

**REGULAR MEETING MINUTES OF THE
OWOSSO MAIN STREET & DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF OWOSSO**

July 8, 2026, at 7:30 A.M.

CALL TO ORDER: The meeting was called to order by Vice-Chair Lance Omer at 7:30 A.M.

ROLL CALL: Taken by Lizzie Fredrick

PRESENT: Vice-Chair Lance Omer, Mayor Robert J. Teich Jr., and Commissioners Jill Davis, Karen Parzych, Jon Moore, and Colin McCallum. Commissioner Josh Ardelean arrived at 7:31 A.M. Commissioner Bill Gilbert arrived at 7:35 A.M.

ABSENT: Chair Daylen Howard

STAFF PRESENT: Lizzie Fredrick and Nathan Henne

AGENDA:

MOVED BY TEICH SUPPORTED BY DAVIS TO APPROVE THE JULY 8, 2026, OWOSSO MAIN STREET & DOWNTOWN DEVELOPMENT AUTHORITY AGENDA AS PRESENTED.

**AYES: ALL
MOTION CARRIED**

MINUTES:

MOVED BY MOORE, SUPPORTED BY PARZYCH TO APPROVE THE JUNE 3, 2026, OWOSSO MAIN STREET & DOWNTOWN DEVELOPMENT AUTHORITY ANNUAL MEETING MINUTES.

**AYE: ALL
MOTION CARRIED**

PUBLIC COMMENTS: Kori Shook said she doesn't think a Vacant Commercial Building Registration and Inspection Program aligns with the DDA's mission or that creating more ordinances encourages development. She noted that there may be a couple of problem properties but it's not all property owners.

Jim Woodworth said a Vacant Commercial Building Registration and Inspection Program will discourage downtown investment and that the City and DDA need to lead from example because he sees missing bricks, weeds, litter, and sidewalks and planters that need to be repaired.

Shelly Ochodnický said she is discouraged from buying a property downtown because of the cost and water rates.

John Hankerd asked who determines what property owners can use to cover a vacant storefront window if the ordinance requires a decorative window treatment or display.

Ann Eno expressed concerns about increasing costs being transferred onto the renters and that adding more fees to property owners will deter businesses from opening downtown.

INFORMATIONAL MEETING: Fredrick presented a summary of the OMS & DDA's activities, projects, and programming over the past six months.

Fredrick reviewed upcoming projects, including the Ready 2 Recruit Program, Seasonal Leaf Cleanup, Ground Bed Concrete Project, Steam Railroading Institute Historical Marker, Façade Improvement Program, and Wayfinding & Arch Refurbishment.

REPORTS: Fredrick reviewed the Check Disbursement and Revenue & Expenditure Reports for June.

Fredrick presented the June reports for Electric Vehicle Charging Station Revenue, Unique Drivers, and Session Quantity.

ITEMS OF BUSINESS:

1. **Vacant Commercial Building Registration and Inspection Program:** Henne provided background information on the proposed Resolution, reviewed the history of buildings where deferred maintenance caused irreversible deterioration and safety hazards to the public and surrounding buildings, and discussed costs incurred by the City for the demolition.

Moore asked if there was a sense of urgency in adopting the ordinance or if this item of business could be tabled for additional discussion amongst the Board, OMS Committees, and with the property owners.

Parzych supported having further discussions.

Henne confirmed the development project at 219 N. Water Street has made progress that decreases an urgency.

Teich expressed his concerns with the condition of 123 W. Exchange Street, a current vacant building.

Davis recommended contacting other communities to learn more about execution of their similar programs and how it affects the property owners.

Gilbert suggested having the Economic Vitality Committee review the Resolution and provide a recommendation for the Board's consideration.

MOVED BY MOORE, SUPPORTED BY MCCALLUM TO TABLE THE ITEM OF BUSINESS AND HAVE THE ECONOMIC VITALITY COMMITTEE PROVIDE A RECOMMENDATION FOR THE BOARD'S CONSIDERATION IN OCTOBER.

**AYE: ALL
MOTION CARRIED**

COMMITTEE UPDATES:

1. **Promotion:** Davis reviewed the Q1 Photo Assignments for the Downtown Photo Contract with The Mattesons Photography.

Davis provided updates on Hooked on Downtown: Search for the Smallmouth taking place July 3 through July 30.

Davis reminded the Board of upcoming Owosso Main Street evenings, including the Owosso Summer Concert Series, Summer Sidewalk Sales, National Night Out, and Owosso Vintage Motorcycle Days.

2. **Economic Vitality:** Omer announced the Owosso Farmers Market as the July Business of the Month.

Omer provided updates on the Main Street Meetups being planned for the new fiscal year including Storefront Competition Creation, General Business & Property Owner Roundtable, Façade Improvement Support & Micro-Grant Creation, and a Spring Social.

3. **Organization:** Moore announced the Committee's subscription to Volunteer Local for volunteer shift communications and attendance tracking.

Moore confirmed that the Committee reviewed the OMS & DDA Bylaws but did not have any amendment recommendations at this time.

Moore reminded the Board of the Main Street community visit and training in Lapeer on September 17th.

4. **Design:** Parzych provided updates on Fall Beautification and the Main Street Plaza Landscaping Project 2.0.

Parzych confirmed that the Committee intends to purchase 30-40 wreaths for the 2026 Main Street Winter Wreath-Off.

DIRECTOR UPDATES: None

BOARD COMMENTS: Gilbert noted that the River Walk sign and planter at the M-71 bridge need to be repaired.

ADJOURNMENT:

**MOVED BY ARDELEAN SUPPORTED BY MOORE TO ADJOURN AT 8:37 A.M.
AYES: ALL
MOTION CARRIED**

NEXT MEETING AUGUST 5, 2026.