DOWNTOWN DEVELOPMENT AUTHORITY
DDA MEETING MINUTES
July 28, 2026

Brian Hervey called the meeting to order at 8:01 A.M. in City Council Chambers, 227 E. Lincoln Avenue, Reed City, Michigan.

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

Agenda — Motion by Ahlich-Remus, seconded by Sheldon, **CARRIED,** to accept the agenda as presented. Affirmed by voice vote.

Minutes — Motion by Langworthy, seconded by Sheldon, **CARRIED,** to accept the minutes of May 11, 2026, regular meeting as presented. Affirmed by voice vote.

Old Business

Information – Zielinski and Lintemuth reappointed at June Council Meeting
Dave Zielinski shared that he will be resigning from the DDA.

New Business

Discussion and Action to select Huntington Bank for DDA business account; assigning signers.
Motion by Langworthy, seconded by Ahlich-Remus, **CARRIED,** to select Huntington Bank for the DDA Business Checking Account. The motion designates the treasurer, Michelle Pennington-Wirth, and the Chair Brian Hervey, as authorized signers on the account, with Vice Chair Deb Ahlich-Remus serving as an alternate signer if either authorized signer is unavailable. Affirmed by voice vote.

Review Financial Position and expected 2026-27 Revenue
City Treasurer, Kadee Kidd shared the DDA Prior Year Report which has all the parcels listed in the DDA District. City Assessor Matt Deverney and Treasurer Kidd have been working together to determine the base taxable value of $22,443,388 with the 2026 taxable value being $24,444,367. This equals a captured value of $1,262,599 which results in the DDA bringing in close to $30,000 this year. Distribution of funds was discussed with Treasurer Kidd with the first distribution being in September 2026. Treasurer Kidd shared how the captured value is determined in relation to Summer and Winter tax distributions as well as real and personal property.

Discussion and Action to Accept Brian Hammond's DDA Resignation for term ending 6/30/2029
Motion by Pennington-Wirth, seconded by Langworthy, **CARRIED,** to accept Brian Hammond's DDA Resignation for term ending 6/30/2029 as presented. Affirmed by voice vote.

Discussion about possible appointees to appoint to the DDA Board
There was discussion about possible candidates to be appointed to the DDA Board as a business owner or resident for the DDA District. It was discussed having City Manager Saladin look over the suggestions and reach out to individuals.

Adjourned — Brian Hervey adjourned the meeting at 8:32 A.M.

Chastity Eads

Chastity Eads, City Clerk