REGULAR MEETING MINUTES OF THE
OWOSSO MAIN STREET & DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF OWOSSO

May 6, 2026, at 7:30 A.M.

CALL TO ORDER: The meeting was called to order by Chair Daylen Howard at 7:32 A.M.

ROLL CALL: Taken by Lizzie Fredrick

PRESENT: Chair Daylen Howard, Mayor Robert J. Teich, Jr., and Commissioners Jill Davis, Jon Moore, and Colin McCallum. Commissioner Josh Ardelean arrived at 7:39 A.M. Vice-Chair Lance Omer arrived at 7:50 A.M. Commissioner Jon Moore left at 8:54 A.M.

ABSENT: Commissioners Bill Gilbert and Karen Parzych

STAFF PRESENT: Lizzie Fredrick

AGENDA:

MOVED BY MOORE SUPPORTED BY TEICH TO APPROVE THE MAY 6, 2026, OWOSSO MAIN STREET & DOWNTOWN DEVELOPMENT AUTHORITY AGENDA AS PRESENTED.
AYES: ALL
MOTION CARRIED

MINUTES:

MOVED BY TEICH, SUPPORTED BY DAVIS TO APPROVE THE MARCH 4, 2026, OWOSSO MAIN STREET & DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING MINUTES.
AYE: ALL
MOTION CARRIED

PUBLIC COMMENTS: Amy Coffey, owner of Amy's Place, located at 115 E. Main Street, thanked the Board for their support and warm welcome to Owosso. Coffey shared how her Match on Main grant award will be spent and how it will impact her business. Coffey thanked the Board for consideration of her loan application to cover the upfront costs associated with the grant.

REPORTS: Fredrick reviewed the Check Disbursement and Revenue & Expenditure Reports for March and April.

Fredrick presented the March and April reports for Electric Vehicle Charging Station Revenue, Unique Drivers, and Session Quantity.

Fredrick reminded the Board that electric vehicles charge less frequently in warmer months, which can be reflected in the decrease in sessions and revenue.

Fredrick reviewed the 2026 Market Snapshot and key insights, including market business gaps, retail leakage, and opportunities for business recruitment and retention.

ITEMS OF BUSINESS:

1. **Amy's Place Loan Application:** Fredrick presented a loan application from Amy's Place in the amount of $32,203.41 for Match on Main grant expenses.

Fredrick noted that Amy's Place will repay $25,000.00 after receiving the $25,000.00 reimbursement grant from the Michigan Economic Development Corporation, and that the final loan amount will be higher due to costs associated with the loan underwriting services.

MOVED BY DAVIS, SUPPORTED BY MCCALLUM TO RECOMMEND THE CITY COUNCIL APPROVE A LOAN IN THE AMOUNT OF $32,203.41, PLUS THE ADDITIONAL COSTS FOR UNDERWRITING SERVICES, TO AMY'S PLACE FROM THE REVOLVING LOAN & GRANT PROGRAM COVERING COSTS RELATED TO AMY'S PLACE MATCH ON MAIN GRANT AWARD.
AYE: ALL
MOTION CARRIED

2. **FY26-27 Committee Work Plans:** Fredrick presented a breakdown of OMS projects, programs, and work plans for Fiscal Year 2026-2027.

   Fredrick highlighted Downtown Signage, which includes the Steam Railroading Institute's Historical Marker funded by the 2025 Chocolate Walk proceeds, and the Main Street Plaza Landscaping Project, for the reconstructed planter, as new work plans.

   Fredrick confirmed OMS revenue from Interest Earned, Fundraising, and the Electric Vehicle Charging Stations exceeds costs for the Committee Work Plans, meaning revenue from the Tax Increment Financing and Mileage are not used to fund committee programing.

   MOVED BY MOORE, SUPPORTED BY DAVIS TO APPROVE THE FISCAL YEAR 2026-2027 PROJECTS, PROGRAMS, AND WORK PLANS AS PRESENTED.
   AYE: ALL
   MOTION CARRIED

3. **FY26-27 Budget:** Fredrick reviewed the recommended Fiscal Year 2026-2027 Budget.

   Fredrick confirmed $34,082.00 is budgeted to go into the Fund Balance for a future continuation of downtown streetlight replacement.

   MOVED BY MOORE, SUPPORTED BY ARDELEAN TO APPROVE THE FISCAL YEAR 2026-2027 BUDGET AS PRESENTED.
   AYE: ALL
   MOTION CARRIED

COMMITTEE UPDATES:

1. **Promotion:** Davis confirmed that the Chocolate Walk brought in $6,380.00 in revenue.

   Davis announced that Hooked on Downtown: Search for the Smallmouth is a storefront scavenger hunt pilot program scheduled for the month of July.

   Davis provided updates on the Summer Concert Series at the amphitheater in collaboration with The Cook Family Foundation, Lebowsky Center for Performing Arts, and the City of Owosso Parks and Recreation Commission.

   Davis reminded the Board that the Summer Sidewalk Sales will take place July 16th-18th.

2. **Organization:** Moore announced that Board Member Spotlights have begun appearing in the OMS newsletters and on social media.

   Moore provided updates on plans for a Board Retreat in a neighboring Main Street community.

Fredrick reminded the Board that the Organization Committee will be hosting a Volunteer Sign-Up day at the Owosso Farmers Market on May 16th to recruit volunteers for the Downtown Spring Cleanup and Planter Adoption Program.

3. **Economic Vitality:** Howard announced Smokin' Jack's BBQ as the April Business of the Month and Fortune House as the May Business of the Month.

   Fredrick confirmed that community input collected during the March 11th Main Street Meetup for Summer Beautification has been implemented with the launch of the Planter Adoption Program on May 1st.

   Howard reminded the Board that the Spring Social Main Street Meetup for downtown businesses is on May 7th.

   Howard announced that OMS has applied for the 2026 Match on Main Grant on behalf of Fortune House to transform an underutilized space in their business into a Boba & Ramen Lounge.

   Howard provided updates on the Ready 2 Recruit Program, the 2026 Main Street Technical Assistance Service.

4. **Design:** Fredrick announced that the six reservoir planters will return to Main Street for 2026, 75 bags of black mulch will be available for confirmed planter adopters during the Downtown Spring Cleanup event on May 29th and 30th, and that the Adopt-A-Planter webpage, DowntownOwosso.org/flowers, is live.

   Fredrick provided updates on the new Social District signage.

   McCallum shared that Wayfinding updates are still in discussion, the Main Street Winter Wreath-Off has not yet been confirmed if it will return, and that the Design Committee is considering a nature inspired sculpture for the Main Street Plaza Landscaping Project with the 2026 Chocolate Walk proceeds.

   Fredrick confirmed that final vote count for the three potential Chocolate Walk projects was so close, and there was funding in the budget, to order two additional waste receptacles for downtown.

   Fredrick reminded the Board that two additional benches will be installed this year with financial assistance from the Curwood Festival grant.

DIRECTOR UPDATES: None

BOARD COMMENTS: Howard noted that significant increases in commercial rent and deferred building maintenance have put downtown at risk of losing existing businesses.

ADJOURNMENT:

MOVED BY TEICH SUPPORTED BY OMER TO ADJOURN AT 8:56 A.M.
AYES: ALL
MOTION CARRIED

NEXT MEETING JUNE 3, 2026.