

A special meeting of the Alma Downtown Development Authority (ADDA) was held at the Alma Municipal Building at 6:00 p.m.

Authority members present: Joe Ahern, Stacey Ensz, Nancy Gallagher (arrived after roll call), Ken Kline, Donna Kolar, Canyon Platt, Andy Shafley, and Katie Tobias.

Authority members absent: Greg Mapes and Brent Moeggenborg.

City Manager Aeric Ripley called the meeting to order at 6:01 p.m. A quorum of the Authority was present.

Motion by Shafley, seconded by Kolar, to approve meeting minutes of August 27, 2025, September 24, 2025, and December 16, 2025, as presented. Motion carried.

Yes: Ahern, Ensz, Kline, Kolar, Platt, Shafley, and Tobias.

No: none.

Absent: Gallagher, Mapes, and Moeggenborg

Alma DDA Trial Balance Report

Ripley briefly reviewed the trial balance report, noting a current fund balance of \$106,107.77.

Project Updates

Ripley provided the following project updates:

- A parking lot project has recently been approved by the City Commission for seal coat and striping of downtown parking lots #4, #5, and #8, as well as the Scotland Yard Park parking lot. The project is set to begin in the spring.
- Eight additional downtown lights are scheduled for replacement over the summer.
- Phase 3 of the downtown tree project will begin and include removing the final three trees, moving a few others to new locations from the old trees, fixing the tree that was planted off-center, and adding concrete to the remaining unused sidewalk openings. If funding is available, additional trees will be planted in parking lots #3 and #7.
- A budget is in development for repairing parking lots #1 and #6, with construction proposed for the spring of 2027. Meetings dates will be determined for public meetings and merchant meetings with the goal of providing education about the projects and development of a plan for maintaining and funding downtown parking lots in the future.

The group agreed on Wednesdays for proposed meeting dates and discussed approximate funding needed for annual maintenance, alternate parking for construction periods, and issues from previous parking lot projects.

DDA Member Nancy Gallagher arrived at 6:18 p.m.

Additional discussion followed regarding tax exemptions for downtown property rehabilitation projects, start dates for the parking lot seal coat project, parking space size, how the project will affect downtown merchants, downtown buildings for sale, and the status of the Wright House project.

Motion by Shafley, seconded by Kolar, to adjourn the meeting at 6:30 p.m. Motion carried with all ayes.

Sara Anderson, Alma City Clerk

Date of Approval