee Member Nichter provided copies of the architectural drawings that had been contracted by Friends of City Hall and advised she would forward the electronic copy to the City Clerk for dissemination among the Committee Members.

Chairperson B. Ross inquired if the Building Official, Tracy Kallek, could take a look at the plans. City Manager Tatman stated she could ask him to look them over.

Changing Locks

Chairperson B. Ross identified that the locks were the first priority to be changed and indicated that the Committee should consider Phase One to include the locks, closing off the upstairs from the downstairs, addressing the heating and cooling, and finishing

the Teen Zone area. He suggested that Phase Two could include stabilizing other parts of the building and looking for smaller grant funding that didn't require matching dollars.

Adjournment

Motion by Committee Member Pakledinaz, seconded by Committee Member Turner, to adjourn at 6:48 pm. All Ayes. Motion Carried.





Respectfully submitted,



Shannon Adams
City Clerk



13 Ways To Kill Your Community





7. Don't Cooperate:



- Community growth and survival is too big a job for one person to accomplish; it takes many people who are willing to cooperate to achieve common goals.
- Cooperation on a high level becomes synergy, a state where group energy expands beyond individual levels and achieves higher results.
- The pool of volunteers is generally limited, often meaning multiple groups are comprised of many of the same individuals.
- Forms of non-cooperation:
 - Volunteers refuse to cooperate with one another
 - Volunteer groups refuse to cooperate with one another
 - Your community refuses to cooperate with other communities
- Result of non-cooperation is that volunteers get frustrated, burned out, alienated and never experience synergy.
- Beware of leaders who surround themselves with weak and vulnerable people who are eager to agree with anything this leader proposes just to stay on h/her good side. This leader keeps everything bundled up, not sharing, so that if this leader is ever out of the picture, nothing gets done. This leader also discourages or prevents others from reaching out to form strategic partnerships elsewhere.
- Another type of leader gets h/her power as an elected councilor, manager, administrator or chair of some board or committee by saying 'No' and throwing up road blocks whenever they can.
- Some leaders become recognized as super volunteers, stepping up to multiple challenges and tasks and assuming control only to suck the life out of every idea and helpful volunteer.
- Real leaders build teams, empower and encourage the members, find ways to say 'Yes' and work toward making the team successful.
- Groups and organizations can enhance a communities growth through cooperative competition but can damage it through competition based upon a need for recognition, membership, funding or just a 'we're the best' mentality.
- Beware of creating arbitrary boundaries between groups, organizations or neighboring communities that could otherwise make valuable partners.



 Marine City Pride and Heritage Hall  Edit  Send message  Promote



 Castle Newport (Marine City's original name).
Like Reply Hide 2w  2



 Nancy DuMars
The Grand Heritage  9
Like Reply Hide 2w







 Marine City Pride and Heritage Hall  Edit  Send message  Promote



 City hall all my life.  4
Like Reply Hide 2w



 Debora Hamlin
Heritage Hall  12
Like Reply Hide 2w


 Ellen Ludington
It will always be City Hall to me after so many years.  2
Like Reply Hide 2w

 Ann Kliemann Geib
Heritage Hall  7
Like Reply Hide 2w

 Marine City Pride and Heritage Hall  Edit  Send message  Promote  

 Ken Collins
Mariners Hall....In memory of the many ship builders and sailors who roots are from Marine City.  22
Like Reply Hide 2w

 Mary Ann Hojna Wagner
Ken Collins I like  2
Like Reply Hide 2w

 Ken Collins
Mary Ann Hojna Wagner lets make it happen.

Clerk

From: Kim Turner <[REDACTED]>
Sent: Monday, October 17, 2022 10:19 AM
To: Clerk
Subject: New name for 300 Broadway
Attachments: grand heritage 2022.JPG; Hereitage hall 2022.JPG; mariner hall 2022.JPG

Caution! This message was sent from outside your organization.

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Good morning Shannon,

Hope you had a fun weekend.

Here are my suggestions for the new name of 300 Broadway:

Mariner Hall

Grand Heritage Hall

Heritage Hall

Grand Mariner Hall

All of these were suggestions made on a Face Book post on the MC Museum page, see attachments, and received the most likes.

Thanks,

Kim Turner



DRAFT

City of Marine City

*****PUBLIC NOTICE*****

RESCHEDULED MEETING

300 Broadway Committee

The 300 Broadway Committee meeting scheduled for Monday, December 26, 2022 at 5:00 P.M. has been rescheduled to Monday, December 19, 2022 at 5:00 P.M. and will be held at City Hall located at 260 S. Parker Street, Marine City, MI

**Shannon M. Adams
City Clerk
October 24, 2022**



DRAFT

PUBLIC NOTICE

City of Marine City

MEETING CANCELLATION **300 Broadway Committee**

The 300 Broadway Committee Meeting scheduled for Monday, December 26, 2022 at 5:00 PM at 260 S. Parker Street, Marine City, Michigan, has been cancelled due to Christmas.

**Shannon M. Adams
City Clerk
October 24, 2022**