



**City of Garden City**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Board of Trustees**

**REGULAR MEETING SEPTEMBER 15, 2020**

Garden City Downtown Development Authority held its September 15th, 2020 regularly scheduled public meeting onsite (at 29213 Ford Rd) and via Zoom, an electronic online format for those not comfortable with attending in person.

**A. Call to Order 8:32 am**

**1) ROLL CALL**

**Members present:** Mayor Randy Walker, Vice Chair John Prosch, John Fleming, Kevin Kramis, Kathleen Cowan

**Members present via Zoom:** Penny Klei, John Santeiu

**Others present:** Director Kimberly Dold, Admin Theresa Manuel, Mayor Pro-Tem Kelly Kerwin

**Members absent:** (A) Laurie Viviano, (A) Alex Beydoun, (A) Orin Mazzoni, (A) Malik Hider

**2) INTRODUCTION**

Welcome Kathleen Cowan, owner of Joe D's Bar, as the newest trustee.

**3) APPROVAL OF THE AGENDA**

*Motion to approve the Agenda by R Walker, supported by J Fleming.*

*Motion passed unanimously.*

**B. Consent Agenda Items: (motion as a whole)**

1) Approval of Minutes - Regular Board Meeting: July 21, Aug 18, 2020

2) Acceptance of Accounts Payable as listed: To date – September 2020

3) Acceptance of Finance Report as listed for June & July, 2020

*Motion to approve the Consent Agenda with the exception of the August Minutes since there was not a quorum met for that meeting by P Klei, supported by R Walker. Motion passed unanimously.*

**C. ACTION ITEMS**

1) Board appointment of DDA Chairperson

*Motion to appoint John Fleming as DDA Chairperson to replace former Chair Bruce Boland, effective immediately for the term ending May 1, 2021 by R Walker, supported by K Kramis.*

*\*Note – John Fleming is the current DDA Treasurer and per board may continue in that role.*

*Motion passed unanimously.*

2) Evaluations

*Motion by J Fleming, supported by K Kramis to award a Merit increase of 4% to DDA Executive Director Kimberly Dold and to award a Merit increase of 3% to Administrative Assistant Theresa Manuel. Retroactive to April 1, 2020.*

*Ayes: J Prosch, J Fleming, K Kramis, J Santeiu, P Klei, K Cowen*

*Nays: R Walker*

*Absent: O Mazzoni, L Viviano, A Beudoun, M Hider*

3) English Gardens Set Up/Take Down Holiday Tree

*Motion to approve the amount of \$7,932 payable to English Gardens to set up, take down and to store our holiday tree by J Fleming, supported by K Kramis. Motion passed unanimously.*

**D. Information Items**

1) Irrigation System damage/repair (McDonalds & Salvation Army):

Kim explained that Representatives of Henkel & McCoy determined that they are not at fault for the irrigation system damage in front of Salvation Army. Ground restoration and 2 new sidewalks have been poured.

The damage to the water lines at the McDonalds construction site was unavoidable; line and wire were both located in the footing of the screenwall that was removed. Gary Carter was able to hand water the affected flower baskets until American Irrigation was able to repair. Kim stated she does not have confirmation but it appears that McDonalds will cover the cost of repairs. Kim is still waiting for a separate breakdown of costs for the McDonalds repair from American Irrigation to submit to McDonalds for payment. This has been requested 3 times.

- 2) Fred Kandah – RC & Drone Racing – former Maplewood Lumber:  
Mr. Kandah has applied for a Special Land Use in the C2 District
- 3) Santa Land Parade Sponsorship:  
2020 parade has been cancelled; the DDA Board may consider giving more next year to celebrate the 60 year landmark.
- 4) Garden Plaza Project / Ford Rd Entrance:  
A cost estimate included in packet. For both lots the total is approx \$850,000 includes parking lot and sidewalk reconstruction and possibly removing and replacing the existing hard 'canopy'. In exchange the DDA would ask to the property owners to sign their interest in the parking lot over to the city. Some of the area quoted includes property that belongs to LA Fitness and does not include several properties that are tied into the lot. Kim has not received confirmation from all property owners as yet.

Fencing surrounding the LA Fitness property was moved back to allow parking at the Ford Rd entrance by DPS; Kim, on behalf of the DDA, will buy lunch for DPS as a thank you.

- 5) City of Garden City Social Media Policy:  
As city appointees, the DDA trustees were given a copy of the city's social media guidelines.
- 6) Plaque/Thank you for Bruce Boland: Board agreed
- 7) Former Moose Property/Mike Berry:  
Kim reported she has not heard anything regarding the vacant green lot located on Pardo.

Kim informed the board that Mike Berry is looking into the possible creation of a Commercial Redevelopment District for his property, (former Moose & Gym) this would allow for a tax exemption for a specified period and believes the DDA's recommendation may be requested. Information about Commercial Rehabilitation Act provided in packet.

## E. Committee Reports

- 1) **Promotion Committee**
  - a. Lucky Squirrel – sold out 150 vendors; this Saturday, Sept 19
  - b. Outdoor Movie/Concert – in process
- 2) **Design Committee**
  - a. Downtown Park Steering Committee
- 3) **Maintenance Committee**
  - a. Irrigation System damage/repair (McDonalds & Salvation Army)
- 4) **Marketing Committee**
  - a. Orin Jewelers – Out of business sale, no date of actual closure.
  - b. Planet Smoothie – New Franchise across the street on Ford Rd, Aug 29 ribbon cutting was well attended by city reps.
  - c. New Peking – New Owners
  - d. LA Fitness – Construction stopped, will continue in the Spring. Open target date in November.
  - e. McDonalds – Under construction. Open by Thanksgiving

## F. Open Discussion/Call to Audience

- K Kerwin - Planet Fitness is open. Members are allowed to do a 3 month freeze.
- K Dold - A local resident had "We Support Garden City Police" signs made. The DDA has some available in the office. \$15 each – profits benefit local GC Charity.
  - Straight Farmhouse is having an outdoor Skeleton Review. The event is free but you must purchase tickets due to attendance limit.
  - Community Photo in front of the Farmhouse 9/17 at 6:00pm. Pass the hat for parking lot costs.
- J Fleming - Kiwanis Drag Queen Bingo Fundraiser coming up.
- K Dold - Willy the Pig made the front cover of the Observer. Social Media had a lot of positive reviews regarding her new paint job.

## G. Adjournment - 10:18 am