



Evart Downtown Development Authority

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

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

www.evartmainstreet.com

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EVART DDA REGULAR MEETING MINUTES

August 12, 2025 @ 4:00pm

Community Room at the Depot located at 200 S. Main St.
Evart, MI 49631

1. Meeting called to order at 4:00pm by Alan Bengry, Chair
2. Attendance:
Present: Alan Bengry, Gary Hartsock, Lynn Salinas, Brian Youngs, Pepper Lockhart, Corey Juliano, Mark Sochocki
Absent: Dan Boyer
3. Introduction of Guests: Angela Hunter, Sandy Szeliga, Dorothy Elliott
4. Approval of Agenda - Agenda approved as presented
5. Approval of Minutes of July 8, 2025, regular meeting – Moved by Lockhart, supported by Salinas
Ayes: 7
Nays: 0
Results: Carried
6. Approval of vendor's list – Moved by Sochocki, supported by Hartsock to approve the vendor's list in the amount of \$6,771.73 for the DDA and \$1,218.00 for the farmers market
Ayes: 7
Nays: 0
Results: Carried
7. Treasurer's Report – Treasurer Salinas reported that there were several small transfers made between accounts for cash flow purposes. Salinas also reported that one military veteran banner had been purchased during the previous month.
8. President's Comments – Chair Bengry informed the group that he had toured the 101 S. Main St. property (former Bregenzer Hardware) earlier this date. Several other DDA board members also toured the property earlier in the day.
9. Committee Updates

Economic Vitality and Design

a. Farmers Market: Angela Hunter reported total revenues in July for the farmers market exceeded \$17k. She also reported that approx. 30 children took part in the kid's crafts activities in July. Angela reported that the family day hadn't taken place yet but she anticipates it happening in August. She also reported that an inspector from the State of Michigan had made an appearance at the farmers market. She said no violations were noted but that some suggestions were made to vendors. Angela noted that a new vendor featuring mushroom related food/drink products had begun to set up a booth at the farmers market. This person is pleased with the results so far and made mention they may consider opening a restaurant in Evart. Angela reported that the local Amish choir is scheduled to sing at the farmers market on Aug. 23rd. She also reported that there will likely be several food trucks on site

on Aug. 30th.

b. Pop Up: Nothing new to update.

c. Business Recruitment Primer: Nothing new to update

Promotion and Organization

a. Shop Local - Both June Esner from June Berry Cottage and Misty Barnett from Get Crafty reported that this year's Shop Hop program was worthwhile. They both feel the event brought many people into the Evert community and into their stores.

b. Board Recruiting – Nothing new to update

c. Volunteers – Nothing new to update

10. Old Business

- a. 101 S. Main St. project update – Mark Sochocki reported that they anticipate establishing a Brownfield Authority and that this program is being investigated. Mark stated that the building has been cleaned out for the most part and they are working through the many steps involved in moving this project forward. He stated that everything is going well so far.
- b. Strategic Plan – Todd reported that the strategic planning process is going well and that the results are expected in September or October.

11. New Business

a. September 29th-30th Michigan Main Street Workshop in Gross Point – Todd reported that he will be attending the Michigan Main Street workshop in Gross Point, MI the end of September. He would like one or more of the DDA board members to attend as well if possible.

b. Façade Grant Application 133 N. Main St. – Todd reported that Jessica Green has applied for a \$5k façade grant to make some improvements to her Details Elite building. She has received bids from two contractors to complete the work. \$31k being the lowest and \$35k being the highest.

Moved by Hartsock, supported by Juliano to approve the \$5k façade grant request from Jessica Green

Ayes:	7
Nays:	0
Results:	Carried

c. Façade Grant (Potential Application) 104 N. Main St. – Todd reported that Misty Barnett will likely be applying for a façade grant to make some improvements to her Get Crafty building. She is having difficulty finding contractors to bid on her project. Todd provided Misty with the names of two local contractors and suggested she make contact with each to bid on her construction project.

12. Director's Comments:

- a. Todd reported that he has been in contact with Alan Rosser about a bench to be installed on Main St. The bench will be in memory of several members of the Rosser family. Alan has purchased the bench and is planned to be installed on the sidewalk in front of the Evert Pharmacy.
- b. Todd is looking for ideas to put together 4 or 5 children's activities at this year's Small Town Christmas. He would like to make it bigger and better than it's been in the past. Todd suggested having the parade kick off the days events versus having the parade at the end of the day. It was suggested by Juliano that the DDA work in tandem with the Crossroads Church to make this one of Evert's premier community events.

13. City Manager's Comments:

- a. Pepper reported that the City of Evert has been approved for a grant from "Middle Michigan" to perform some IT related upgrades within the city.
- b. Pepper also reported that the City has been approved for a \$2.5MM grant from CDBG to improve Evert's drinking water. She stated that it's planned to replace the water lines under Cedar Street up to Jefferson Street.
- c. Pepper reported that the City of Evert is participating in the "Chill Grant" program. There is \$250k in grants available to qualifying Evert homeowners to have weatherization improvements made to their homes. It was noted that Mark Sochocki will be the facilitator of this

program for all of Osceola County.

- d. Evert is also participating in “Middle Michigan’s” rewards program. It involves reward points for any business owner who chooses to take part. Todd has distributed information regarding this program to local business owners with the hope that there will be some interest shown.

14. Citizens’ Comments:

- a. Sandy Szeliga stated that she toured the former Bregenzer building today and is impressed with the work that has been done so far. Sandy also informed the DDA board that she is on the advisory board of Osceola County’s Commission on Aging. She stated that the COA has always had a fundraiser in December featuring Jake Slater. She said this fund raisers have always gotten a good response and has generated some much-needed funding over the years. Sandy stated that the decision has been made to move their Jake Slater event up to October this year and she suggested the Evert DDA put together a fundraiser of their own in December, with Jake Slater being the draw. Sandy offered to help in any way she can if the DDA chooses to pursue this idea.
- b. Dorothy Elliott stated that she has purchased the property located at 102 N. Main Street. She is contemplating putting some residential rental spaces in the building. Dorothy also informed the group that her intention is to bequeath the property to the City of Evert upon her death with the understanding/agreement that the building be utilized as a museum.

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

Ayes:	7
Nays:	0
Results:	Carried

Meeting adjourned at 4:43pm.

Submitted by Brian Youngs