



## Evart Downtown Development Authority

Chair, Alan Bengry  
Treasurer, Lynn Salinas  
Mark Sochocki  
Dan Boyer

Vice-Chair, Gary Hartsock  
Secretary, Brian Youngs  
Cory Juliano  
Pepper Lockhart  
DDA Director, Todd Bruggema

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### EVART DDA REGULAR MEETING MINUTES

March 10, 2026

Community Room at The Depot

200 S. Main St. Evart, MI 49631

1. Attendance:

Present: Alan Bengry, Gary Hartsock, Lynn Salinas, Brian Youngs, Mark Sochocki, Cory Juliano, Pepper Lockhart, Teijin Wing, DDA Director - Todd Bruggema

Absent: Dan Boyer

2. Meeting called to order at 8:02am by Bengry

3. Introduction of Guests: Angela Hunter, Dave Van Haaren and Adison Cataldo

4. Approval of Agenda with the following revisions.....

a. Discussion on the Evart DDA's loan to the Evart Housing Commission added as New Business

b. Moving "5-year Strategic Plan discussion" from New Business to Old Business

Moved by Sochocki, Supported by Lockhart

Ayes: 7

Nays: 0

Results: Carried

5. Approval of Minutes of the Feb. 10, 2026, regular meeting – Moved by Lockhart, Supported by Hartsock

Ayes: 7

Nays: 0

Results: Carried

6. Approval of Vendor's List in the amount of \$1,114.28 for the DDA and \$0 for the farmer's market – Moved by Lockhart, Supported by Hartsock

Ayes: 7

Nays: 0

Results: Carried

7. Treasurer's Report: Treasurer Salinas stated that a \$1,100 budget amendment is to be made to account for the summer concert series. She also stated that the DDA had received a recommendation from the auditor that better record keeping practices be implemented for the farmer's market. It has been suggested that a receipt book be utilized to more clearly document receipts.

8. President's Remarks: President Bengry reminded the group that the Evart DDA needs to approve the 5-Year Strategic Plan. He asked if we felt we were at a point where we could approve the document as written or if we'd like Leigh and Laura from Michigan Main Street to meet with us again to finalize our plan. The group felt that we should have Leigh and Laura go through the document with us one last time before we approve it. The "Champion Leads" piece is the primary area where the group feels we need further guidance. Todd said that he would reach out to the ladies and see if they would be willing to join us (in person or via ZOOM) at our May meeting.

9. Committee Updates

Economic Vitality and Design

- a. Farmer’s Market - Angela Hunter reported that she had recently attended a Michigan Department of Agriculture (MDARD) workshop in Midland. She said that the impending implementation of EBT payment processing at farmer’s markets was a major topic of discussion. Angela also informed the group that a \$1,200 grant had been applied for and was awarded to Evert’s farmer’s market. Some of the funds will be utilized to purchase items to be given away to farmers’ market participants. Angela also noted that she has been in conversations with a Hersey area farmer that will likely be participating in our farmer’s market this year.
  
- b. Pop-Up Building - Todd told the group that he has been in regular contact with the lady now selling baked goods from the DDA’s pop-up building. She is in her second week of being open for business and so far, is pleased with performance. She claims to have sold out of products several days already. She has quite limited business hours, and Gary suggested that it be suggested to her to stay open later than 3pm to capitalize on Evert Products’ 1<sup>st</sup>/2<sup>nd</sup> shift changeover. Todd said that he’ll mention that to her when they speak again.

Promotion and Organization

- a. DDA Board Recruiting – Todd said that he has been in regular contact with a potential new DDA board member. He will continue to keep in touch with this person and report any progress to the group.
  
- b. Volunteers – Todd said that he will soon begin making contact to people/businesses who have expressed interest in volunteering at/for Evert area activities during the upcoming year.

10. Old Business:

- a. Strategic Plan Discussion

11. New Business:

- a. 2026/2027 budget discussion – Todd and Pepper informed the group that both the DDA and farmer’s market budgets must be finalized and approved by the DDA in time to be presented at May’s Evert City Council meeting. It was mentioned that items pertaining to the veteran banners and workman’s compensation need attention. Todd and Pepper said that they will work on both budgets and have them ready to present to the DDA board at the April meeting.
  
- b. Evert DDA’s loan to the Evert Housing Commission – Mark reminded the group that the DDA’s loan to the Housing Commission, approved nearly a year ago, had a 12-month maturity. Mark explained that due to the complexity of, and the many moving parts pertaining to their 101 S. Main Street project, more time is needed to procure funds to repay the outstanding principal balance plus accrued interest. ON BEHALF OF THE Evert Housing Commission, Mark requested a 12-month extension to loan maturity. Moved by Youngs, Supported by Juliano, to extend the loan’s maturity date to June 30, 2027.

Roll call vote:.....

Bengry – yes

Hartsock – yes

Youngs – yes

Juliano – yes

Lockhart – yes

Salinas – Abstain

Sochocki - Abstain

Motion carried

- c. 101 S. Main Street/Brownfields Program update – Mark Sochocki introduced Dave Van Haaren of Triterra, the company charged with creating the Brownfield Plan for Evert Housing Commission’s 101 S. Main Street project. Dave shared Triterra’s formal Brownfield Plan and gave a brief overview of the Brownfields Program and how it will be utilized/implemented on the Evert Housing Commission’s project. Dave pointed out that there is some offsite ground contamination that is impacting the 101 S. Main Street property. He also noted that asbestos has been detected on the property. Both factors make the 101 S. Main Street project a Brownfields Program candidate. Alan pointed out several minor/inconsequential errors within Triterra’s formal Brownfield Plan. Dave assured the group that these errors will be corrected immediately.

During his presentation, Dave instructed the group that the DDA board should approve or disapprove the Brownfield Program. In addition, the Evert DDA would need to approve or disapprove the action to enter into an Inter-Local Agreement with the newly established City of Evert Brownfield Redevelopment Authority regarding the 101 S. Main Street project. He also pointed out that if the aforementioned actions are approved, the Evert DDA would need to vote for or against a recommendation to approve referral to the City of Evert’s City Council for their consideration in approving/implementing the proposed Brownfield Plan pertaining to the 101 S. Main Street project.

Moved by Hartsock, Supported by Youngs, to enter into an Inter-Local Agreement between the City of Evert Brownfield Redevelopment Authority and the Evert Downtown Development Authority.

Roll call vote:.....

Bengry – yes

Hartsock – yes

Youngs – yes

Juliano – yes

Lockhart – yes

Salinas – Abstain

Sochocki - Abstain

Motion carried

Moved by Lockhart, Supported by Hartsock, to recommend, to the City of Evert’s City Council approval, of the Brownfield Plan pertaining to the Evert Housing Commission’s 101 S. Main Street project.

Roll call vote:.....

Bengry – yes

Hartsock – yes

Youngs – yes

Juliano – yes

Lockhart – yes

Salinas – Abstain

Sochocki - Abstain

Motion carried

12. Director’s Comments:

- a. Todd informed the group that he has been in contact with a potential musical act to perform in Evert this summer. This would be a joint effort with Al & Deb Knowles from 6<sup>th</sup> & Main Bar and Grill. A tentative date of June 27, 2026, is being discussed for them to set up and play in the open space at the corner of 6<sup>th</sup> and Main Streets. Todd also told the group that the Jake Slater fund raiser is still on track to happen late fall or early winter 2026.

- b. Todd introduced guest, Adison Cataldo. Adison is an Evert High School sophomore who may be interested in replacing Teijin Wing as a non-voting member of Evert DDA's board. Teijin is currently a senior at Evert High School and will be graduating in the spring.

13. City Manager Comments:

- a. Pepper Lockhart reported that MDOT will be holding their final public hearing on March 12<sup>th</sup> regarding the US-10/7<sup>th</sup> Street project. The construction project is scheduled to run April through November. The \$11MM "e" project includes new sidewalks, water & electric lines, light poles and pavement from the Muskegon River bridge to Lauman Road. One lane will remain open in each direction throughout the project, eliminating the need for detours.
- b. Pepper reported that work is also being done this year on Cedar and 3<sup>rd</sup> Streets. The Cedar Street project is to include new water/sewer lines as well as new curbing. The 3<sup>rd</sup> Street project involves new water mains.
- c. Pepper reported that asbestos abatement is being performed on the building in Riverside Park as well as some other improvements. This work is being funded with grant dollars.

14. Citizen Comments:

- a. None

15. Adjournment – Moved by Hartsock, Supported by Salinas to adjourn

Ayes:	7
Nays:	0
Results:	Carried

Meeting adjourned at 9:14am.