



Downtown Development Authority  
Regular Meeting Minutes

September 16, 2025

7 W, Monroe Street Bangor, Michigan 49013

1. **Call To Order:** Meeting called to order at 7:04 PM by Chairperson Fred Hicks.
2. **Pledge of Allegiance:** Pledge started by Charles Spreitzer recited by all present.
3. **Roll Call: Present:** Chairperson Fred Hicks, Vice Chair Jose Villalobos, Dan Farmer, Dave McCarty, Pati Martinez-Serratos, Charles Spreitzer, Director Rebecca Harvey and Mayor Farmer. **Absent:** Don Martin and City Manager Justin Weber.
4. **Approval of the Agenda:** Motion by Mayor Farmer to approve the agenda as presented. Support by Dave McCarty. Motion Carried.
5. **Approval of the August 19, 2025 Regular Minutes.** Motion by Dan Farmer to approve the minutes as presented. Support by Jose Villalobos. Motion Carried.
6. **Treasurer's Report:**
  - a. Financial report-August 2025 Motion by Mayor Farmer to Accept the Financial report as presented. **Roll Call Vote: Ayes:** Chairperson Hicks, Vice Chair Villalobos, Dan Farmer, Dave McCarty, Pati Martinez-Serratos, Charles Spreitzer and Mayor Farmer. **Nays:** None. **Absent:** Don Martin. Motion Carried.
  - b. Payment of Bills: Motion by Chairperson Fred Hicks to pay the 4 bills totaling \$4,914.78. Support by Vice Chair Jose Villalobos. **Roll Call Vote: Ayes:** Chairperson Fred Hicks, Vice Chair Jose Villalobos, Dan Farmer, Dave McCarty, Pati Martinez-Serratos, Charles Spreitzer and Mayor Farmer. **Nays:** None. **Absent:** Don Martin. Motion Carried.
  - c. Budget Amendments: None.
  - d. DDA Audit: Audit Engagement Letter. Director Harvey asked the board if they would like to use the same audit firm as the city. Everyone was in agreement. So she will be getting an Engagement Letter to sign.
7. **Unfinished Business:**
  - a. Wayfinding System Plan- OCBA Presentation. Deborah and Molly.
    - Task 1- Signage Plan(Updated Draft)
    - Task 2- Signage Design Options/Perspectives
    - Initial Cost Indications

Presentation by Deborah and Molly presented new sign locations for approval and sign design for the board to give input on.

**b.** 2025-2026 Budget committee Report. Director Harvey discussed with us that since we have no audit yet that the way the budget committee came up with the figures will do for now.

-Approval of the 2025-2026 Budget. Motion by Mayor Farmer to approve the 2025-2026 Budget as presented. Support by Pati Martinez-Serratos. **Roll Call Vote:** **Ayes:** Chairperson Fred Hicks, Vice Chair Jose Villalobos, Dan Farmer, Dave McCarty, Pati Martinez-Serratos, Charles Spreitzer and Mayor Farmer. **Nays:** None. **Absent:** Don Martin. Motion Carried.

**c.** Facade Renovation Grant Program: Board Discussion and Revised draft approved. Motion to accept the revised draft by Dave McCarty. Support by Pati Martinez-Serratos. Motion Carried. \$20,000.00 in budget for this item.

**d.** DDA Web Page: Screen shot of the current Business page left for board members. After discussion it was decided that page was not what the board wants to showcase city businesses. Motion by Chairperson Fred Hicks to table this item until City Manager Weber can be in attendance. Support by Dave McCarty. Motion Carried.

**8. New Business:** None.

**9. Opportunity for Public Comment:** None.

**10. Director?City Manager Comments:** None from Directory Harvey. City Manager was absent.

**11. Board Comments: Dave McCarty:** asked if the City was paying any of the Wayfinding cost. Directory Harvey said they would be paying for signage that was not in the DDA District if they so wished. **Dan Farmer:** No comment. **Vice Chair Jose Villalobos:** Discussed the letter that was sent to Director Harvey concerning the dumping of yard waste after he cleaned the city parking lot beds. Jose stated” He had better us of his time than to fight the City.’ He would dispose of it him self. Jose also stated that the officer misrepresented what he said and noted that City Manager Weber has not been to DDA meetings in 2 months. **Pati Martinez-Serratos;** No comment. **Chairperson Fred Hicks:** Said, City Manger Weber said it was costing the City money to let the DDA dump yard waste in the City Dump. He (Chairperson Hicks)will speak with City Manager Weber about this matter tomorrow. **Charles Spreitzer:** No Comment. **Mayor Farmer:** No Comment.

**12. Adjournment:** Motion To Adjourn by Charles Spreitzer at 8:21 PM. Support by Mayor Farmer. Motion Carried.

Respectfully Submitted by Pati Martinez-Serratos, Secretary.