

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Special Meeting**  
**April 23, 2015**

**CALL TO ORDER:** By Chairperson Sommer on Thursday, April 23, 2015 at 7:35 a.m.

**PRESENT:** Mayor Burch, Bob Phillips, Doug Buck, Jeanette Sommer and Travis Silvas.

**STAFF:** Community Development Director Myrkle and Deputy Clerk Dell'Acqua.

**APPROVAL OF MINUTES FOR REGULAR MEETING OF MARCH 12, 2015:** Board member Phillips moved to approve the minutes of March 12, 2015 as presented. Seconded by Silvas. Carried. 5 Yes. 0 No.

**ABSENT:** Tim Jewell, Tom Hewitt

**PUBLIC COMMENT:** No Public Comment.

**ITEMS OF BUSINESS:**  
**DDA FUNDING & BUDGET:**

Director Myrkle reported that the DDA budget has fallen below base-year values. This is due to fallen personal property values, elimination of several downtown properties by non-tax-paying entities. He stated that the 2003 expansion area is the only revenue left for a 10 year span. He reported that there are a few options to help stabilize the DDA. He suggested that the board levy 2

dedicated mills. This would generate approximately \$12,000 dollars in new revenue. It would not be a mill that is voted on publicly. It would be given to City Council to approve it through the annual budget. Once approved it would move forward to adoption. The second option would be for the board to change the DDA district boundaries. He presented a map to the board demonstrating possible changes. By changing the boundaries it would eliminate those properties that used to pay taxes. He explained by doing that it could generate \$1800 dollars in additional revenue per property. However, this doesn't include the special assessment for snow removal. If the changes he suggested are implemented, the total DDA revenue would be approximately \$22,000 dollars. He explained that without the changes, the total revenue from the DDA would be \$6,000 dollars. Myrkle is considering removing specific properties to jump start the budget. The following properties would be the former Charlotte IGA parcels, the former Clark gas station and the Real Life Church and Crosswalk Teen Center parcels. He suggested other tax exempt parcels such as the parking lot behind Real Life Church, the Charlotte Library, as well as Courthouse Square. Myrkle also presented a spreadsheet of parcels that explain the revenue for the years spanning from 2011 to the current year 2015.

Discussion was held regarding the options of the budget presented.

Director Myrkle stated that he had talked with Assessor Jewell regarding the values of the properties and the future of the revenue over time. He had also spoken with other DDA communities and reported that our situation is unique but, not that uncommon. He recommended eliminating the annual

contribution to Courthouse Square Association, as well as the watering fund for the downtown flowers and trees.

Mayor Burch mentioned that Carl V. Recks has planned on taking care of the flower pot in front of their store and possibly the corner flower pot. She explained that their business was planning on creating a plate to say “Sponsored by Carl V. Recks.” She hoped that more businesses would follow suit, in making an effort, to take care of the flowers in the downtown area.

Discussion was held.

Christie Dutcher, Representative of the Courthouse Square supported the idea of having the business owners sponsor a flower pot for the city. She suggested asking students to volunteer their time, from the High school, for they need to get community service credits. She suggested the students could help with watering flowers or help with the concert series such as stage set up and breakdown. She also reported that the Charlotte Generosity Fund through Courthouse square has a fund of \$35,000 dollars and \$500 dollars can be used, out of the endowment, for a grant. She extended this grant option to the DDA board.

Board member Buck supported the proposal of sponsoring a flower pot by business owners. He stated that it should probably happen right away.

Director Myrkle suggested that possibly a representative from the women’s club could help.

Chairperson Sommer suggested we table the budget issues.

Director Myrkle agreed that no action be taken at this time but, to be prepared to make decisions in the next few meetings.

Mayor Burch commented that the budget will be decided upon by May 11<sup>th</sup>.

### **UPDATES & REPORTS:**

#### **PARKING LOT REPAVEMENT**

Director Myrkle stated that City Manager Guetschow will be presenting to Council a proposal of \$1.5 million budget to pave all the parking lots in the city. This includes the parking lots behind Carl Recks, the Gavel, the Library and the Corral.

#### **COMMUNITY ART GRANT**

Director Myrkle also reported that the application for the Community Art Grant was not awarded this time but, that we will try again next year.

#### **FARM MARKET THURSDAY NIGHT**

The Farm market committee had announced that they have recruited twelve new vendors for the Thursday night market. Director Myrkle thanked Travis Silvas for the article, regarding the Farm Market, in the County Journal.

#### **MDOT**

Director Myrkle noted that MDOT had met with the Police Department. They will be doing a speed study for the downtown area and the development of three lanes.

#### **MARKETING & RECRUITING VOLUNTEER GROUP**

This group is designed to recruit more business and interest in the city. We have worked to add more events and festivals on the city calendar for the coming year. The Business Expo was

added this year and was very successful. A winter festival has been proposed for next February. Many events have been added to the Celebrate Charlotte as well.

**PUBLIC COMMENT:**

Christie Dutcher, Representative of Courthouse Square, extended her help to the board for the coming year.

**BOARD MEMBER COMMENTS:**

None

**Meeting adjourned by Chairperson Sommer at 8:21 a.m.**

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Denise Dell'Acqua, Deputy City Clerk