



downtownflatrock.com

DOWNTOWN DEVELOPMENT AUTHORITY AGENDA

REGULAR MEETING MINUTES – OCTOBER 2, 2025 – 7:00P.M. – CITY COUNCIL CHAMBERS

ROLL CALL OF MEMBERS

The meeting was called to order at 7:06p.m. by Chairperson Berro.

MEMBERS PRESENT: Jeff Berro, Chairperson; Jim Martin, Vice Chairperson; Shayla Hopper, Member; Joe Pagano, Member and Jeremy Paul, Member.

MEMBERS ABSENT: Diane Parker, Secretary/Treasurer; Steve Beller, Mayor/Standing Member; and Larry Dishaw, Member.

Motion by Martin, supported by Pagano to excuse the absent members. All present voting “Yes”.

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of September 4, 2025 will be part of the next DDA Agenda in November.

CITIZENS TO BE HEARD

MEMBERS' AND CONSULTANTS' REPORTS

Member Hopper reported there are many registered for the upcoming Spooktacular. Questioned Member Dishaw not running for City Council and not living within the district. Requested a legal opinion from Mr. Zick as to whether or not he is still eligible to be a member of the DDA. She also noticed she observed GLC working hard on getting the Downtown cleaned up.

Member Pagano noted the success of the Aldi Grand Opening/Ribbon Cutting Ceremony. Spoke about Rita at MD 1st hosting the next CSO and our relationship with Flat Rock Schools.

Member Paul stated more investment in technology, specifically the video/audio in the Stone Creek Banquet Hall, needs to be made.

Vice Chairperson Martin commented on the Rite Aid landscaping.

Chairperson Berro mentioned Aldi's, Spooktacular, the Ice Cream Social and his appreciation for everyone working as a team. Also noted that we need to look for new members.

Director Hendley discussed the activities of Destination Downriver with the Recreation Center, Souled Out Soul Food, Jim's Butcher Shop and Sugar Island Baking Co.

DIRECTOR'S REPORT: To be presented at next meeting.

OLD BUSINESS

Calder Dairy Infrastructure Expansion Update: 3-6 months to get permit.

Arsenal Road: Underground Infrastructure/Installation of Stop Signs, Memo from Chief of Police: Remove from future Agendas.

DDA Clocktower Parking Lot Removal and Replacement Update – Final Progress Payment: Completed. Happy with outcome. Greater stone base than anticipated.

GLC – Revised Scope of Work: Pending City Attorney. Needed next month per the Board.

NEW BUSINESS

Security Cameras – Huroc Park: Include signage “Area Under 24 hour Surveillance”

Façade Grant Request #2, Tel Rock Shops Exterior Lighting, 26842-27000 Telegraph: Motion by ,supported by , to grant the Façade Grant in the amount of \$. All present voting “Yes”.

Banner Update: Bids for next Agenda. Every other pole.

DDA FINANCIAL REPORTS

See attached reports

PAYMENT OF CURRENT BILLS

Motion by Martin, supported by Berro, to pay the current bills. All present voting “Yes”.

FROM	FOR	AMOUNT
City of Flat Rock	See attached	\$6,901.73
GLC Landscaping	Maintenance	\$1,696.43
Al's Asphalt Paving Company	DDA Clock Tower Parking Lot	\$8,413.44
Kaledico	September	\$54.00
McKenna	#90080-87, Consultant Services	\$345.00
MDA – Michigan Downtown Association	Membership	\$650.00
C.E. Raines	Reprint for Lost Check (not counted in total)	\$777.93
C.E. Raines	Clock Tower Parking Lot	\$496.40
C.E. Raines	Engineering Services	\$193.80
Hometown Ice Cream & Candy	Food Truck Rally Serv All Doodie Calls Cedric LeDuff Total Party Planning	\$992.35 \$275.00 \$350.00 \$367.35
	<i>Subtotal</i>	\$19,743.15

FROM	FOR	AMOUNT
SPOOKTACULAR		
Randazzo	DJ	\$350.00
Strands	Awards and Date Decals	\$190.87
Stelios	Event Coverage	\$250.00
Symon Rentals	Tent, Tables, Chairs	\$535.00
Mr. Inflatables	Bounce Houses	\$1,075.00
All Made Up	Clowns	\$550.00
Robert Jensen	Stage	\$400.00
	<i>Subtotal</i>	\$3,350.87
	Grand Total	\$23,094.02

CORRESPONDENCE AND MISCELLANEOUS INFORMATION

Check in the amount of \$339.00 from Diane Parker for t-shirts for the group of farmers that came to her store.

Discussion: Property information requested by Boardmember Pagano: Ask Mr. Zick to pursue the W. Huron River Drive property by Abby's Mutt Hutt.

Discussion: Huroc Park Bike Path: Potential grant funding discussed.

Discussion: Website update

ADJOURNMENT

Motion by Pagano, supported by Hopper, to adjourn the meeting. All present voting “Yes”. Meeting was adjourned at 8:23p.m.

Members of the Downtown Development Authority:

Jeff Berro, Chairperson, November 1, 2027; **James Martin**, Vice Chairperson, June 20, 2026; **Diane Parker**, Secretary/Treasurer, July 15, 2028; **Steve Beller**, Mayor, Standing Member; **Larry Dishaw**, May 6, 2028; **Shayla Hopper**, November 30, 2026; **Joseph A. Pagano**, November 30, 2026; **Jeremy Paul**, January 6, 2028; **Liz Hendley**, Director cc: Website, **C.E. Raines Co., McKenna Associates**