



DDA ACTION SUMMARY SHEET

MEETING DATE: January 20, 2026

TOPIC Seasonal Winter Maintenance (UPDATED)

BACKGROUND BRIEF:

At the December meeting of the Board, discussion occurred regarding the parking lots either owned or leased by the DDA as “PUBLIC PARKING” and how the maintenance and snow/ice conditions would be serviced through the 245-26 winter season. The matter was tabled for further investigation and report.

Significant findings and recommendations from staff:

1. The Public Parking added by our reinvestment of TIF dollars into the cost for use and maintenance is making a significant impact downtown. Eliminating these lots would result in the loss of nearly 100 publicly available parking spots for our district.
2. The question of “why is the DDA maintaining private property?” is a non-starter. The DDA has a functional responsibility to provide safe and accessible parking and walkways to and from the commercial and residential areas of the approved TIF District. In the absence of a more foundational solution, the leasing and maintenance of privately owned property is essential. Asking a property owner to donate valuable space in the District, out of kindness, is a ridiculous notion.
3. The availability of DPW as a resource for maintenance has been re-asked and affirmed. It is our direct understanding that if the DDA is interested in obtaining new financial quotes from the Village DPW that we can ask this Board to authorize and direct a request to Village Council to re-open the base contract we have with the Village for DPW services. It is our recommendation that effort is not necessary as a solution that allows the DPW to focus its priorities without this added cost to the DDA is available.

Following the last Board meeting multiple requests for pricing were made, which are summarized:

1. DDA invested/leased Parking Lot Plowing:

- Arrowhead \$500/push, \$9,000-11,000 for balance of season
- Whelan Seasonal \$450/push, \$10,000 for balance of season
- Hi Hill \$21,000 (restated from prior quotes)
- Dan’s Snow \$475/push

Currently engaged Emergency Service – Hauxwell at \$400/push, or \$5700 through March 1

2. Sidewalks. Alley and Lumber Yard:

We have secured Mitten State, a new local company for \$6,000 to do all sidewalk, intersection and approach maintenance through March 1, with an adjustment if the season extends.

I/THE EXECUTIVE DID NOT RECEIVE ANY ADDITIONAL QUOTES FOR THIS WORK, AT THE QUALITY WE DEMANDED, AND NO ONE SEEMED INTERESTED IN A SIDEWALK ONLY CONTRACT.

RECOMMENDED MOTION:

1. Move to approve Mitten State LLC for sidewalk and seasonal maintenance in the amount of \$6,000, not to exceed that amount without further action of the Board, with funds from General Activities 248-260-801-000 Contractual Services-Downtown.
2. Move to authorize the Executive Director to use Tim Hauxwell for the plowing, salting and maintenance of DDA owned and leased public parking areas at a cost not to exceed \$5700, with funding from General Activities 248-260-801-000 Contractual Services-Downtown.