

**CITY OF BELLEVILLE
DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING AGENDA**

**Wednesday, April 16, 2025 - 6:00 pm (EST)
Belleville City Hall
6 Main Street, Belleville, MI 48111**

1. Pledge of Allegiance and Moment of Silence

2. Roll Call

Chair – John Winter	Board Member - Valerie Kelley-Bonner
Vice-Chair – Chris Donley	Board Member – Kelly McWilliams
Secretary – Denise Baker	Board Member – Mike Gatteri
Treasurer – Sabrina Richardson-Williams	Board Member –
Mayor – Ken Voigt	

3. DDA Follow Up List

4. Citizen Comments, Agenda Items Only

5. Approval of and/or Changes to the Agenda

6. Approval of Meeting Minutes
– March 19, 2025 Regular DDA Meeting

7. Presentations
- T-Mobile – Public Wireless Proposal

8. General Business

- A. T-Mobile – Public Wireless**
- B. Social Media decision**
- C. DDA sponsored High School Summer Kick-off event – Sabrina**
- D. DDA Youth Council/Alliance**
- E. TechTown Proposal for Business Incubator project**
- F. Hardware Store flooring**
- G. Victoria Commons footbridge repair**
- H. Goodbye Geese for Village Park**
- I. Horizon Park – Kayak Launch repair**
- J. Main St Flags – replacement purchase**
- K. Clock purchase update**
- L. Update Committee members for 2025**
 - i. Marketing & Community Engagement**
 - ii. Economic Development**
 - iii. Budget & Finance**
 - iv. Events/Culture & Arts**

9. Treasurer’s Report and Accounts Payable

10. Chair and Board Member Comments

11. Citizen Comments, Non-Agenda Items

12. Action Items for Next Regularly Scheduled Meeting

13. Adjournment

Belleville DDA Follow-up List						
Item/Description	Date Opened	Opened by	Proposed Action	Committee/ Individual	Status	Date Closed
Marketing/Economic Development:						
Marketing/Social Media Director	11/16/2022	DDA Board	Hire part time person and/or recruit college or high school intern		IP	Develop marketing strategy, obtain grants oversee social media strategy, update website
Economic Development Director	11/16/2022	DDA Board	Develop RFP for position		P	Develop plan to bring businesses to Belleville, work with developers-status TBD
Partnerships with other organizations	11/16/2022	DDA Board	DDA sponsors events or funding		IP	Discuss Sponsorship Apps March DDA Meeting -- Continue discussions re:partnerships
Partnerships with local restaurants		DDA Board	DDA sponsors restaurants for events		P	Develop partnership to sponsor local restaurants with booth at downtown events
Event Support		DDA Board	Sponsor local events		C	Grants awarded March 2025
Grant Writer		DDA Board	Develop RFP for position		P	
Reestablish Park & Rec Committee		D Robinson			P	DDA representation on committee
Pop-Up Shops	10/18/23	Board	Purchase/build pop-up shops.		P	Determine best placement, tenant criteria, fee structure
DDA Marketing Plan	10/18/23	Board	Develop DDA marketing plan		IP	Marketing Committee currently reviewing RFP's to hire firm that will assist in developing marketing strategy
Maintenance						
Main Street Walk-Through		S Jones	DDA Board review downtown	DDA Board	P	Need to schedule for 2025
Lawn Maintenance		DDA Board	Weed control		C/R	Park Maintenance list
Mowing		DDA Board	Contract		R	Pioneer Landscaping contract
Landscaping/Flowers		DDA Board	Contract		R	Pioneer Landscaping contract
Horizon Park						
Dock Maintenance/Improvements		DDA Board	Board Discussion		P	Park Maintenance list-Replacement in 2025/26?
Benches and picnic tables		DDA Board	Board Discussion		P	Park Maintenance list
Landscaping/trees/flowers		DDA Board	Board Discussion		P	Park Maintenance list/Pioneer
Parking lot maintenance		DDA Board	Board Discussion		P	Park Maintenance list
Mulch/Maintenance		DDA Board	Mulch parking areas, park areas, clear brush with goats		R	Park Maintenance list/Goat contract for June 2025
Events/Marketing		DDA Board	Board Discussion		P	Develop events or partnership and marketing event

**CITY OF BELLEVILLE
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REGULAR MEETING MINUTES
Wednesday, March 19, 2025 6:00 P.M.**

1. Pledge of Allegiance and Moment of Silence

2. Roll Call

Vice Chair – John Winter	Present
Secretary – Denise Baker	Present
Treasurer – Sabrina Richardson-Williams	Absent
Mayor – Ken Voigt	Present
Board Member – Valerie Kelley-Bonner	Absent
Board Member – Kelly McWilliams	Present
Board Member – Mike Gatteri	Present
Board Member Donley	Present

3. DDA Follow Up List

Director Steve Jones, arrange date to meet up as a group to take walk through City to see what needs repair/replaced. Next meeting will be held at City Hall, perhaps incorporating walk through City with next meeting.

4. Citizen Comments, Agenda Items Only

A. None.

5. Approval of and/or Changes to the Agenda

MOTION: Motion by Voigt, supported by Donley to approve the agenda as presented.

Ayes 6

Motion carried.

6. Approval of Meeting Minutes

A. February 19, 2025 – Regular Meeting of the DDA

MOTION: Motion by Donely, supported by McWilliams to approve the minutes as presented.

Ayes 6

Motion carried.

7. Presentations

A. KSpringer Media

Kathleen Springer and staff presented a social media proposal.

8. General Business

A. Clock purchase update

Motion by Voigt, supported by Winter to purchase clock from original proposal, purchase shall be postponed for two weeks for donor response.

Roll Call

Vice Chair -Chris Donley	Aye
Mayor – Ken Voigt	Aye
Board Member – Kelly McWilliams	Aye
Board Member – Mike Gatteri	Aye
Chair – John Winter	Aye
Secretary – Denise Baker	Aye

Motion carried.

B. Phragmites update

Director Steve Jones provided update on phragmites; back pond has been cut down in Victoria Commons. Step two will be chemical treatment for approximately four months.

C. Victoria Commons Pump repair/replacement

Motion by Winter supported by McWilliams to approve \$2400 to replace pump provided by manufacturer.

Secretary Baker	Aye
Chair Winter	Aye
Board Member Gatteri	Aye
Board Member McWilliams	Aye
Mayor Voigt	Aye
Board Member Donley	Aye

D. BBQ Event update

Director Steve Jones recommended to attend BBQ Competition event in Livonia on March 29th for a tour and information on how the event is organized, another event May 9th in Westland is available to visit as well.

E. “Geese Chasers” update/renewal

Motion by Winter, supported by Donley to hire “Good Bye Geese” for \$5,220.

Roll Call

Vice Chair Donley	Aye
Board Member McWilliams	Aye
Secretary Baker	Aye
Mayor Voigt	Aye
Chair Winter	Aye
Board Member Gatteri	Aye

Motion carried.

F. Social Media

Table to the next meeting.

G. Event Funding requests

Motion by Winter supported by Voigt to accept recurring events as presented with requirement of signatures on applications.

Roll Call

Chair Winter	Aye
Secretary Baker	Aye
Mayor Voigt	Aye
Board Member McWilliams	Aye
Board Member Gatteri	Aye
Vice Chair Donley	Aye

Motion carried.

H. Sculpture program update

Director Steve Jones provided an update, nice collaboration between the DDA and Van Buren Township. Sculptures have been chosen and will be placed in May. One location change, the sculpture located in front of the library will now be placed by the children's library.

Mayor Voigt stated that the goat sculptures will be permanent in the city thanks to generous donations.

I. T-Mobile – Public Wireless proposal

More information is needed, a presentation covering benefits would be helpful to make an educated decision.

J. Update Committee members for 2025

No changes in Committee Members.

i. Marketing & Community Engagement

- Vice Chair Donley has established a partnership with the three local hotels to distribute printed materials the DDA will provide to promote business in the City. Handout (key chain tag for longer stay guests) will include QR code to scan for link to events, coupons/promotions for local businesses.
- In process of doing another publication in Van Buren Today. Reaching out to Canton, Plymouth and Livonia to do publication as well.

ii. Economic Development

Director Steve Jones – met with Tech Town Detroit and Wayne State. They are excited about possibilities in Belleville. Received proposal for consultation, will review at next meeting.

iii. Budget & Finance

No report.

iv. Events/Culture & Arts

No report.

9. Treasurer's Report and Accounts Payable

MOTION: Motion by Conley, supported by Winter to approve Accounts Payables in the amount of \$6,837.18.

Roll Call:

Secretary Baker	Aye
Vice Chair Donely	Aye
Board Member Gatteri	Aye
Board Member McWilliams	Aye
Mayor Voigt	Aye
Chair Winter	Aye

Motion carried.

10. Chair and Board Member Comments

A. Board Member Gatteri

No comment.

B. Board Member McWilliams

No comment.

C. Secretary Baker

Learned a lot about social media from presentation.

D. Vice-Chair Winter

No comment.

E. Mayor Voigt

Good meeting tonight. Exciting things.

F. Chris Donley

Thank you all for coming. Ready for spring. Apology for being absent from the last two meetings. Explained spreadsheet to be implemented with DDA follow up list that can be edited and seen in real time.

11. Citizen Comments, Non-Agenda Items

Deidra Rivera expressed concern about the pedestrian crossing, empty buildings on Main Street and inquired what DDA can do to help promote businesses in the City of Belleville.

12. Action Items for Next Regularly Scheduled Meeting

13. Adjournment

MOTION: Motion by Voigt, supported by Winter, to adjourn at 7:41 p.m. No objections were noted.

Respectfully submitted
Michelle Bellingham
Deputy Clerk/Treasurer



Customer Name:	Belleville
Financial Contact Name:	Steve Jones/ Jason Smith
Address:	6 Main St
City:	Belleville
State:	MI
Zip:	48111
Financial Contact Phone:	734-697-9323
Email Address:	sjones@belleville.mi.us
Acct # (if applicable):	

Name & Title:	Dan Janer
Phone:	
Email Address:	Daniel.janer1@t-mobile.com
Remit To Address:	T-MOBILE USA INC
Vendor PO Address:	PO BOX 742596, Cincinnati, OH 45274-2596
Tax ID#	91-1983600
Contract Number:	

			Discounts
Quote Date	Expiration Date	Contract Vehicle	Monthly Recurring Charge
1/28/2025	3/31/2025	NASPO	

Hardware						
Qty.	Device/Hardware	SRP	Discount	Net Price	N/A	Subtotal
12	SIM for Routers	\$0.00	\$0.00	\$0.00	0	\$0.00
10	Peplink Br1 Pro 5g With Poynting Omni-Directional Antenna /Enclosure Bundle			\$1,150.00		\$11,150.00
1	Peplink Br2 Pro 5G Dual Modem 5G Router with Poynting 8x Swirl Enclosure			\$3,612.00		\$3,612.00
1	Peplink Ap Outdoor IP67			\$1,095.00		\$1,095.00
Total Hardware Cost						\$15,857.00

T-Mobile Unlimited Government Plans						
Qty.	Rate Plan	MRC	Discount	Net Price		Price/Month
12	GVUNLMI	\$35.00	(\$5.25)	\$29.75		\$357.00
Price/Month						\$357.00

Please Note that the equiplent costs will be paid directly to Fides

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Steve Jones

From: Sabrina Richardson-Williams <mrichwill@sbcglobal.net>
Sent: Thursday, April 10, 2025 5:15 PM
To: Steve Jones; Valerie Kelley- Bonner
Subject: Fw: Summer Kick Off Event

CAUTION: This email originated from outside the City of Belleville. Maintain caution when opening external links/attachments

Every ending is a new beginning.

Sabrina Rich-Will

----- Forwarded Message -----

From: Roberson, Brian <broberson@vanburenschools.net>
To: Sabrina Richardson-Williams <mrichwill@sbcglobal.net>
Sent: Thursday, April 10, 2025 at 04:49:02 PM EDT
Subject: Re: Summer Kick Off Event

Hi Mrs. Richardson-Williams,

I just spoke with Kona Ice and this is the updated proposal with Kona Ice's quote.

Tentative Proposal of activities for Summer Kick Off Event

Event / Rental Time: 1 P.M. - 4 P.M., June 13, 2025

Rental Activities & Expenses

- Kona Ice - (500 - 9 Oz. Cups) \$1,000.00
- Acme Inflatables - (Includes Generators) Includes the following: Wrecking Ball Inflatable, Olympic Max Obstacle Course Inflatable, Full Court Basketball Inflatable, Large Size Connect 4 Inflatable - \$3,500.00
- Goofy Face Caricatures - Estimate Amount for 4 Artists (flexible depending on what products we choose.) - \$2,500.00
- Live DJ - DJ Mills \$800.00 - \$1,000.00
- FotoBomb (Photo Booth) \$600.00 per booth

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Belleville DDA Youth Alliance

Welcome, future changemakers!

We are excited to have you join the Belleville Downtown Development Authority (DDA) Youth Alliance. Your enthusiasm and fresh perspectives are invaluable to us, and we are thrilled to see the positive impact we can achieve together.

What is the DDA?

The Belleville Downtown Development Authority (DDA) is a community-driven organization focused on promoting economic development and fostering investment within the downtown district of Belleville, Michigan. The DDA works in partnership with the city to increase the tax base, strengthen the local economy, and maintain the unique qualities that make Belleville a desirable place to live and work. The DDA's mission includes:

- **Implementing Development Plans:** Facilitating improvements and development projects within the downtown area.
- **Promoting Economic Stability and Growth:** Encouraging business growth and investment.
- **Enhancing Downtown's Strengths:** Preserving and enhancing the historic and cultural aspects of the downtown area.

The DDA is governed by a volunteer board consisting of the Mayor and eight other members appointed by the Mayor, with the approval of the City Council. Board members represent businesses, property owners, and residents of the community. For more information, you can visit the Belleville DDA website: <https://bellevilleonthelake.com/downtown-development-authority/>

Your Role as a Youth Alliance Member

As a member of the DDA Youth Alliance, you are an essential part of our mission. Your role includes:

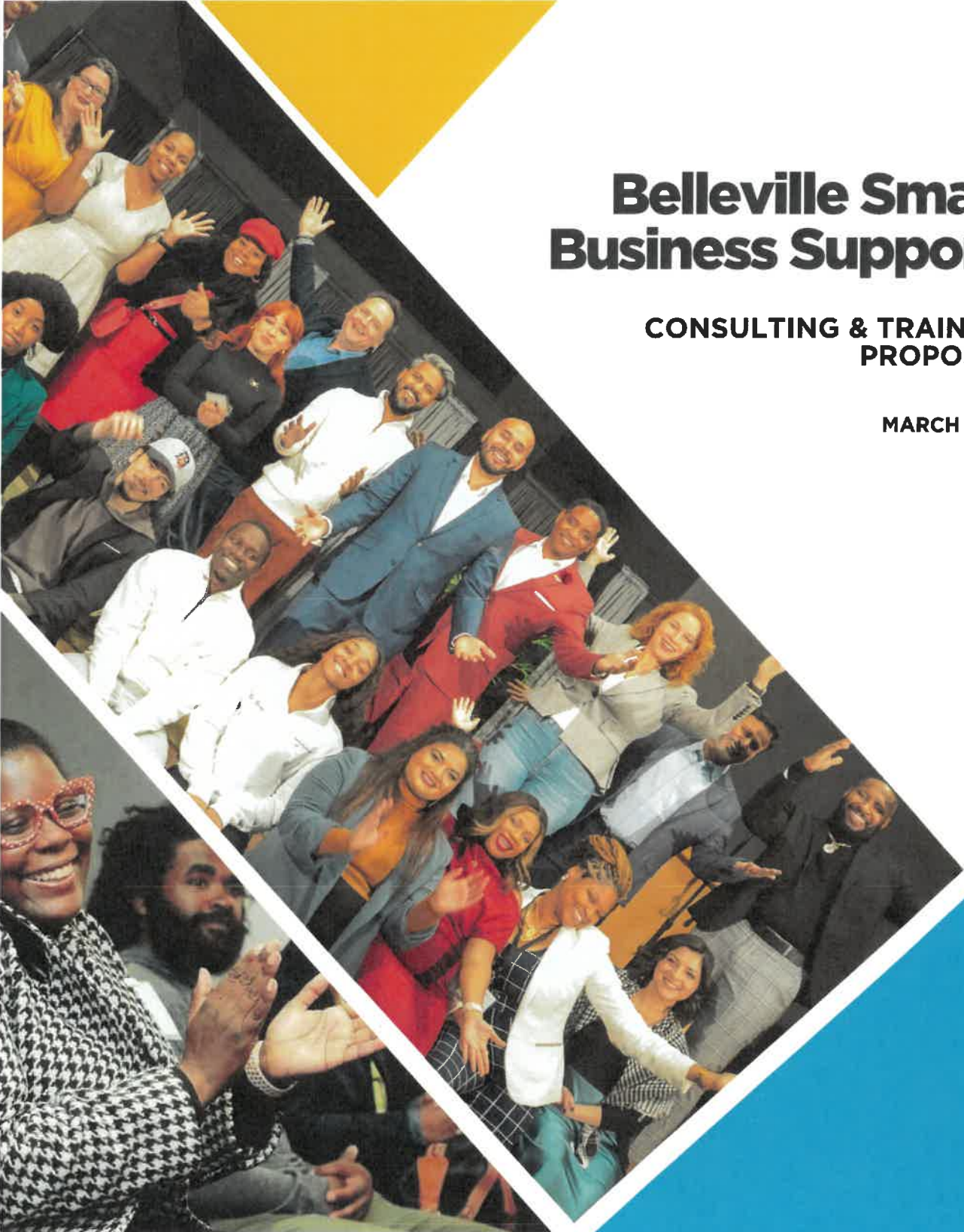
1. **Community Engagement:** Participate in community events, workshops, and outreach programs to build strong connections and drive positive change.
2. **Project Collaboration:** Work on projects and initiatives alongside other DDA teams, contributing your unique insights and ideas.
3. **Voicing Youth Perspectives:** Represent the voice of the youth in DDA meetings and discussions, ensuring that your generation's concerns and aspirations are heard and addressed.

We believe in your potential to make a difference and are committed to supporting you every step of the way. Together, we can create a brighter future for Belleville and its residents.

Welcome aboard, and let's make an impact!

With appreciation,

The DDA Team



Belleville Small Business Support

**CONSULTING & TRAINING
PROPOSAL**

MARCH 2025



TECHTOWN DETROIT

**440 BURROUGHS ST,
DETROIT, MI 48202**

ABORNGESSER@WAYNE.EDU



Vision & Objectives

The Belleville Small Business Program is designed to foster entrepreneurship and economic growth by providing targeted consulting and training support to help establish a self-sustaining coworking and entrepreneurship hub. As part of this initiative, TechTown will serve as a consultant to assist with the build-out, strategic planning, and activation of an incubator within an existing space in Belleville. This work will include developing a proforma, creating a business plan, and implementing a "train-the-trainer" model to ensure that local stakeholders have the knowledge and tools needed to operate and program the space independently.

Rather than directly running the coworking space, TechTown will guide local leaders through the process of establishing a business support hub, ensuring it serves as a resource center for entrepreneurs, small business owners, and community-driven economic development. This space will provide a collaborative environment where local entrepreneurs can connect, learn, and grow while benefiting from locally managed programming, networking opportunities, and mentorship.

As part of this initiative, Belleville entrepreneurs will also gain priority access to TechTown's Retail Boot Camp, with three reserved seats per cohort for local business owners looking to start or expand their retail ventures. Participants will receive expert-led training, financial coaching, and hands-on retail business development support, ensuring they have the skills and resources needed to launch, sustain, and scale their businesses.

To further support Belleville entrepreneurs, TechTown will offer Ops+ administrative and HR services, providing two distinct options: (1) a cost-per-employee model for businesses needing payroll processing, benefits administration, and compliance support, or (2) an underwritten consulting model where TechTown will work with a set number of Belleville businesses to provide tailored operational guidance.

By empowering local leaders to manage their own entrepreneurship hub, expanding access to high-quality business training, and reducing operational burdens for small business owners, this initiative will strengthen Belleville's small business ecosystem. With TechTown's guidance, Belleville will gain the infrastructure and expertise needed to support long-term entrepreneurial success, ensuring that local businesses have access to the same high-quality resources available in larger metropolitan areas.

Belleville Small Business Landscape & Need for Support

Belleville, Michigan, is a growing community with a diverse and evolving small business sector, yet many local entrepreneurs face significant barriers to success. The city is home to a mix of long-time residents and newer small business owners looking for opportunities to establish and expand their ventures. While Belleville benefits from its proximity to both Detroit and Ann Arbor, it lacks the structured business support infrastructure found in larger cities. Entrepreneurs in Belleville often struggle to access affordable workspace, technical assistance, financial management training, and capital resources—all essential components for business growth and sustainability.

Retail entrepreneurs in Belleville face particularly steep challenges, as there are limited structured training programs to prepare them for long-term success in an increasingly competitive market. Many business owners encounter obstacles in financial planning, supply chain management, and customer acquisition, which can prevent them from scaling or sustaining their businesses. Without targeted education and support, small business owners are left to navigate these complexities on their own, often resulting in missed opportunities for expansion and stability.

Like many communities across the country, Belleville businesses were significantly impacted by the COVID-19 pandemic, experiencing widespread disruptions across various sectors. Mandatory closures, shifts in consumer behavior, and supply chain challenges forced many small businesses to reduce operations, lay off employees, or shut down entirely. Even as the economy continues to recover, businesses in Belleville face ongoing financial instability, reduced foot traffic, and difficulties accessing capital. The pandemic underscored the urgent need for small business support, education, and financial resources to strengthen resilience and prepare for future economic challenges.

Additionally, small business owners in Belleville lack access to structured financial education, business development programs, and technical assistance. A major challenge is the lack of financial statements and documentation, which prevents businesses from securing loans, applying for grants, and leveraging public funding opportunities. Without direct engagement with business support organizations (BSOs), many entrepreneurs struggle to find and utilize the resources necessary to stabilize and scale their operations.

A recent study by Detroit Future City (DFC), *“State of Micro and Small Businesses in the Detroit Region”* (2024), analyzed the challenges and goals of small businesses in Wayne, Oakland, and Macomb counties. The study found that businesses that engaged with BSOs had better access to capital, financial planning tools, and business development resources (Detroit Future City, 2024). However, many business owners in smaller communities, like Belleville, do not have access to business accelerators, financial coaching programs, or entrepreneurship training workshops.

The report highlights the critical role of BSOs in ensuring small business success by providing:

- Financial literacy training to help businesses manage cash flow and maintain financial records.
- Business planning and growth strategies that increase long-term sustainability.
- Access to mentorship networks and coaching programs that help entrepreneurs develop competitive business models and secure funding.

The Belleville Small Business Program will directly address these challenges by establishing a TechTown-operated entrepreneurship hub that provides business coaching, financial training, administrative support, and retail business development programs. This initiative will offer dedicated Retail Boot Camp seats, a coworking space, and TechTown's Ops+ services to help Belleville entrepreneurs navigate today's business environment and build a sustainable, thriving small business ecosystem.

TechTown has a proven track record as the premier business support organization in Southeast Michigan. Findings from the DFC study reaffirm what TechTown has long recognized—business support organizations are essential for small business success. Through this initiative, Belleville entrepreneurs will gain the same high-quality training, mentorship, and resources that have already benefited thousands of businesses across Metro Detroit, ensuring they have equitable access to the tools they need to succeed.

TechTown's Role in Belleville

As part of this initiative, TechTown will serve as a consultant to support the development and activation of an incubator within an existing coworking and entrepreneurship space in Belleville. Rather than directly managing the space, TechTown will provide expert guidance on space development, operational strategy, and business planning, ensuring that local stakeholders have the tools and knowledge to successfully run and sustain the hub independently.

TechTown's role will focus on developing a proforma, establishing a business plan, and implementing a "train-the-trainer" model to equip local leadership with the skills needed to manage and program the space effectively. This approach will position the Belleville Entrepreneurship Hub as a self-sustaining center for business support and community-driven economic development, fostering an environment where entrepreneurs can connect, collaborate, and grow.

By advising on best practices for space activation, programming, and operations, TechTown will ensure that the hub becomes a valuable resource for Belleville entrepreneurs, offering locally managed mentorship, networking opportunities, and business education. Through this strategic consulting approach, Belleville will gain a fully developed, entrepreneur-focused space, designed to drive innovation, business growth, and long-term economic sustainability.

Retail Boot Camp: Reserved Seats for Belleville Entrepreneurs

TechTown's Retail Boot Camp is one of the region's most sought-after programs for entrepreneurs looking to start or scale their retail businesses. Recognizing the growing demand for retail business support in Belleville, TechTown will reserve a set number of seats for Belleville entrepreneurs in each cohort, ensuring that local business owners have access to this high-impact training program.

Retail Boot Camp is an intensive eight-week accelerator designed to equip entrepreneurs with the fundamental skills necessary to successfully operate a retail business. Participants will gain access to seasoned business strategists who provide tailored coaching and mentorship, helping them refine their business models and growth strategies. The program also includes financial readiness training, ensuring that entrepreneurs understand budgeting, pricing strategies, and funding options to build a financially sustainable business.

Beyond the classroom, Retail Boot Camp offers opportunities for real-world business testing, allowing Belleville entrepreneurs to participate in pop-up events and retail activations where they can showcase and refine their business concepts in a live retail environment.

By reserving dedicated seats for Belleville entrepreneurs, this initiative ensures that local small business owners have a direct and structured pathway to success in the retail industry. Through expert training, mentorship, and real-world application, Retail Boot Camp will position Belleville entrepreneurs for long-term growth and sustainability in an increasingly competitive market.

Ops+: Administrative & Financial Support for Belleville Small Businesses

Running a successful business requires more than just a great product or service—it also involves managing payroll, HR, compliance, and financial operations. Many small business owners struggle with these time-consuming and complex administrative tasks, which can take focus away from growing their business.

TechTown's Ops+ program provides affordable, expert-led administrative support for small businesses, allowing Belleville entrepreneurs to offload operational tasks and focus on their core business.

Ops+ services include:

- **HR Basics:** Payroll processing, tax filings, and employee recordkeeping.
- **HR Benefits:** Benefits administration, including health insurance, 401(k) plans, and workers' compensation.
- **HR Complete:** Full HR department services, including compliance, talent management, and policy support.
- **Financial Services:** Customized bookkeeping, financial reporting, and tax preparation assistance.



Through Ops+ consulting and administrative support, TechTown will help Belleville businesses streamline operations, navigate compliance, and improve efficiency—whether through a cost-per-employee model for HR and payroll services or a customized consulting approach to support a set number of businesses with tailored operational guidance.

Deliverables

Through its consulting and strategic support, TechTown’s Belleville Small Business Program will provide:

- Expert guidance on developing and activating a coworking and entrepreneurship hub in Belleville, including space planning, business modeling, and a train-the-trainer approach for local leadership.
- Three dedicated seats per cohort in TechTown’s Retail Boot Camp, ensuring Belleville entrepreneurs have access to specialized retail business training, mentorship, and financial coaching.
- Training and consulting for local stakeholders to manage and program the coworking space effectively, fostering a self-sustaining business support hub.
- Ops+ services, offered through two models: (1) a cost-per-employee structure for businesses needing payroll, HR, and compliance support, and (2) an underwritten consulting model, where TechTown provides operational guidance to a set number of Belleville businesses.
- Support in connecting Belleville entrepreneurs to funding and capital resources, including financial literacy training, lending opportunities, and business planning assistance.

By focusing on consultation, training, and strategic planning, this initiative will empower Belleville’s business community with the tools and knowledge to sustain long-term growth and success.

Past Performance

TechTown is the City of Detroit’s SmartZone and most established entrepreneurship hub. More than one million people have visited TechTown in the past decade for technical assistance, entrepreneurial programs, meetings, and events. TechTown’s coworking space is an accessible, sought-after meeting space for Detroit’s business support organizations, many of whom currently have their physical location there alongside 900 additional members and tenants. Since 2007, TechTown has provided training and resources to support the launch, sustainability, and growth of more than 7,000 small businesses and startups from its 135,000 square foot location. Those businesses have created 2,500 new jobs and leveraged more than \$410M in capital.

Period of Performance

The services shall commence on the date of approval from the Belleville City Council and shall continue for 12 months thereafter with the option to extend in the future.

Commitments

1. Quarterly progress reports detailing space activation efforts, stakeholder training progress, and program outcomes, ensuring transparency and alignment with project goals.
2. Documentation of Belleville entrepreneur participation in Retail Boot Camp, including cohort engagement, curriculum materials, and participant feedback to assess impact.
3. Evaluation reports measuring the effectiveness of consulting services, training initiatives, and business support efforts, with recommendations for ongoing improvement.
4. Documentation of community partnerships and collaboration with local stakeholders, ensuring that the coworking and entrepreneurship hub remains a sustainable, community-driven resource.

Sources

Detroit Future City. (2024, May). State of micro and small businesses in the Detroit region.
https://detroitfuturecity.com/wp-content/uploads/2024/05/State-of-Micro-and-Small-Businesses-in-the-Detroit-region_May_2024.pdf

Budget

1. Consulting for Space Development & Activation

TechTown will serve as a consultant to assist with the development, planning, and activation of the coworking and entrepreneurship hub, including a train-the-trainer model for management and programming.

Consulting Services	Cost
Space development strategy & activation planning	\$20,000
Business plan & proforma development	\$15,000
Train-the-trainer model for local management	\$25,000
Ongoing consulting & stakeholder support (6 months)	\$15,000
Total for Consulting Tier	\$75,000

2. Retail Boot Camp (RBC) Reserved Seats for Belleville Entrepreneurs

TechTown will reserve three seats per cohort (two cohorts per year) for Belleville entrepreneurs to receive intensive retail business training, mentorship, and financial coaching.

Retail Boot Camp Support	Cost
3 Reserved RBC seats per cohort (2 cohorts per year)	\$75,000
Financial coaching & business development support	\$8,000
Total for RBC Tier	\$83,000 per year

3. Ops+ Administrative & HR Support Services

TechTown will offer a \$2,500 per company package that allows businesses to allocate funds toward financial and HR services, depending on their needs. Services may include bookkeeping setup, financial catch-up work, employee handbook development, or payroll system setup.

Ops+ Service Models	Cost
Package of \$2,500 per company	\$2,500 per business
Suggested coverage for 10 Belleville businesses per year	\$25,000 per year
Total for Ops+ Tier (Choose One Option)	\$2,500 – \$25,000 per year



TECHTOWN DETROIT
440 BURROUGHS ST,
DETROIT, MI 48202



GOODBYE GEESE

Village Park

Goose Control Proposal

April 1 through September 30

Prepared for:
Steve Jones



How does it Work?

- Our field operators make consistent patrols to your property using expertly trained border collies to harass geese.
- On every visit (as long as birds are capable of flight), we systematically pressure birds on land and water to force them to lift off and leave the property
- We are licensed Goose Control Contractors with the Michigan Department of Natural Resources. We handle the full deployment of the joint MDNR/USDA Fish and Wildlife Department - **Goose Egg & Nest Control Program**. Goodbye Geese will take care of all of the paperwork and reporting, as well as nest inspections and egg collection
- These consistent hazing patrols over time teach your geese that your property is no longer a safe place to spend time, and they will take their droppings elsewhere.

Why does it Work?

- Geese love your property because:
 - a. Food is abundant
 - b. It is a low stress zone
- Adding Goodbye Geese patrols introduces a real and present simulated **live threat** to your property. Suddenly a laid-back grass buffet becomes a challenging and desperate place to live. Your geese will quickly decide that they can find the calories they need elsewhere.



GOODBYE GEESE

Is it Safe/Humane?

- **Yes!** Here's why:
 - a. By nature, border collies are interested in **herding**, *not hurting*. Geese on your property will be safe at all times and treated with respect and care.
 - b. We keep our dogs and handlers sharp with a twice weekly training regimen. Your staff, guests, and/or customers will feel comfortable and safe!
- Both the Humane Society and People for the Ethical Treatment of Animals support both Nest Control and Dog Hazing as effective programs for humanely managing human/goose conflicts. You can see their literature here:
 - a. PETA:
 - i. <https://www.peta.org/wp-content/uploads/2021/06/humane-goose-control-pdf.pdf>
 - b. Humane Society
 - i. <https://www.humanesociety.org/sites/default/files/docs/canada-goose-guide.pdf>

Why Border Collies?

- Border collies are stock working dogs. They were bred to control the movement and direction of cows & sheep. They achieve this by closely mimicking the stalking posture and gaze of predatory canines (coyotes and wolves).
- Because of this, prey animals (like Geese) have an instant biological alarm response to border collies.
- Border collies are also extremely intelligent. When well trained and properly handled, they are the ideal dog for the challenging dynamics of Goose Control work.



GOODBYE GEESE

Goose Control Program

up to 7

patrols per week

Program Includes

- Consistent Goose Patrols to your property during the length of the contract
- Stark reduction in Goose Activity on-site
- Participation in the MDNR Goose Egg and Nest Control Program
- Deployment of our "Goose Alert" Goose tracking system that ensures our patrols remain extremely effective and responsive to changing goose patterns. The program includes two key tools
 - A wildlife camera network placed at key points around the property to fully monitor goose activity. We check cameras multiple times daily to observe activity. *(Where applicable)*
 - A text message system that allows any grounds or security team to notify us when geese are on site.
- Data collection on goose activity and reports delivered on a monthly basis

Contract Length

Start: April 1

End: September 30

6 Months

Total Cost

\$825/month

\$4,950

KBE HOIST & FABRICATION, INC.

51537 INDUSTRIAL DR.
NEW BALTIMORE, MI 48047

PHONE# 586-725-4200

FAX# 586-725-0900

WWW.KBEHOIST.COM

BID PROPOSAL

ESTIMATE#	PROPOSAL DATE:
2224	4/10/2025

BILL TO:	SHIP TO:
CITY OF BELLEVILLE 6 MAIN STREET BELLEVILLE, MI 48111	CITY OF BELLEVILLE 6 MAIN STREET BELLEVILLE, MI 48111

TERMS	FOB	REP	CUSTOMER/PROJECT:	DUE DATE
DUE ON RECEIPT	NEW BALTIMOR		KAYAK LAUNCH REPAIRS	4/10/2025

ITEM	DESCRIPTION	QTY.	PRICE/UNIT	TOTAL
FABRICATION	Kayak Launch Roller (Alum & PVC) - 2 pcs S50911	2	117.30	234.60
FABRICATION	Kayak Launch Sign Assembly	1	639.00	639.00
FABRICATION	Dock to Launch Hinge Kit - 100755	1	653.00	653.00
FABRICATION	Top Board - Transfer Bench	1	194.00	194.00
FABRICATION	Coupler Set w/ Composite Rod - 3011100	2	52.50	105.00
FABRICATION	Ez Port Max Coupler Set - Pair	1	104.00	104.00
FREIGHT / DELI...	Trucking from vendor to KBE - LTL	1	225.00	225.00
	These are the items that will need to be repaired / replaced when the system is installed this year - Spring 2025			

WE ACCEPT VISA / MASTERCARD / DISCOVER CARD	PLEASE NOTE: IF YOU CHOOSE TO PAY WITH CREDIT CARD, THERE WILL BE A 4% ADDED TO TOTAL BILL TO COVER CREDIT CARD PROCESSING FEES.	Sub Total	\$2,154.60
THANK YOU FOR YOUR BUSINESS!		Sales Tax (6.0%)	\$0.00
PLEASE MAKE ALL CHECKS PAYABLE TO: KBE HOIST & FABRICATION, INC. 51537 INDUSTRIAL DRIVE NEW BALTIMORE, MI 48047		Total:	\$2,154.60

ACCEPTANCE SIGNATURE

Agreement: The above proposal, when accepted by both parties in writing becomes a binding contract between Customer and KBE Hoist & Fabrication Inc. Customer is responsible for establishing lot lines and location of desired installation and removal of any obstructions in area of installation. KBE Hoist & Fabrication will not be held liable for delays caused by strike, weather conditions, delay in obtaining materials, permits or any other cause beyond our control. The Customer shall accept responsibility for loss or damage of materials on the job site in the absence of the contractor. Customer is responsible for providing power to the hoist and electrical components, unless otherwise specified in writing. Merchandise when installed will remain the property of KBE Hoist & Fabrication, Inc until contract is paid in full. KBE Hoist is not responsible for damage to hoist, docks, foundations of any type caused by ice, wind, waves or other acts of nature.