



**DOWNTOWN DEVELOPMENT AUTHORITY MINUTES
REGULAR MEETING – JUNE 5, 2025 – 7:00P.M. – CITY COUNCIL CHAMBERS**

ROLL CALL OF MEMBERS

The meeting was called to order at 7:04p.m. by Chairperson Berro.

MEMBERS PRESENT: Jeff Berro, Chairperson; Jim Martin, Vice Chairperson; Steve Beller, Mayor/Standing Member; Member Larry Dishaw; Member Shayla Hopper; and Member Jeremy Paul.

MEMBERS ABSENT: Diane Parker, Secretary/Treasurer and Member Joe Pagano.

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

APPROVAL OF MINUTES

Motion by Martin, supported by Paul, to approve:

a. Revised Minutes of the Regular Meeting of April 3, 2025

b. Minutes of the Regular Meeting of May 1, 2025

All present voting “Yes”.

CITIZENS TO BE HEARD

Christine Wrobel spoke about Huroc Park. She noted that maintenance has stopped/is lacking. The gazebo is falling apart, the entrance needs to be kept looking nicer, the train station needs cleaning. Everything should be addressed in terms of maintaining the park and all its amenities as it is one of Flat Rock’s jewels. Specifically mentioned resurfacing the bike path, holes in the wood on the bridge, turn the basketball court into a pickleball court, put a gazebo in the area with round concrete, put out more garbage cans for trash, get the graffiti off the old water building, the entrance to the park is the biggest disappointment (overgrown).

MEMBERS AND CONSULTANTS REPORTS

Member Dishaw is ecstatic that development is coming to Flat Rock and after 30 years, he is excited to offer financing for DDA projects.

Member Hopper noted all is well.

Member Paul is glad to see potential development.

Vice Chairperson Martin is glad to see movement in development and supports helping businesses.

Mayor Beller is happy for development and supports additional Downtown businesses.

Chairperson Beller is excited about new development.

DIRECTOR'S REPORT

To be presented at next meeting.

DEVELOPMENT DISCUSSIONS:

26326/26312 Gibraltar Road

The developer, George Rose, presented his concept for the above referenced location at the corner of Seneca and Gibraltar. It is a mixed use building with retail space on the first floor and 8 condos above. He noted that he wants to keep the glass exterior full height.

Member Dishaw suggested more traditional lighting and to embellish the crown. It would be nice to have a restaurant on the corner.

Vice Chairperson Martin suggested red brick as opposed to white brick and the applicant respectfully disagreed. Also noted that the depth of the retail units was only 25' which was not deep enough. The applicant noted that several units could be combined to maximize tenant spaces.

26229 East Huron River Drive

The developer, Giani Fiorelli, presented his concept for the above referenced location between the Blue Heron Trading Company and Vintage Blossoms Flower Shop. There would be 12 residential units with retail below.

Member Dishaw thought the design was "too historical".

Incentive "stacking" was discussed with potential incentives from the State and County, as well as the City.

It was suggested that Member Dishaw, Mayor Beller and the City Attorney get together with the Treasurer to put a package together to:

- Tie in utilities
- Allow for funding for financing streetscape and anything in the public right-of-way
- Use a formula such as 3 years = \$90,000; 4 years = \$120,000

Create a policy that will work to support bringing in these businesses and come back to the DDA with recommendations.

OLD BUSINESS

City Entrance Signs: Valley City Signs Proposal: Council needs to approve design.

Calder Dairy Infrastructure Expansion Update: Preliminary design underway. Calder provides own lead, City extends main.

Arsenal Road: Underground Infrastructure/Installation of Stop Signs: Next meeting.

DDA Clocktower Parking Lot Removal and Replacement Update: Contract done. Waiting on start date.

Play Structure Example – Dearborn: Next Agenda.

American Ramp Company Bicycle Playgrounds and Skate Park Information: Next Agenda.

GLC – Revised Scope of Work: Next Agenda.

NEW BUSINESS

2025/2026 Budget Discussion/Adoption: **Motion by Martin, supported by Berro, to approve the 2025/2026 DDA Budget as presented. All present voting “Yes”.**

Advertising Opportunity – Fall Sports Posters – Flat Rock High School: The information presented by member Pagano was not supported by the Board.

DDA FINANCIAL REPORTS

Received.

PAYMENT OF CURRENT BILLS

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

FROM	FOR	AMOUNT
City of Flat Rock	See attached	\$6,644.51
Sewer & Water Specialist, Inc.	Telegraph Sanitary Sewer Extension (Calder Dairy)	\$9,200.00
McKenna	Invoices (see attached)	\$1,006.25
Kaleidico	Web Hosting & Maintenance	\$54.00
GV Cement Contracting	Sidewalk Retainage	\$1,680.27
C.E. Raines	Elks Sidewalk	\$2,519.41
C.E. Raines	Calder Dairy Sewer	\$907.80
C.E. Raines	Engineering and Surveying Services	\$254.15
	Grand Total:	\$22,266.39

CORRESPONDENCE AND MISCELLANEOUS INFORMATION

E-mail from Ken Marx regarding the approval of the extension of Dominic Gaglio’s contract to get the Elk’s Lodge sidewalk project underway. **Motion by Martin, supported by Berro, to approve. All present voting “Yes”.**

Memo and quote from the Flat Rock Animal Shelter: **Motion by Berro, supported by Paul to approve the replacement of doors at a cost of \$5,765.00. All present voting “Yes”.**

A verbal poll of attending board members found that not enough people would be in town to make a quorum on Jul 2025. **Change the next meeting date to 7/10/25.**

12. ADJOURNMENT

Motion by Martin, supported by Berro, to adjourn the meeting. The meeting was adjourned at 8:10p.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
PLEASE Notify Liz at 734-789-2323 if you cannot attend!