

City of Flint Downtown Development Authority
Minutes of the Monthly Meeting of the Board of Directors
August 27, 2025
502 Church Street, Flint, Michigan

Board Member	Present	Absent
Mayor Sheldon Neeley, Chairperson	X	
Davina Donahue		X
Loyst Fletcher, Jr., Vice Chairperson		X
John Gazall, Design Chair	X	
Louis Hawkins, Secretary		X
Casey Lester, Marketing & Promotions Chair	X	
Robert Kittel	X	
Montel Meniffee	X	
Greg Viener, Treasurer and Personnel & Finance Chair	X	
Rodney Lontine	X	
Mama Sol	X	
Emily Doerr	X	

Others Attending: Brandy Curtis, Operations Director, City of Flint DDA; Sheri Sprygada, CPA, Taylor & Morgan; and, Damion Frasier, Esq.

A. Call to Order: Mayor Neeley, Chairperson, declared a quorum present and called the meeting to order at 7:30 a.m.

B. Opportunity for Public to Address the Board: None.

C. Approval of Minutes:

Upon motion by Rodney Lontine, supported by Casey Lester, the DDA Board of Directors unanimously approved the minutes for the June 25, 2025 and July 25, 2025 meetings of the Board of Directors.

D. Personnel and Finance Committee:

Greg Viener and Sheri Sprygada provided the DDA's June financial report, and reported the DDA having approximately \$842,000 cash on hand, with the TIF bond payment of \$675,000 for 2025-2026 still due. The DDA expends between \$15,000 and \$25,000 per week in payables. The DDA's goal is to have \$300,000 reserves.

Upon motion by Rodney Lontine, supported by Casey Lester, the DDA Board of Directors unanimously approved the Finance Committee's report for the July, 2025.

E. Marketing and Promotions Committee:

Casey Lester discussed the plans for Christmas season decorations and events, with the kickoff event on December 5th at the Capital Theater. Working on getting budgeting from all participants, with the goal of having a full month of activities. The Holiday walk will be on December 2nd, and Small Business Saturday will be November 29th.

Rodney Lontine commented on efforts by the City of Flint, Rich Kids, FIM, DDA, Capital Theater and Downtown Businesses, with the goal of building a coalition to activate areas for events.

Casey Lester reported that 14,000 people attended Crim Festival of Races, with food trucks and other entertainment, with the event closing at 2:00 p.m. Also, Back to the Bricks and July 4th festivities went well and were great marketing opportunities for the downtown.

Mayor Neeley announced that seven businesses were receiving grant awards from the City of Flint from ARPA funds and would like promoting the businesses on the DDA's electronic billboard. Brandy indicated she would get the videos played on the sign.

F. Design Committee:

Johns Gazall reported that Back to the Bricks replaced bricks in statue plaza with stamped concrete and installed new irrigation at a cost of \$80,000. Also, John commented on possibility of moving 810-day to the City of Flint green space behind City Hall. Mayor Neeley said he would like to review this proposal, as well as tighten up approval of downtown events, with the goal of perfecting the process and events. That included appointing Casey Lester to list of downtown review and approvals for events that were assigned to the City of Flint's economic development department. Rodney Lontine said that his group was reviewing community concerns and community solutions for events they participated in.

G. Economic Development:

Mayor Neeley asked that the DDA wait until the following week before putting meters in effect and that the DDA create a tutorial video on how to use, along with a public announcement. An amnesty program for old MPS tickets was discussed with a marketing program of "Fresh Start. Fresh Meters" campaign. Discussion was held on the DDA providing notice to downtown businesses of the new meters, along with parking near University Pavillion.

H. Operations Report:

Brandy Curtis provided a written report of DDA activities. In addition, Brandy provided information regarding: (i) improved access at Kearsley Street Flat lot

entrance, (ii) MSU parking license agreement, (iii) DDA having two parking enforcement officers appointed for meters and in alleys, (iv) County moving into new offices and starting to use Riverfront Ramp, which needs significant repairs that may necessitate requesting a Mott Foundation grant, (v) commencement of audit, and (vi) meeting of downtown stakeholders on issues with unhoused population and how to alleviate.

I. Correspondences: None.

J. Adjournment: The meeting adjourned at 8:40 a.m.

Davina Donahue, Acting Secretary