



OFFICE OF COMMUNITY DEVELOPMENT

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Dexter Downtown Development Authority

Agenda

February 19, 2015 @ 7:30 AM

Dexter Senior Center

7720 Ann Arbor Street

Dexter, MI 48130

1. **Call to Order:**
2. **Roll Call:**

Becker, Patrick	Bellas, Rich	Brouwer, Steve, Chair
Covert, Tom, Treasurer	Darnell, Don	Finn, Doug
Jones, Carol, Secretary	Keough, Shawn, Mayor	Model, Fred
O'Haver, Dan	Schmid, Fred	Willis, Randy
3. **Approval of Minutes from the Regular** December 18, 2014 meeting **Pg. 1-4**
4. **Approval of Agenda**
5. **Pre-arranged Audience Participation:**
 - a) 3045 Broad Street Redevelopment Ready Sites Report, presented by U of M Professor Allen and his students, and Tom Wackerman of ASTI Environmental.
6. **Non-Arranged Citizen Participation**

Participants addressing the Board will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives
7. **Treasurer's Report:** **Pg. 5-12**
 - a) Invoices:
 - **February Total: \$4,379.25**
 - b) Approval of Treasurer's Report- February 2015
8. **Correspondence / Communications:**
 - a) 2014 Audit (<http://www.dextermi.gov/city-audit>)
 - b) 4th Amendment to Development Agreement for the Mill Creek Building Project, executed by Joe Schulz **Pg. 13-14**
 - c) Border-2-Border Trail (B-2-B) Signage **Pg. 15-18**
9. **Action Items:**
 - a) 2014 Annual Report – Review and approval of the 2014 Annual Report. **Pg. 19-20**
10. **Discussion and Updates:**
 - a) 3045 Broad Street Listing Agreement – Discussion regarding request from Colliers to amend listing agreement for 3045 Broad Street. **Pg. 21-28**
 - b) Redevelopment of 3045 Broad Street – Discussion regarding Letter of Interest from Foremost Development to redevelopment of 3045 Broad Street, and consideration of next steps. **Pg. 29-34**
 - c) Act 88: Growing the Local Economy in Washtenaw County – Discussion regarding Washtenaw County economic development mini-grant program and the potential to use this grant opportunity to fund a Retail Market Study of the Downtown. **Pg. 35-42**
 - d) Draft Memorandum of Understanding (MOU) for Target Market Analysis (TMA) – Informational update; no action needed at this time. **Pg. 43-48**

11. City President and Staff Reports

Pg. 49-88

12. Chairman's Report:

- Items for March 19, 2015 Agenda

13. Non-Arranged Citizen Participation:

14. Adjournment

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Office at (734) 426-8303, at least forty-eight hours prior to the meeting. City staff will be please to make the necessary arrangements.