



*Enhancing community and quality of life through people, parks, and programs.
Making longer lives, better lives.*

Business Development Team of the Grand Traverse County Parks and Recreation Commission

Tuesday, September 1, 2020, 5:30 p.m.

Gilbert Lodge, Twin Lakes Park

6800 North Long Lake Road

Traverse City, Michigan 49685

AGENDA

NOTE: Masks and social distancing required.

Members: Pete Albers (Citizen Member), Rodetta Harrand, Rod Kivell (Citizen Member and Chair), Alisa Korn, Whitney Waara (Vice Chair), Shirley Zerafa

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Public Comment
Any person shall be permitted to address the Parks and Recreation Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended (MCLA 15.261, et.seq.). Public comment shall be carried out in accordance with the following Board Rules and Procedures:
 - Any person wishing to address the Board shall state his or her name and address.
 - No person shall be allowed to speak more than once on the same matter, excluding Commissioners' questions. The President shall control the amount of time each person shall be allowed to speak, which shall not exceed three (3) minutes. The President may, at his or her discretion, extend the amount of time any person is allowed to speak.
- V. Approval of/Additions to Agenda
- VI. Approval of Minutes from August 4, 2020 Business Development Team Meeting
- VII. Civic Center: Skate Park Proposal (Shaun Quinn and Charles Kakritz, Bayfront Scooters; Discussion; Proposal Attached)
- VIII. Civic Center: Proposed Use of Parking Lot (Sean Mackey, Owner, Magic Shuttle Bus; Introduction and Discussion)
- IX. Civic Center: Concessions (Brian Welburn, Owner, King Wubbz; Introduction and Discussion)
- X. Meyer Property: Farm Incubator Proposal (Koffi Kpachavi, Executive Director, Grand Traverse Conservation District; Proposal Attached)
- XI. Park Updates (Director)
- XII. Second Public Comment (Please refer to rules above.)
- XIII. Notices and Team Member Comments
- XIV. Adjournment



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**Business Development Team of the Grand Traverse County Parks and Recreation Commission
Tuesday, August 4, 2020, 5:30 p.m.
Howe Arena, Civic Center Park
1213 W. Civic Center Drive
Traverse City, Michigan 49686
MINUTES**

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
Members Present: Rodetta Harrand, Rod Kivell (Citizen Member and Chair), Alisa Korn, Whitney Waara (Vice Chair), Shirley Zerafa
Members Excused: Pete Albers (Citizen Member)
Others Present: Tawny Hammond, Operations Manager and Owner of The River Outfitters; Chris Bott, Head Coach, TC Tritons
- IV. Public Comment
There was no public comment.
- V. Approval of/Additions to Agenda
MOTION by Harrand, second by Korn, to approve agenda, as presented.
- VI. Approval of Minutes from July 7, 2020 Business Development Team Meeting
MOTION by Zerafa, second by Kivell, to approve Minutes from July 7, 2020 Business Development Team Meeting.
- VII. Requests to Renew Agreements for Grounds Use and Programming at Medalie Park
 - A. The River Outfitters (Tawny Hammond, Operations Manager and Owner; First Amendment to Agreement Attached)
Team discussed continuing agreement with River Outfitters to provide paddling services and programs at Medalie Park in 2021.
 - B. TC Tritons (Chris Bott, Head Coach; Agreement Attached)
Team discussed continuing agreement with TC Tritons to run rowing program at Medalie Park in 2021.
- VIII. Parks and Recreation Fee Adjustments (Review and Discussion; Current Fee Schedule Attached)
Team discussed fees for cleaning and trash removal.
- IX. Draft Partner Policy Revisited (Discussion; Draft Policy and List of Partner and Long-term Agreements Attached)
This item will be revisited at a subsequent meeting, per the BDT Chair.
- X. Park Updates (Director; Discussion)
 - A. Trash Issues and Concerns
 - B. Civic Center Skate Park
 - C. Civic Center ATM Services
 - D. Civic Center Concessions
 - E. Meyer House
 - F. Twin Lakes Park
 - G. Facility ReservationsDirector provided park updates.
- XI. Second Public Comment (Please refer to rules above.)
There was no public comment.
- XII. Notices and Team Member Comments
There were no notices or team member comments.
- XIII. Adjournment
Meeting adjourned at 7:46 p.m.



Kristine Erickson <kerickson@grandtraverse.org>

Civic Center Skate Park and Bayfront Scooters

1 message

Shaun Quinn <srnquinn@yahoo.com>

Tue, Aug 25, 2020 at 9:37 AM

To: "kerickson@grandtraverse.org" <kerickson@grandtraverse.org>, Charles <zacariot@juno.com>, Shaun Quinn <srnquinn@yahoo.com>

Good morning!

Bayfront Scooters is a business in Traverse City that has been providing skate equipment, custom equipment and repair for several years. We also have Bayfront Beach and Bike in Elk Rapids where we provide a full repair facility for bikes and are outfitters of bikes, long boards, kayaks, SUP's, etc. Although I have been involved with Bayfront Beach and Bike from inception, I am a new partner in the Scooters operation.

First, thank you for taking the time to walk through the park with me last week. We have been putting a lot of thought into this and are excited about the possibilities. We have spoken with a lot of parents in the area over the last week and they are excited as well. We have heard them say that they would start letting their kids come back to the park again.

We believe that our presence alone will start to change the landscape there. In addition, we would like to look at putting programs together for next year that encourage new users of the park and providing some volunteer options for kids that spend a lot of time there. The goal is to change the stigma attached to skaters and encourage the ones that are still forming to be a positive influence on the area.

It seems that we would only be able to pull it off this year from Sept 15 to roughly October 31st if we gained board approval. We would also have to use the concession area because of timing. Ultimately though, we feel that the best option is to get a trailer (something that would fit well in the environment) and put it directly next to the skate area. This would create the feel of structure around the skate area. We have a staff member that we could pull over for scooter and skateboard repair, sales, etc. However, we would still need a mature member of the community to be there as well. One thought is to get volunteer parents to staff for this 45 day period. They would run front of the house, sales of water and other items while keeping an eye on things. Kids will have an opportunity to volunteer for "Bayfront Bucks" that can be used to purchase items or upgrade, etc. The business model does not support a "profit" in a 45 day period so the best we could do is try to get to even this season.

I am hoping that we can get some input and ideas from your business team to accomplish this year. Our goal would be to get a feel for exactly how we would want to roll out next year.

Please let em know your thoughts and next steps. Together we can change this area into a positive piece of the Civic Center.

Shaun Quinn
Charles Lakritz
Bayfront

Shaun Quinn
231-313-8268



Kristine Erickson <kerickson@gtcountymi.gov>

Incubator Farm Project Proposal

1 message

Koffi Kpachavi <koffi@gtcd.org>

Fri, Aug 28, 2020 at 10:40 AM

To: Kristine Erickson <kerickson@grandtraverse.org>

Dear Kris,

Thank you for talking on the phone yesterday. Here is what we are proposing for the Meyer property:

Program Type: Incubator Farm Project

Who: The program will be created and managed by the Grand Traverse Conservation District. We already have 4 staff members who have been working on planning for several months. An advisory council of volunteer local food and farming experts is being formed and will begin meeting monthly.

Why: There is a great need for new and younger farmers to feed our communities. The average age of the American farmer is 58, and there are very few young individuals ready to replace them. 70% of farmland will transfer hands over the next 20 years. The bulk of that transition could very easily end up in the hands of developers. There are several barriers faced by new or beginning farmers that the Incubator Farm Program aims to help curtail.

Where: We are proposing running the program on the Meyer property, because of its location and the fact that the site will be an education hub, demonstration station, and a highly visible space for a sustainable and community-oriented agro-industry.

When: The program will launch in the Spring of 2022. We will need to start preparing the property in the Spring of 2021.

We see this as a great opportunity for another partnership between our organizations. It is not a revenue-producing project, but rather one designed to fill a crucial need to solve a problem that is only getting worse with time.


Attached is a flyer with a few more details.

Please feel to reach out if you have any questions. I look forward to hearing from you soon.

Regards,

--

Koffi Kpachavi
Executive Director
Grand Traverse Conservation District
[1450 Cass Rd.](http://1450CassRd.com)
[Traverse City, MI 49685](http://TraverseCityMI49685.com)
t: 231 941 0960 x 14
f: 231 941 0837
www.natureiscalling.org

 **Farm Incubator Flyer.pdf**
70K



Farm Incubator Program

The proposed program will provide access to the resources and tools needed to create farmers in our region who will be successful stewards of our natural resources. This program will reinvigorate our communities and foster a local culture centered around food, health, education, and the environment.

The Current Realities of Agriculture

- The average age of farmers and ranchers in the US is 58
- 70% of farmland will transfer ownership over the next 20 years
- New and beginning farmers face a mountain of barriers in accessing capital, land, infrastructure, and markets
- Regenerative agriculture practices and localized food systems can combat climate change and create a more resilient community

The Farm Incubator Solution

- Provide a path to farm ownership for new and aspiring farmers
- Provide access to land, farm resources, infrastructure, and educational opportunities.
- Provide opportunities to young farmers to develop business plans and explore emerging market trends

Key Components

- Farmland
- Infrastructure
- Participation Structure and Development
- Program Staff and Partner Support
- Funding Opportunities and Viability

Farmland

The Grand Traverse Conservation District will identify a suitable land base to be used as incubator parcels for the program participants. The chosen farmland will influence many aspects of the program and budget moving forward. Some of the ranking criteria for a suitable site include prior land use, land fertility, existing infrastructure, accessibility of the site, access to resources, and the proximity to GTCD.

Potential Sites: Meyer Property (Currently managed by GT County), Historic Barns Park, Misty Acres, Maple Bay, Partners/Private owned agriculture properties

Infrastructure & Equipment

Assess existing infrastructure on properties and identify needs

- Irrigation Capabilities / Wells
- Electricity
- Equipment Storage (barns, out-buildings)
- Fuel
- Agrichemical Facilities
- Equipment (tractors and implements)
- Hoop-houses / Greenhouses
- Wash-stations / Packing Shed
- Produce Storage
- Bathrooms
- Fencing
- Accessibility / Roads

Participation Structure & Development

- Identify the Structure of the Program
- Set parameters for participation
- Eligibility requirements of potential participants
- Formulate program needs
- Expectations and guidelines for participants
- Orientation structure
- Education / Curriculum for Participants

Workshops, classes, conferences (Farming and Business), Farmer Mentorships, Best Management / Conservation Practices, Emerging Trends and Market Research

Agriculture Education and Demonstration

- Define and manage an area of the farm to be used as a demonstration space to research and model various agricultural techniques and processes of regenerative agriculture
- Create on-site educational programming for public participation and access
- Create on-site educational opportunities and programming for area youth

Funding Opportunities

- Grants
- Fee for Service / Participation Fees
- Donors, Sponsorships, Fundraisers
- Year-end Appeals and campaigns
- Community services, classes, and workshops

Program Staff and Partner Support

- Incubator Farm Leadership Committee
- Full-Time Program Manager
- Engage community partners



**Grand Traverse
Conservation District**