



DOWNTOWN DEVELOPMENT AUTHORITY (DDA)*REVISED
AGNEDA*****

**WEDNESDAY, SEPTEMBER 09, 2026 – 5:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI**

MINUTES

THE Downtown Development Authority OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting to be held in the Chamber of City Hall.

* Comments may be submitted in writing at least 4 hours in advance to the City Clerk at Clerk@cityofbucanan.com

I. Call to Order

Meeting called to order at 5:04pm.

II. Pledge of Allegiance

Mast led in the Pledge of Allegiance.

III. Roll Call

Present: Weedon, Mast, Capron, Finan, Fletcher, Jones, Reed, Williams

Absent: Hein

City Staff Present: City Manager Tony McGhee, City Clerk Kalla Langston-Weiss, Planning & Community Development Director Kristen Gundesen

Williams arrived late at 5:08pm.

IV. Approve Agenda

Staff requested the agenda be additionally amended to include a closed session concerning pending litigation, Joseph Paolucci vs. City of Buchanan, et al.

Weedon moved, seconded by Reed to amend the agenda to add a closed session as Item VI, immediately following Public Comment – Agenda Items Only, consultation with the DDA's attorney regarding trial or settlement strategy in the pending litigation Joseph Paolucci vs. City of Buchanan, pursuant to MCL 15.268 (1)(e) and renumber the remaining agenda items accordingly. Voice vote carried unanimously.

Weedon moved, seconded by Jones to approve the agenda as amended. Voice vote carried unanimously.

V. Public Comments - Agenda Items Only (3-minute limit)

Jordan Florian – Attorney with Buetzel, spoke regarding the New Business Item A. The outstanding balance on the mortgage to be paid is \$6,847.21, and he advised that the amount authorized for the sale should be up to but not exceeding \$12,000.

Dennis Mori – Regarding Christmas decorations, recommended one or two large things, such as displays people could take selfies with or walk through.

Clerk Langston-Weiss shared emailed correspondence from Alan Robandt with the Board.

VI. Closed Session

- A.** Closed Session in consultation with the DDA's attorney regarding trial or settlement strategy in the pending litigation Joseph Paolucci vs. City of Buchanan, pursuant to MCL 15.268 (1)(e)

Weedon moved, seconded by Reed that the Board enter into closed session for the purpose of consultation with the DDA's attorney regarding trial or settlement strategy on the pending litigation Joseph Paolucci vs. City of Buchanan, pursuant to MCL 15.268 (1)(e). Roll call vote carried unanimously.

Board entered closed session at 5:06pm.

Reed moved, seconded by Capron to reenter from closed session at 5:26pm. Voice vote carried unanimously.

VII. Approve Minutes

- A. Minutes**- Consider the Regular Meeting Minutes from August 12, 2026.

Weedon moved, seconded by Capron, to approve the regular meeting minutes from August 12, 2026 as presented. Voice vote carried unanimously.

VIII. Unfinished Business

- A. Downtown Christmas Decorations**- Establish a budget for Downtown Christmas Decorations.

City Manager McGhee presented the staff recommendation of decorations for poles and light fixtures in the DDA area and a budget in the \$25,000-30,000 range. The stage decoration will be installed by the Chamber, and the lights in the DDA area will be installed by Public Works. There was discussion of different purchasing and decoration approaches. They will request that submitted bids be itemized so individual decorations can be considered.

Reed moved, seconded by Fletcher, to approve a budget not to exceed \$50,000 for Christmas Decorations. Roll call vote carried unanimously.

- B. Marketing/CGA**- Discuss and consider proposed marketing budget and interest in CGA for staff direction to engage with the structuring plan for board consideration.

There was discussion on what a Community Growth Alliance would mean for the DDA. The Board asked that Staff explore it as an option and present it to the DDA for discussion at a future meeting. Regarding marketing, the Board would like to see options that prioritize branding and social media.

- C. Harvest Fest/Chili Walk Update**

Hein could not be at this meeting but submitted a communication on the Harvest Fest/Chili Walk update that was distributed to the Board. There has been successful fundraising for the free kids activities, but not many chili walk participant signups.

IX. New Business

- A. Authorization for Bidding at Upcoming Sheriff's Sale – 205 E. Front Street**- Consider authorization for the City Manager to bid on behalf of the Buchanan Downtown Development Authority at the upcoming Sheriff's Sale for the property located at 205 E. Front Street, subject to any maximum bid amount and conditions established by the DDA.

The Board discussed the upcoming sheriff's sale involving 205 E. Front Street and the DDA's position as a second mortgage holder.

The Board reviewed the foreclosure process, including the potential effect of the senior mortgage, the redemption period following the sheriff's sale, and the use of a credit bid to protect the DDA's financial interest.

The Board agreed that the purpose of participating in the sale would be to protect the DDA's second-mortgage position and not to acquire the property for long-term ownership.

Motion made by Jones, supported by Capron, to authorize City Manager Tony McGhee as the designated representative to attend the sheriff's sale and bid on behalf of the DDA, with authorization for a protective credit bid not to exceed \$12,000, inclusive of applicable fees and costs. Roll call votes carried unanimously.

B. Finance Reports- Consider accepting the finance reports and expenditures.

The Board reviewed the monthly financial reports, including revenues, expenditures, current account balances, and vendor payments.

Motion made by Weedon, supported by Reed, to approve the financial reports as presented. Roll call votes carried unanimously.

X. Communications

A. Farmers Market Communication- Vendor List

XI. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Dennis Mori provided information regarding the upcoming Halloween activities. The Buchanan Boosters planned to close Main Street for a dance geared toward teens, tweens, and families on Halloween from 7:00 p.m. to 9:00 p.m. Activities were expected to include music, fog machines, food, a costume contest, and other giveaways. Mori stated that donations were being sought from area businesses to help cover insurance, advertising, prizes, and event expenses.

Carla Meyer addressed the Board during public comments regarding downtown matters and upcoming community activities.

XII. Staff/Committee Comments

Staff thanked Board members for their continued work and participation.

Williams reminded those present that the community events calendar remains active and encouraged businesses and organizations to submit upcoming events. Members were asked to contact him if an event had been submitted but had not yet appeared on the calendar.

The Board also discussed maintaining the online business directory and encouraged members and businesses to make sure new businesses are added.

XIII. Adjournment

Weedon moved, seconded by Reed to adjourn at 6:15pm. Voice vote carried unanimously.

Kalla Langston-Weiss, City Clerk