

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**DDA MEETING MINUTES**  
**January 12, 2026**

Brian Hervey called the meeting to order at 10:33 A.M. in City Council Chambers, 227 E. Lincoln Avenue, Reed City, Michigan.

Present Michelle Pennington-Wirth, Richard Sheldon, , John Steinback, David Zielinski, David Langworthy, Deb Ahlich-Remus, Brian Hervey, and Rich Saladin. Absent: Brian Hammond, Joni Lintemuth

Agenda Motion by Ahlich-Remus, seconded by Steinbach, **CARRIED**, to approve the agenda as presented. Affirmed by voice vote.

Minutes Motion by Pennington-Wirth, seconded by Sheldon, **CARRIED**, to accept the minutes of December 8th, 2025, regular meeting as presented. Affirmed by voice vote.

Old Business

Citizen's Council Resolution 2026-04

Motion by Langworthy, seconded by Ahlich-Remus, **CARRIED**, to accept the Citizen's Council Resolution 2026-04 as presented. Affirm by voice vote.

New Business

Discussion and Review of Downtown Development Authority Plan

Bob Toland led a discussion on the draft Downtown Development Authority (DDA) Plan. The discussion proceeded section by section, during which Mr. Toland responded to questions and noted recommended revisions for each section.

City Assessor Matt Deverney presented a recommendation that utility companies report their personal property values separately for parcels located both within and outside the DDA boundaries, rather than utilizing a formula-based method for calculating tax increment revenues. Mr. Deverney will provide a DDA boundary map and an accompanying letter to the utility companies requesting submission of the two respective filings. The deadline for personal property submissions is February 20.

No action was taken on the DDA Plan at this time, pending receipt of the personal property filings.

Adjourned Michelle Pennington-Wirth adjourned the meeting at 11:49 A.M.

*Chastity Eads*

Chastity Eads, City Clerk