

**Downtown Development Authority  
November 14, 2025**

A meeting of the Eaton Rapids Downtown Development Authority was held at City Hall, 200 S. Main Street, on November 14, 2025, at 7:00 a.m.

**1. Call to Order:**

Chair Booher called the meeting to order at 7:00 a.m.

**Members present:** Chair Booher, Vice-Chair Lindsey, Treasurer DeFrance, and members Sheneman, McGee, and Carducci.

**Members absent and excused:** Johnson, Dickins and Secretary Colestock

**Administrative Staff present:** Specialist Forquer, Clerk Webb

**Guests:** Mayor Pro-Tem Steele, Wendy Stahl, and Jason Bealer, soon to be owners of 217 S. Main

**2. Approval of Agenda:**

Carducci moved, McGee seconded, to add Public Comment after New Business. Motion PASSED.

DeFrance moved to approve the agenda, seconded by McGee, no further discussion. Motion PASSED.

**3. Citizen Comments: None**

**4. Approve of Meeting Minutes:**

Carducci moved to approve the minutes from October 10, 2025, seconded by DeFrance, no further discussion. Motions PASSED.

Carducci moved to approve the Special Meeting minutes from October 29, 2025, no further discussion. Motion PASSED.

**5. Treasurer Report:**

Treasurer DeFrance reviewed the report for the period ending October 31, 2025. Ending net revenue/expenses YTD: \$55,903.18; Ending Fund Balance: \$116,990.94. Treasurer DeFrance reminded the board that once we have paid off the bond, we will have a lot more flexibility with funds. Carducci moved to approve, seconded by McGee, no further discussion. Motion PASSED.

**6. Committee Reports**

**Social District-** Specialist Forquer updated the board where we stand with the Social District, as one of the bar establishments has turned in its letter of intent. These letters are due by December 3<sup>rd</sup>.

Board Member Carducci responded with he knows that Craft Company is on board and Board Member McGee responded that he knows that Abies is on board as well.

**Community Market-** Specialist Forquer updated the board regarding the market. He reports that the location will be 145 N Main. The building has been sold, but new owners are excited to introduce their business and participate in the Holiday Market. The new owner has offered to decorate for the event.

**Wine Event** – Specialist Forquer gave an update on the Wine Event, reporting that the Liquor License Application has been submitted. We should know about 10 days before the event. In the meantime, all preparation and marketing will start soon.

**Hometown Family Christmas** – DDA will be handing out candy canes again this year. Specialist Forquer asked the Board who would be available for the Wine Event and who would be available to pass out candy canes. Chair Booher asked Specialist Forquer to send an email to the board to find out who could handle either the Wine Event or distributing candy canes. Programs for the Hometown Family Christmas Event have been designed and will go to the printer this week.

#### **7. Old Business:**

#### **8. New Business:**

145 N. Main Street - Specialist Forquer announces that “Wildest Dream Design “, owned by Mr. and Mrs. Dembrowski is coming to Eaton Rapids. The owners are excited to be a part of Eaton Rapids and plan to introduce the business to the residents during the Hometown Family Christmas event. Specialist Forquer asked the board if they would be willing to share contact information with new business owners to provide resources for the new businesses coming to Eaton Rapids. All members agreed that Specialist Forquer would submit a list for approval by the board to provide for new business owners in Eaton Rapids.

#### **9. Citizens' Comments:**

Mayor Pro Tem Steele requested that the Wine Event be limited to 99 participants. This would prevent the Board from needing a Special Event permit. Board members agreed.

#### **Board Comments:**

Member Carducci suggested the vacant land discussion be tabled until the December meeting so City Manager Ridge and Mayor Colestock could participate in that discussion.

Member McGee stated he would be presenting an idea for a Chocolate Walk in February at the next meeting. Many replied that it is a great idea. Geared towards Valentine's Day.

Member Lindsey asked about the opening of the Deli. Specialist Forquer stated that this should be in January.

Member Sheneman asked about the building across from the Post Office. Due to the lawsuit, it is being brought up to acceptable standards. The owner must restore the building.

Member Booher, read a text from a resident. Now that the Union Street School has been purchased, they are making the dance studio move out. They wonder if anyone knows of another building available for a dance studio for a couple of nights a week.

**Adjournment:**

McGee moved, seconded by Carducci to adjourn. Adjourned at 8:12am.

**Next meeting, December 12, 2025- 7 am**

Respectfully Submitted,

*Robin Webb*

Clerk