**City of Marine City**

**300 Broadway Committee Meeting Minutes**

**August 22, 2022**

A regular meeting of the 300 Broadway Committee was held on Monday, August 22, 2022, at 300 Broadway Street, Marine City, MI 48039 and was called to order at 5:05 pm by Chairperson Brian Ross.

The Pledge of Allegiance was led by Chairperson Ross.

**Present:** Chairperson Brian Ross, Committee Members Andrew Pakledinaz, Michelle Nichter, Cheryl Ross, Laura Merchant, Kim Turner; Deputy Clerk Goodrich

**Absent:** Committee Member Sheryl Zimmer; City Manager Holly Tatman

Motion by Committee Member Merchant, seconded by Committee Member C. Ross, to excuse Committee Member Sheryl Zimmer. All Ayes. Motion Carried.

**Approve Agenda**

Motion by Committee Member Turner, seconded by Committee Member Merchant, to approve the agenda with the addition of 8D: Meeting Schedule. All Ayes. Motion Carried.

**Public Comment**

None.

**Approve Minutes**

Motion by Committee Member Merchant, seconded by Committee Member Pakledinaz, to approve the 300 Broadway Committee Meeting Minutes of August 8, 2022. All Ayes. Motion Carried.

**Unfinished Business**

None

**New Business**

Reviewing Progress by Member Groups

Committee Member Pakledinaz informed the Committee that he had put a question out on social media asking community members what they would like done with the building however, the answers offered no pertinent suggestions.

Committee Member C. Ross stated that the CEDB had briefly discussed what could be done to make the building self-sustaining and what would happen with the money from the sale of 303 South Water.

Committee Member Merchant provided suggestions that the building could be used as a welcome center and Chamber office; the Chamber would pay rent and for a discounted rate, they could run the welcome center. She stated that River Rec Teen Zone did not have a representative however, they were in the midst of redoing their lease with the City and should have input. She stated River Rec Teen Zone needed to produce income and presented the idea that they could offer their meeting space to outside groups for a fee however, there needed to be an outdoor keypad for entry. Committee Member Merchant questioned the zoning of the building and what uses were permitted.

Committee Member Turner addressed the Heritage Square Historic District handout and informed the Committee that she would like signs to be reflective of the historical period and would like them to not be affixed to the brick.

Developing Priority List of Renovations

Chairperson B. Ross addressed the zoning of the building and what allowable uses were permitted. The City was tasked with contacting Wade Trim to confirm zoning. He also addressed the necessity for potential asbestos testing and mitigation.

Committee Member Pakledinaz stated that he was now the Friends of City Hall President and upon access to FOCH documents, he would provide outstanding grant and project information.

Committee Member Nichter addressed her priority task as fixing the masonry work on the exterior of the building; she handed out POE Restoration & Waterproofing quote for masonry repairs and restoration.

The Committee discussed the City putting out an RFP for immediate and necessary repairs to the exterior including brick repair and sealing the brick.

Committee Member Pakledinaz questioned if there was an analysis of the mortar conducted. He also advised that there was a scheduled appointment with an electrical company to come out and hook up the hose for the air compressor in order to complete the fire suppression system. He stated he would confirm if a generator would be required for the fire suppression system to operate in the event of no power.

Chairperson B. Ross presented his idea for a Mission Statement and building name and tasked the Committee with coming up with additional ideas at the next meeting. Committee Member Merchant made comment that branding was important and the name needed to appeal to a broad audience.

Discussion of Revenue Generating Ideas

The Committee discussed various revenue generating ideas which included: daycare facility, dance studio, revised lease with River Rec Teen Zone, guided walking tour, ghost hunting excursions, flea market, and wine tasting fundraisers. The Committee needed to verify the City’s Liability Insurance to hold events on the property.

Meeting Schedule

Motion by Committee Member Merchant, seconded by Committee Member Turner, to cancel the September 5, 2022 meeting due to the Labor Day Holiday. All Ayes. Motion Carried.

Motion by Committee Member Pakledinaz, seconded by Committee Member Merchant, to hold 300 Broadway Committee meetings on the 4th Monday of every Month at 5:00 starting September 26, 2022. All Ayes. Motion Carried.

Motion by Chairperson B. Ross, seconded by Committee Member Pakledinaz to move meetings to 260 South Parker, except on an as needed basis. All Ayes. Motion Carried.

**Adjournment**

Motion by Committee Member Turner, seconded by Committee Member Merchant, to adjourn at 6:56 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele Goodrich

Deputy Clerk

Shannon Adams

City Clerk