

Dexter Downtown Development Authority

October 15, 2015 <> 7:30 AM

Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:30 on October 15, 2015 by Chairman Steve Brouwer.

2. Roll Call

Becker, Patrick	Bellas, Rich	Brouwer, Steve
Covert, Tom-ab	Darnell, Don	Finn, Doug
Jones, Carol	Keough, Shawn	Model, Fred
O'Haver, Dan-ab	Schmid, Fred	Willis, Randy

Also in attendance: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; and Scott Munzel, Attorney for the DDA.

3. Approval of Minutes from the Regular September 17, 2015 Meeting:
Motion Darnell; support Willis to approve the regular meeting minutes of September 17, 2015 with the following corrections:

- *Approval of Minutes – Motion made by Schmid and seconded by Finn*
- *Approval of Agenda – Motion made by Schmid and seconded by Finn*

Unanimous voice vote approval with Covert and O'Haver absent.

4. Approval of Agenda:

Motion Darnell; support Willis to approve the agenda with the addition on information from the Downtown Redevelopment RFQ.

Unanimous voice vote approval with Cover and O'Haver absent.

5. Pre-arranged Audience Participation:

None

6. Non-Arranged Citizen Participation:

None

7. Treasurer's Report:

a) October Invoices: Invoice from Scott Munzel for August Attorney fees in the amount of \$4,544.07; invoice from US Bank, 2008 Bond Interest in the amount of \$46,220.63; and invoice from US Bank, 2015 Refunding Bond Interest in the amount of \$13,400.92 for a total of \$64,165.62.

Motion Schmid; support Model to pay the October invoices in the amount of \$64,165.62.

Ayes: Becker, Bellas, Brouwer, Darnell, Finn, Jones, Keough, Model, Schmid and Willis.

Nays: None

Absent: Covert and O'Haver

Motion carries

b) Approval of October 2015 Treasurer's Report

Motion Darnell; support Finn to approve the October Treasurer's Report as presented.

Ayes: Becker, Bellas, Brouwer, Darnell, Finn, Jones, Keough, Model, Schmid and Willis.

Nays: None

Absent: Covert and O'Haver

Motion carries

8. Correspondence / Communications:

None

9. Action Items:

None

10. Discussion Updates:

a) Downtown Redevelopment RFQ

Ms. Aniol gave a brief report on the RFQ asking for any questions or comments from the DDA to be submitted to her. The committee will meet to make a decision.

b) Target Market Analysis

Ms. Aniol reviewed the Target Market presentation from October 7 and commented that this study should be used as a guide.

c) Retail Market Study

Ms. Aniol reported that Washtenaw County has approved the Dexter Area Chamber of Commerce's application for the grant.

11. City Mayor and Staff Reports

a) Mayor – Shawn Keough

- *Met with the Dexter Postmaster, Tony Williams, regarding placing another drop-off box convenient for residents due to issues with traffic on Baker Road. They may have to pull one from an existing spot as they don't usually add a new one.*
- *Had a nice attendance at the meeting last night (October 14) to address the Baker/ Dan Hoey/Shield Road intersection with the Dexter Schools and Washtenaw County Road Commission. This was a public input meeting with about 35 present.*

12. Chairman's Report:

Items for November 19, 2015 Agenda

13. Non-Arranged Citizen Participation:

None

14. Closed Session – Pending Litigation

Motion Keough; support Finn to move into Closed Session for the purpose of discussing pending litigation in accordance with MCL 15.268 at 7:53 AM.

Ayes: Becker, Bellas, Brouwer, Darnell, Finn, Jones, Keough, Model, Schmid and Willis.

Nays: None

Absent: Covert and O'Haver

Motion carries

Following the vote, Chairman Brouwer recused himself from the balance of the meeting and Vice-Chairmen Finn conducted the balance of the meeting.

Motion Keough; support Darnell to leave closed session at 8:44 PM.

Ayes: Becker, Bellas, Darnell, Finn, Jones, Keough, Model, Schmid and Willis.

Nays: None

Absent: Brouwer, Covert and O'Haver

Motion carries

15. Adjournment

Motion Darnell; support Willis to adjourn the meeting. Unanimous voice vote approval with Brouwer, Covert and O'Haver absent.

Respectfully submitted,
Carol Jones
Secretary

STAFF UPDATE

To: Chairman Brouwer and DDA Board of Directors
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Re: Pre-Arrangement Participation – Carl Baxmeyer: Retail Market Analysis Update

Date: November 17, 2015

Carl Baxmeyer (Fanning/Howey) is scheduled to make a presentation to the DDA regarding the Retail Market Analysis project. Chuck Eckenstahler had a scheduling problem, but plans to attend your December meeting.

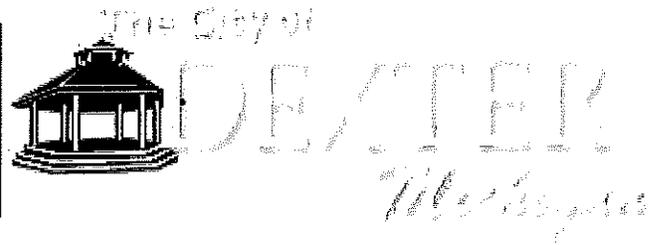
Mr. Eckenstahler and Mr. Baxmeyer used Riley's Law of Retail Gravitation to estimate the size of Dexter's retail trade area. The purpose of Reilly's law of retail gravitation is to find a point of indifference between two locations, so the trading area of each can be determined. They concluded the postal zip code boundary is a pretty accurate estimation of the primary trade area. Mr. Baxmeyer will provide a more detailed explain Riley's Law and how it works during his presentation.

In addition to introducing the project, Mr. Baxmeyer will follow up with two exercises:

1. Meeting with Dexter Schools Superintendent, Chris Timmis to gather insights into future school enrollment trends, and
2. Meeting with 2 or 3 "key" businesses leaders to discuss the percentage of customer traffic inside & outside of the zip code boundary area. This will help to determine the secondary trade area dimension.

Mr. Baxmeyer will also introduce the merchant survey. A draft can be viewed online for your review at <https://www.surveymonkey.com/r/QRPPMN8>. A copy of the survey is also attached to this update.

THIS PAGE IS INTENTIONALLY BLANK



Dexter Business Owners Survey

Introduction

To all Downtown Business Owners:

The Chamber of Commerce and Downtown Development is pleased to announce the start of the downtown retail market assessment.

This study is designed to identify the retail and service spending patterns of shoppers that frequent downtown businesses.

To begin the study, our consultant has prepared a 12 question business owner survey requesting information needed for analysis.

As a downtown business owner, we want to thank you for participating in the survey. Please note that all information will be confidential; not shared with any other organization, business, or governmental body; and kept under the custody and control of the consultant who will use the data in a collective manner, without identifying any specific businesses.

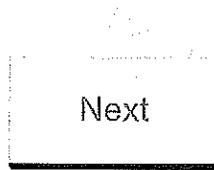
After the holiday season we will hold a public meeting to share the results of the market assessment.

Should you have any questions about the survey, please contact me at 734-426-8303, Ext 15 or maniol@dextermi.gov.

Michelle Aniol

Community Development Director

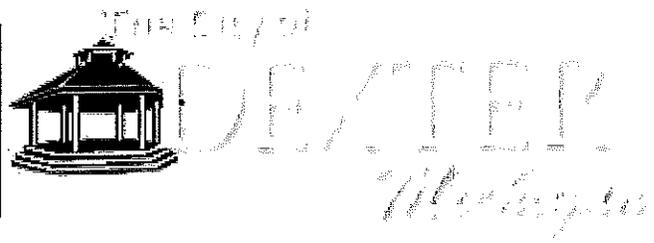
P8City of Dexter



Powered by



See how easy it is to [create a survey](#).



Dexter Business Owners Survey

City of Dexter Downtown Business Owners Survey

The following twelve (12) questions represent the Business Owners Survey.

1. Please indicate the type of business you operate:

- Retail
- Restaurant/Bar
- Service
- Professional/office
- Financing/banking
- Nonprofit organization
- Other (please specify)

2. How long has your business been in operation?

- 1-3 years
- 4-5 years
- More than 5 years

3. Which of the following applies to this business?

- 100%
- 75% to 99%
- 50% to 74%
- 25% to 49%
- 10% to 24%
- Less than 10%

7. What was the gross sales volume of this store for the last completed fiscal year?

- Less than \$10,000
- \$10,001 - \$50,000
- \$50,001 - \$100,000
- \$100,001 - \$200,000
- \$200,001 - \$500,000
- \$500,001 - \$1,000,000
- \$1,000,001 - \$2,000,000
- Over \$2,000,000

8. What products or services that you sell best differentiate you from your competition?

9. Who is your toughest competition?

10. What three downtown businesses best complement your business?

#1

#2

P1#3

11. What three businesses would you most like to see move into downtown?

#1

#2

#3

12. What three businesses would you most not like to see move into downtown?

#1

#2

#3

Prev

Next

Powered by



See how easy it is to [create a survey](#).



Dexter Business Owners Survey

Thank You!

Thank you for participating in the City of Dexter Downtown Business Owners Survey. The information you have provided will assist in identifying the retail and service spending patterns of downtown shoppers.

Prev

Done

Powered by



See how easy it is to [create a survey](#).

THIS PAGE IS INTENTIONALLY BLANK

Memo

To: Dexter DDA
From: Thomas Covert, DDA Treasurer and Marie Sherry, City Treasurer
Date: November 11, 2015
Re: Treasurer's Report – November 2015 Meeting

Invoice Approval Notes

- Scott E. Munzel, P.C.; Dexter Wellness Center Attorney Fees: \$10,255.72
- PNC Bank; 2011 Refunding Bond: \$42,260.18 (Paid 10-27-15)
- Combined total due for all invoices is \$52,515.90

Cash Status

DDA Cash Balances Report 10-31-2015

Fund	Account Name	General Ledger Balance	Notes
248 - DDA General	TCF Pooled Account	\$ -	
394 - DDA Debt	TCF Pooled Account	\$ -	
	Total DDA Pooled Checking	\$ -	
248 - DDA General	TCF Money Market Account	\$ 170,788.07	
394 - DDA Debt	TCF Money Market Account	\$ -	
	Total DDA Pooled Savings	\$ 170,788.07	
248 - DDA General	ONB Money Market Account	\$ 202,546.99	
394 - DDA Debt	ONB Money Market Account	\$ -	
	Total DDA Pooled Savings	\$ 202,546.99	
248 - DDA General	Ann Arbor State Bank	\$ 250,000.00	.65% Renews 12/10/2015
	Total Non-Pooled	\$ 250,000.00	
Total General Cash		\$ 623,335.06	
Total Debt Cash		\$ -	
		\$ 623,335.06	
Month End Cash		\$ 623,335.06	
Projected FY 15/16 Revenue All Funds		\$ 246,963.33	
Projected FY 15/16 Expenditures All Funds		\$ (451,723.64)	
Wellness Center Set Aside		\$ (224,904.00)	Added set aside for FY 2015-2016
Projected Year End Cash		\$ 193,670.75	

Budget FY 14/15

Following are the Fiscal Year 2015-2016 Revenue and Expenditure Reports through October 31st.

11/11/2015 REVENUE AND EXPENDITURE REPORT FOR CITY OF DEXTER						
PERIOD ENDING 10/31/2015						
% Fiscal Year Completed: 33.61						
GL NUMBER	DESCRIPTION	2015-16	2015-16	YTD BALANCE		% BDOGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	10/31/2015	AVAILABLE BALANCE	
		NORMAL	ABNORMAL	NORMAL	ABNORMAL	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
248-000-415.000	TAX CAPTURE REVENUE	287,500.00	287,500.00	222,559.41	64,940.59	77.41
248-000-574.001	PERSONAL PROPERTY TAX REIMBURSEMENT	5,300.00	5,300.00	0.00	5,300.00	0.00
248-000-665.000	INTEREST EARNED	500.00	500.00	66.47	433.53	13.29
248-000-671.000	OTHER REVENUE	0.00	0.00	4,320.37	(4,320.37)	100.00
248-000-695.494	TR IN DDA PROJECT FUND 494	186,500.00	186,500.00	186,201.83	298.17	99.84
Total Dept 000-ASSETS, LIABILITIES & REVENUE		479,800.00	479,800.00	413,148.08	66,651.92	86.11
TOTAL Revenues		479,800.00	479,800.00	413,148.08	66,651.92	86.11
Expenditures						
Dept 248-ADMINISTRATION						
248-248-802.000	PROFESSIONAL SERVICES	5,000.00	5,000.00	937.50	4,062.50	18.75
248-248-803.000	CONTRACTED SERVICES	1,700.00	1,700.00	0.00	1,700.00	0.00
248-248-810.000	ATTORNEY FEES	15,000.00	15,000.00	15,745.57	(745.57)	104.97
248-248-880.000	DOWNTOWN EVENTS	500.00	500.00	500.00	0.00	100.00
248-248-957.002	DDA CAPTURE REFUNDS	500.00	500.00	0.00	500.00	0.00
Total Dept 248-ADMINISTRATION		22,700.00	22,700.00	17,183.07	5,516.93	75.70
Dept 442-DOWNTOWN PUBLIC WORKS						
248-442-803.015	CITY MAINTENANCE	5,000.00	5,000.00	0.00	5,000.00	0.00
248-442-970.000	CONTRACTED CAPITAL IMPROVEMENTS	15,900.00	15,900.00	13,928.00	1,972.00	87.60
Total Dept 442-DOWNTOWN PUBLIC WORKS		20,900.00	20,900.00	13,928.00	6,972.00	66.64
Dept 901-CAPITAL IMPROVEMENTS						
248-901-972.001	PURCHASE OF HOUSE	20,000.00	20,000.00	0.00	20,000.00	0.00
248-901-972.002	DTE SUBSTATION MOVE	25,000.00	25,000.00	0.00	25,000.00	0.00
248-901-972.004	3045 BROAD STREET REDEVELOPMENT	25,000.00	25,000.00	0.00	25,000.00	0.00
Total Dept 901-CAPITAL IMPROVEMENTS		70,000.00	70,000.00	0.00	70,000.00	0.00
Dept 965-TRANSFERS OUT - CONTROL						
248-965-999.394	TR OUT FOR BOND PAYMENTS - 394	282,200.00	282,200.00	101,881.73	180,318.27	36.10
Total Dept 965-TRANSFERS OUT - CONTROL		282,200.00	282,200.00	101,881.73	180,318.27	36.10
TOTAL Expenditures		395,800.00	395,800.00	132,992.80	262,807.20	33.60
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		479,800.00	479,800.00	413,148.08	66,651.92	86.11
TOTAL EXPENDITURES		395,800.00	395,800.00	132,992.80	262,807.20	33.60
NET OF REVENUES & EXPENDITURES		84,000.00	84,000.00	280,155.28	(196,155.28)	333.52

Fund 394 - DDA DEBT FUND						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
394-000-695.248	TRANSFER IN FROM DDA FUND 248	282,200.00	282,200.00	101,881.73	180,318.27	36.10
Total Dept 000-ASSETS, LIABILITIES & REVENUE		282,200.00	282,200.00	101,881.73	180,318.27	36.10
TOTAL Revenues		282,200.00	282,200.00	101,881.73	180,318.27	36.10
Expenditures						
Dept 850-LONG-TERM DEBT						
394-850-992.000	BOND FEES	1,000.00	1,000.00	0.00	1,000.00	0.00
394-850-997.003	DDA 2008 TAXABLE BOND (\$1.6M)	80,700.00	89,000.00	13,400.92	75,599.08	15.06
394-850-997.004	DDA 2008 BOND (\$2+M)	117,500.00	117,500.00	46,220.63	71,279.37	39.34
394-850-997.005	2011 REFUNDING BOND (\$620K)	83,000.00	83,000.00	42,260.18	40,739.82	50.92
Total Dept 850-LONG-TERM DEBT		282,200.00	290,500.00	101,881.73	188,618.27	35.07
TOTAL Expenditures		282,200.00	290,500.00	101,881.73	188,618.27	35.07
Fund 394 - DDA DEBT FUND:						
TOTAL REVENUES		282,200.00	282,200.00	101,881.73	180,318.27	36.10
TOTAL EXPENDITURES		282,200.00	290,500.00	101,881.73	188,618.27	35.07
NET OF REVENUES & EXPENDITURES		0.00	(8,300.00)	0.00	(8,300.00)	0.00

Fund 494 has been closed and all assets moved to Fund 248.

LaFontaine Chevrolet Michigan Tax Tribunal Case

- Nathan Voght at Washtenaw County has contacted LaFontaine's corporate office to inform them of the brownfield situation. No further update available.

DDA Financial Forecast– *Nothing new at this time*

DDA Project Summaries – *Nothing new at this time*

Required Reporting

- Form 5176 – Request for State Reimbursement of Tax Increment Finance Authority. Deadline to file for 2016 is June 15th.
- Form 2604 – Tax Increment Financing Plan Report for Capture of Property Taxes (deadline to file is July 31st of each year).
- Qualifying Statement – File the Fiscal Year 2014-2015 Statement by December 31, 2015.
- Audit – File the 2014-2015 Audit by December 31, 2015.
- Publish the Fiscal Year 2014-2015 Annual Report by February 2016.

Tax Capture Update – *Nothing new at this time*

- The City has the assessment roll. Over the course of the next several months, the roll will be reviewed by the assessor, and he is aware that the DDA would like a review of parcels included within the district.

Annual Audit

- The audit fieldwork is complete.

10/16/2015

Page Two

9/4/2015	Review WCC Rec Facility plans at Ann Arbor Township; copy key drawings; research re CWF motion in limine re MTT jurisdiction; email Rob Martier re depositions; TC and email to Joanne Faycurry re question of Merte deposition; email Matt Kennison question re rationale for motion to amend CWF prehearing statement; TC Liberty Sports re visit; review Cope deposition re documents to request in subpoena duces tecum; prepare letter to Cindy Maurer at MTT re request for subpoena duces tecum	5.5
9/5/2015	Trial Notebook- case analysis and summaries Research re jurisdiction of Tax Tribunal for "de novo" review issue	1.0 1.7
9/6/2015	Research in to rights of intervening parties; review CWF Motion re specific arguments to answer Review cases re intervenor status	2.5 1.0
9/7/2015	Research re rights of intervening parties; obtain Pleading & Practice page from U of M Law Library; prepare outline of Reply to Motion in Limine; begin drafting Reply-introduction and facts, first argument	4.0
9/8/2015	Review cases cited by CWF to distinguish them; review cases to be cited; complete drafting Reply; proof read and revise Reply; file Reply and send copies to parties	5.0
9/9/2015	Review expert witness case law before MTT Filing and organizational issues TC Cara Peterson re Liberty Sports Club visit; TC Shawn Keough re update on issues, status, third prong; meet with Chris Renius re case, issues, market study, possible testimony; site visit to Liberty Sports Club, YMCA, WCC	0.6 NC 4.7
9/10/2015	Trial Notebook- case analysis and summaries Review CWF Motion to Depose Dexter Witnesses; TC Sally Guindi re pages of the documents; thank you letter to Cara Peterson; review CWF Motion for Reconsideration review CWF Motion to Amend PreHearing Statement; draft Reply to Motion to Depose Dexter Witnesses	1.4 3.0
9/11/2015	TC Davi Hirsch re depositions, materials requested, date; review CWF Motion for Reconsideration; TC Adam Sadowski re strategy on responding due to new relief requested in Motion; review CWF Motion to Amend Pre Hearing draft Reply to Motion to Amend; TC Cindy Maurer re	

10/16/2015		
<u>Page Three</u>		
	status of subpoenas; prepare cover letter; send Reply to MTT and parties	4.3
9/12/2015	Email to parties re Merte deposition not scheduled yet; email Davi and parties re subpoenas to be issued Monday and confirming Thursday depositions	1.0
	Trial Notebook- case analysis and summaries	1.0
9/13/2015	Trial Notebook- case analysis and summaries	2.5
9/14/2015	TC Davi Hirsch re upcoming depositions; obtain Subpoenas from Cindy Maurer at MTT; TC Chris Renius re his testimony; TC Adam Sadowski re substance of subpoena documents; Hirsch to confirm location; prepare Notices of Deposition with Subpoenas; scan and email to parties, copies in mail; prepare letter with witness fees; overnight all documents to Hirsch for timely receipt	3.5
9/15/2015	Reply to Faycurry email re Merte deposition scheduling problems; review MTT Order re depositions; TC Adam Sadowski re timing issues; TC Shawn Keough re four issues; prepare for Sargeant, Hummert deposition, review documents for "interventions"; TCs Davi re depositions	6.7
	Prepare Proof Chart for trial	2.5
9/16/2015	TC Adam Sadowski re deposition issues; prepare letter requesting subpoena for Merte; email to Cindy Maurer; review Justin email re CWF propaganda efforts; TC Jackie Cook re suggestion of cooperation to facilitate 4 depositions- rejected by CWF; review second set of documents reviewed by Merte; email to Courtney, Chris and David re subpoenas for Monday depositions, preparation	
	OC John Etter re Merte deposition date and time; prepare exhibits for Sargeant and Hummert depositions; final preparations for Hummert deposition	7.0
9/17/2015	Depose Angela Sargeant and Brian Hummert in Chicago; TC Shawn Keough re update, status, hearing on Tuesday	7.0
9/18/2015	Review Order from MTT rejecting CWF's motion in limine forward to clients; prepare Notice of Deposition for Merte; scan and email, mail to all parties; prepare witness fee check for Merte; TC David Haffey re deposition; meet with Courtney Nicholls to prepare for deposition	2.0
9/19/2015	Prepare for Merte deposition- review materials, affidavit, create outline of issues to cover; prepare for Renius dep-	

10/16/2015

Page Four

	osition- materials, issues	3.0
9/20/2015	Meet with Chris Renius in preparation for his deposition; prepare for Jim Merte deposition	4.0 2.5
9/21/2015	Meet with David Haffey to prepare him for deposition; attend deposition of Courtney Nicholls; attend deposition of Chris Renius; attend deposition of Jim Merte; attend deposition of David Haffey	11.3
9/22/2015	TC Shawn Keough re update, depositions; review CWF latest motion to add count to its petition; research Paul Oliver Hospital in Frankfort; TC Courtney Nicholls re status, issues; attend Pre Hearing Conference in Lansing and obtain scheduling for matter	4.5
9/25/2015	TC Donna Dettling re no need for deposition, her com- ments on CWF demand for completion of "PAC" applic- ation; email to Adam Sadowski re this new information TC County Equalization Department re equalization and uniformity issue; begin research on uniformity issue	0.3 0.6
9/27/2015	Research uniformity issue: start search of Court of Ap- peals, MTT decisions Revise Proof chart for meeting with Keough, Nicholls, Darnell	0.7 2.5
9/29/2015	Meet with Don Darnell, Shawn Keough, Courtney Nich- olls to discuss status, strategy, outstanding motion, mo- tion for summary disposition, etc.	1.7

Total Time 113.7 at \$170/hr

Current Invoice \$ 19,329.00

Minus courtesy discount \$ 1,005.00 (trial prep)

Revised Current Invoice \$ 18,324.00

Expenses- \$550 Haffey review; \$1,045.44 Cope dep;
\$290.85 Heydlauff dep 4; \$301.15 witness fees to Hum-
mert, Sargent

\$ 2,187.43

Total Balance Due \$ 20,511.43

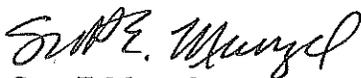
Divided between DDA and Village \$10,255.72

Outstanding balance \$11,709.05

Total amount due \$21,964.77

Sincerely,

EIN 38-3120196



Scott E. Munzel

PNC BANK, N.A.
 P. O. BOX 340777
 PITTSBURGH PA 15230-7777

0016481



Commercial Loan Statement

Direct any questions regarding your statement to the above address.

Portfolio	Obligation	Obligor	Interest Paid
010	605163477	34239695	Year to Date
			5,747.18
Maturity Date	Billed Date	Due Date	Total Amount Due
05/01/20	10/16/15	11/01/15	42,260.18

VILLAGE OF DEXTER
 8140 MAIN STREET
 DEXTER MI 48130

Payment must be made in the amount indicated in the "Total Amount Due" section above to avoid additional interest and/or delinquency charges.

Loan Summary

Previous Interest Due	Interest Debits and Credits	Current Interest Due	Total Interest Due	Total Fees Due
5,747.18	5,747.18-	5,260.18	5,260.18	0.00
Previous Principal Due	Principal Debits and Credits	Current Principal Due	Total Principal Due	Total Late Charges Due
34,000.00	34,000.00-	37,000.00	37,000.00	0.00

Activity Detail

Date	Tran Description	Interest Rate	Fee Amount	Principal Amount	Principal Balance	Days	Interest
05/01/15	Balance Forward	2.950000			391,000.00		5,747.18
04/29/15	Interest Paymt	2.950000			391,000.00		5,747.18
04/29/15	Principal Paymt	2.950000		34,000.00-	357,000.00		
05/01/15	Adjustment				357,000.00		5.57
11/01/15	Int. Accrual	2.950000			357,000.00	180	5,265.71

Coded by: Marie
 GL # 394-850-977.005 \$ 42260.18
 GL # _____ \$ _____
 GL # _____ \$ _____
 Scanned by: _____

THIS PAGE IS INTENTIONALLY BLANK

STAFF REPORT

To: Chairman Brouwer and DDA Board of Directors
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

RE: Capital Improvements Plan (CIP) 2016-2021 Update Review

Date: November 17, 2015

Enclosed for your review and comment you will find the Capital Improvements Plan worksheets for Downtown Development Projects. Before your meeting, please review the 14 project worksheets and be ready to go over them at your meeting. The purposed of this review is to update project status, retire completed projects, and add new projects, as desired.

Thank you.

PROJECT NAME: DAPCO Property Redevelopment

PROJECT ID: 1.01

PRIORITY: IMPORTANT

PROJECT TYPE: Redevelopment

TOTAL COST: \$700,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 6 (2009)

DESCRIPTION:

DDA purchased property in 2012. CDBG Grant paid for creation of development plan for redevelopment of site. 2014 DDA TOP PRIORITY to begin redevelopment of site, including demolition of existing building and making the site development ready. Redevelopment plans include new building and improvements along Mill Creek Park, including parking, streetscape, lighting, plazas, walkways, etc.

PROJECT JUSTIFICATION:

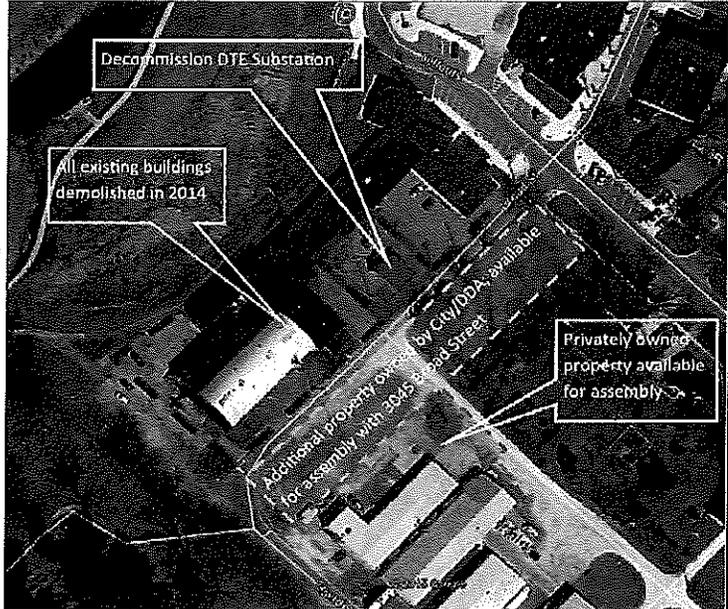
Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
14	TOTAL SCORE

BENEFICIAL IMPACTS:

Removal/renovation of a functionally obsolete piece of property. Preparation for redevelopment and increased tax capture through potential public/private partnership. Enhancement of park riverwalk.

LOCATION MAP: Broad Street between Forest and Grand



MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan and OHM/Bird Houk CDBG Planning Grant Study; OHM/Houk Conceptual Site Plan and Design Standards; Additional Planning and Infrastructure Study; MEDC RRSites Report

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2012
Design/Acquisition:		2012		2013
Construction:		2015		2016

SCHEDULE JUSTIFICATION:

Demolition completed in 2014; continue prep site for redevelopment. DTE engaged to decommission sub-station; potentially by 2015. Target Market Analysis in spring 2015, followed by development of RFP to attract developer by summer 2015.

PROJECT COST DETAIL:

Demolition	DDA Funding	\$300,000
Riverwalk/Streetscape Development	Public or Private	\$400,000
Target Market Analysis- study of housing potential	MSHDA Grant plus DDA match	\$35,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding - Demo	\$40							\$0
Park Streetscape				\$400				\$400
TMA-MSHDA		\$30						\$30
TMA-DDA		\$5						\$5
TOTALS	\$40	\$35	\$0	\$400	\$0	\$0	\$0	\$435

PROJECT NAME: Central Street Streetscape Enhancements

PROJECT ID: 1.03

PRIORITY: IMPORTANT

PROJECT TYPE: Streetscape Enhancement

TOTAL COST: \$200,000

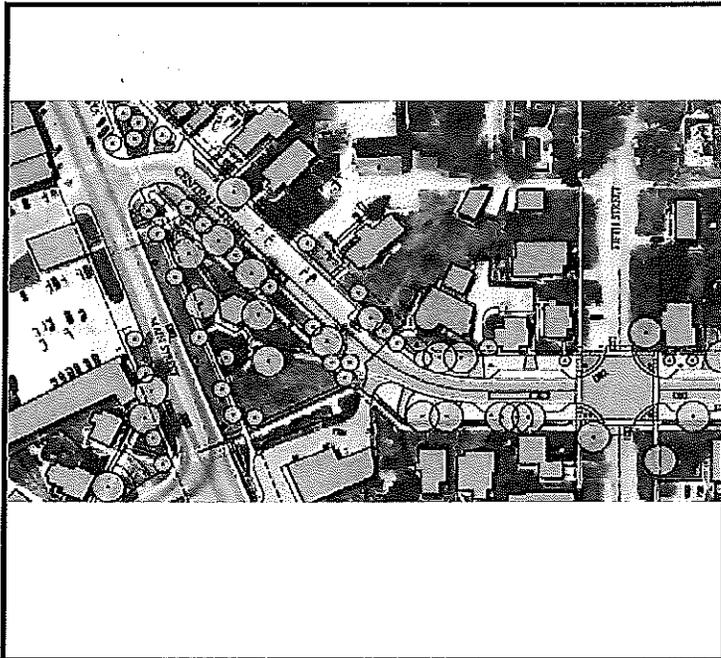
SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 8 (2007)

DESCRIPTION:

Continue traffic calming measures, streetscape enhancements, including street lighting, landscaping, street trees, parking, etc. along Central Street from Main St to Fifth St. Coordinates with Project ID 6.03.

LOCATION MAP: Central St from Main St to Fifth St



PROJECT JUSTIFICATION:

Value Indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
10	TOTAL SCORE

BENEFICIAL IMPACTS:

Improved traffic and pedestrian safety, traffic calming, additional parking, stormwater improvements, etc.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan AND CIP, WATS Federal Aid STP Funding

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2010		2015
Construction:		2017		2018

SCHEDULE JUSTIFICATION:

Project concept designed in 2009 by OHM and BRI to prepare for construction according to available City funds and Federal Aid funds through WATS allocation in 2018 or beyond. DDA only one block in collaboration with the City. City started north end of Central in 2012, remainder contingent upon Federal Funding.

PROJECT COST DETAIL:

Streetscape Enhancement	DDA Funding	\$200,000
Lighting	DDA Funding	\$110,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding							\$310	\$310
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$310	\$310

PROJECT NAME: Baker Road Streetscape Enhancements

PROJECT ID: 1.04

PRIORITY: DESIRABLE

PROJECT TYPE: Streetscape, Streets, Sidewalks

TOTAL COST: \$330,000

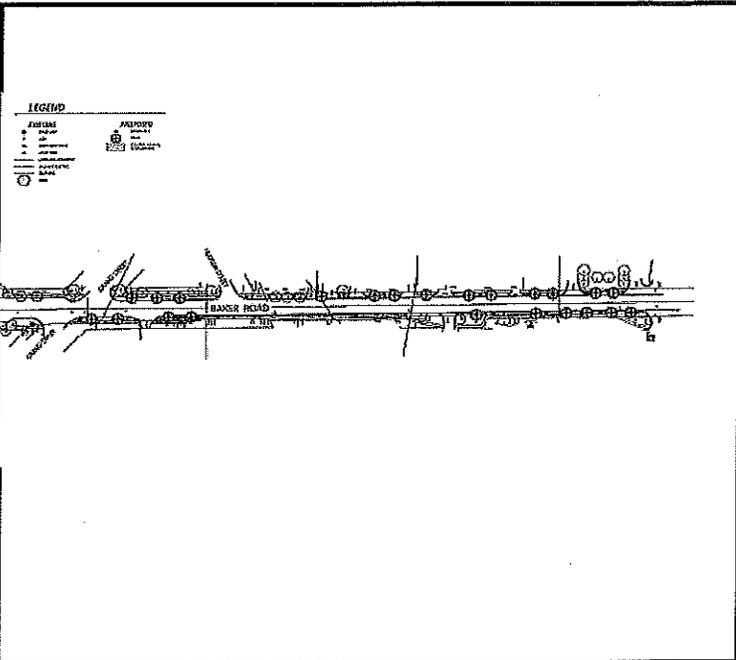
SUBMITTED BY: DDA/City

YEARS IN CIP (Beginning year): 8 (2007)

DESCRIPTION:

Installation streetscape enhancements including street lights, street trees, pedestrian and ADA improvements. Considerations should be given to implementing unique pavement marking for crossings. Coordination with Baker Road Federal Aid Resurfacing project (Project ID6.02a-d) required to make project a priority.

LOCATION MAP: Baker Road from Grand to Schools



PROJECT JUSTIFICATION:

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
13	TOTAL SCORE

BENEFICIAL IMPACTS:

Enhancement of the southern entrance to the City and improved pedestrian and vehicular safety. Federal Aid Funding Eligible Road, TE (Transportation Enhancement Project Eligible).

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan, Tree Management Plan, CIP and Master Plan

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End		
	Month	Year	Month	Year	
Study:		2015		2016	Coordinating with Baker Road Resurfacing Project, application and receipt of TE Transportation Enhancement Funds likely in 2017 will determine project priority.
Design/Acquisition:		2016		2018	
Construction:		2017		2019	

PROJECT COST DETAIL:

Conceptual Design	DDA	\$30,000
Street Trees, Sidewalks, Lighting	DDA Funding	\$100,000
Construction	Federal Aid TE	\$200,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding/BOND					\$30		\$100	\$130
STP-U Federal Aid					\$400			\$400
TOTALS	\$0	\$0	\$0	\$0	\$430	\$0	\$100	\$530

PROJECT NAME: Downtown Fire Safety

PROJECT ID: 1.07

PRIORITY: DESIRABLE

PROJECT TYPE: Streetscape

TOTAL COST: \$10,000

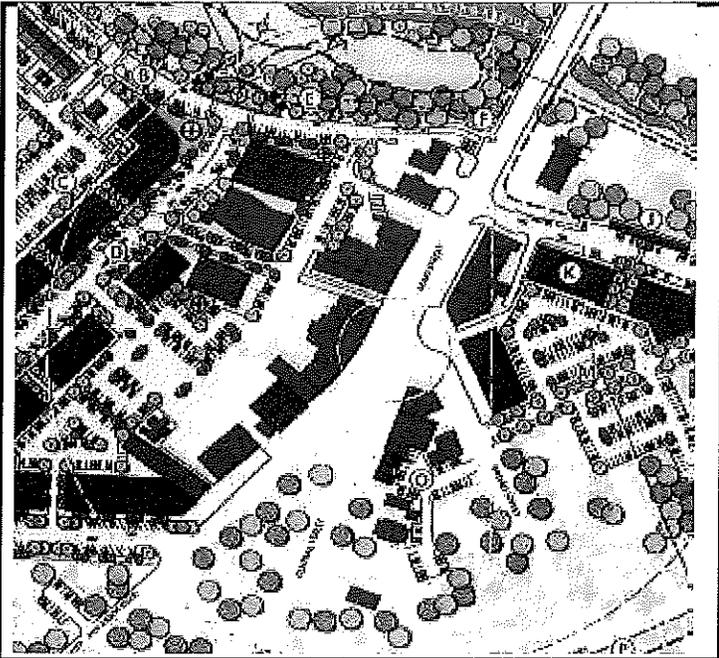
SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 5 (2010)

DESCRIPTION:

LOW PRIORITY Funding for DDA to assist property owners interested in completing fire safety improvements within downtown buildings. Potential Grant funding available. Financial commitment required by property owners.

LOCATION MAP: Downtown Main Street



PROJECT JUSTIFICATION:

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
1	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
10	TOTAL SCORE

BENEFICIAL IMPACTS:

Fire Prevention and Safety. Investment Protection.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan AND City Master Plan AND Fire Safety Code.

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End	
	Month	Year	Month	Year
Study:		2010		2010
Design/Acquisition:				
Construction:				

Grant funding and building owner dependent. Project is a cooperative initiative. Priority based on past downtown fires.

PROJECT COST DETAIL:

Seed Funding DDA Funding \$10,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding							\$10	\$10
								\$0
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$10	\$10

PROJECT NAME: Forest Street Enhancements

PROJECT ID: 1.08

PRIORITY: DESIRABLE

PROJECT TYPE: Streetscape Enhancement

TOTAL COST: \$750,000

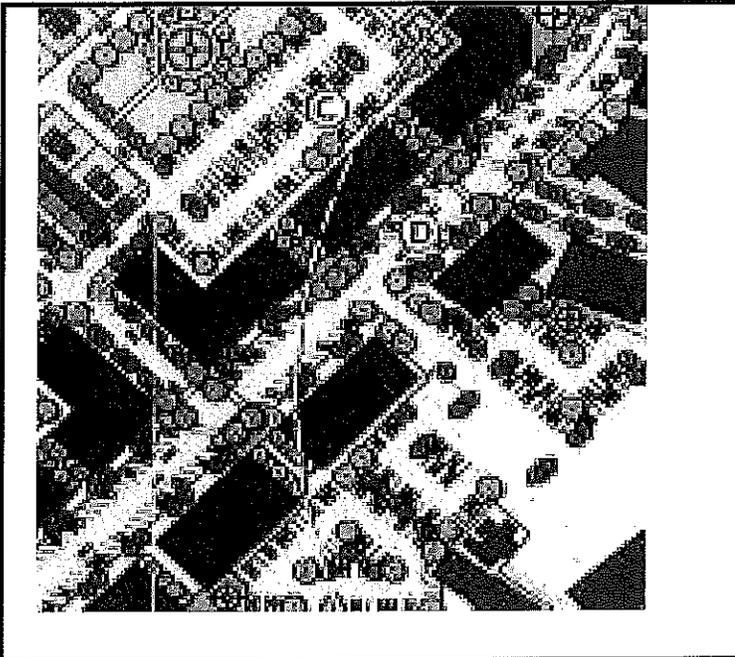
SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 9 (2006)

DESCRIPTION:

Permanent improvements to on street parking, street lighting, utilities, including connection to upgraded storm system constructed in 2009, etc.

LOCATION MAP: Forest St-Note Map shows future development



PROJECT JUSTIFICATION:

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

1	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
10	TOTAL SCORE

BENEFICIAL IMPACTS:

Redevelopment preparation, economic development improved parking and streetscape. Opportunistic project - subject to private investment along Forest Street in accordance with eth DDA Development Plan.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan AND CIP

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		ongoing
Design/Acquisition:				
Construction:		2018		2019

SCHEDULE JUSTIFICATION:

Completion of the Jeffords Street, Broad Street and Forest Street alley improvements in 2009, finishing Forest Street now a priority. Opportunistic project - subject to private investment.

PROJECT COST DETAIL:

Streetscape Enhancement DDA Funding \$750,000

EXPENDITURES (in thousands)

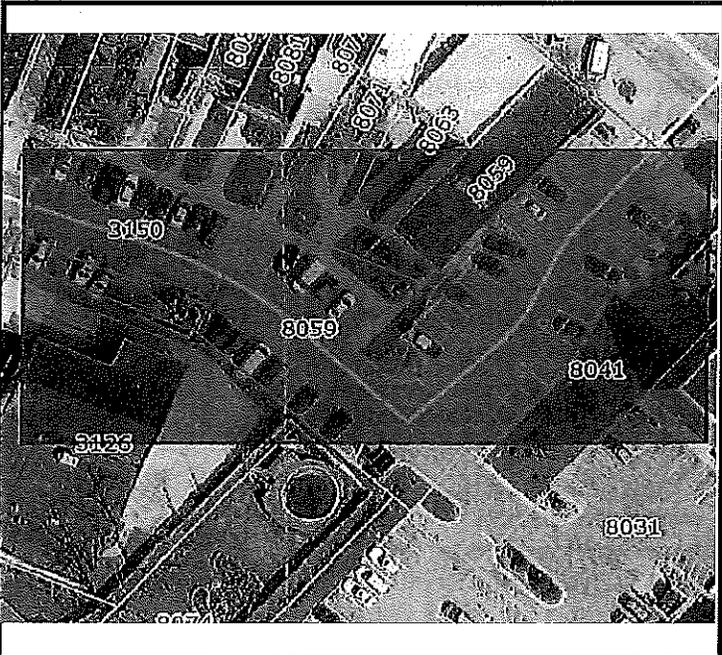
Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding/BOND							\$750	\$750
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$750	\$750

PROJECT NAME: Main St Alley Parking Lot Rehab and Water Main upgrade
PROJECT ID: 1.09 **PRIORITY:** DESIRABLE
PROJECT TYPE: Streetscape Enhancement **TOTAL COST:** \$95,000
SUBMITTED BY: DDA **YEARS IN CIP (Beginning year):** 6 (2009)

DESCRIPTION:

LOW PRIORITY - Rehabilitate parking lot, add 4" water mains to buildings for fire suppression and consider relocating downtown dumpster. Water main needs to be looped.

LOCATION MAP: Parking Lot behind Dexter Pharmacy and alley



PROJECT JUSTIFICATION:

Value indicates the degree to which the project will help to: 0=Not Applicable
 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
12	TOTAL SCORE

BENEFICIAL IMPACTS:

Improved public parking and economic development opportunities for Main Street buildings to have fire suppression and utilize 3rd story space.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan AND CIP

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2017		2018
Construction:		2018		2019

SCHEDULE JUSTIFICATION:

Lot resurfacing being considered for immediate maintenance needs. Low Priority to completely reconstruct parking lot until useful life of resurfacing is complete. Project should be coordinated with other street/parking lot construction.

PROJECT COST DETAIL:

Parking Lot Maintenance DDA Funding \$95,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding						\$95		\$95
								\$0
								\$0
								\$0
	\$0	\$0	\$0	\$0	\$0	\$95	\$0	\$95

PROJECT NAME: Jeffords Street Extension / Phase 2 Riverwalk (Forest to Grand)

PROJECT ID: 1.10

PRIORITY: DESIRABLE

PROJECT TYPE: Road Construct/Streetscape

TOTAL COST: \$485,000

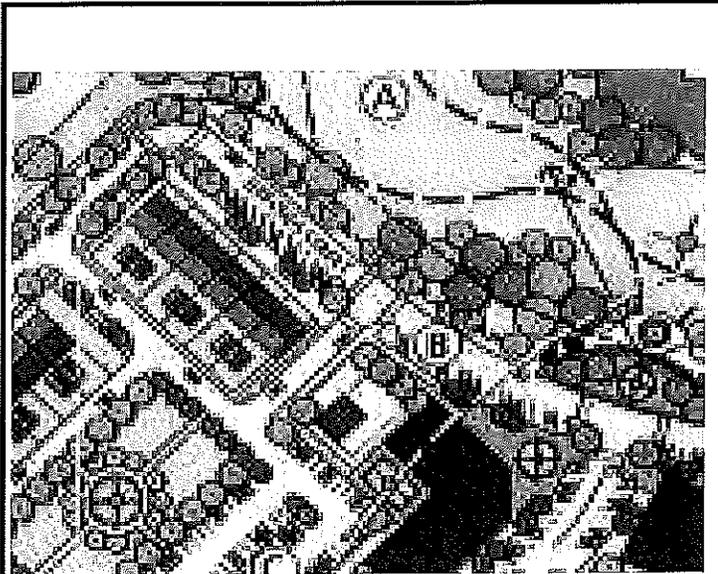
SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 8 (2007)

DESCRIPTION:

Extension of Jeffords Street along Mill Creek Park, including parking, streetscape, lighting, plazas, walkways etc. Riverwalk construction from Forest Street to Grand Street. Existing infrastructure and wetland and floodplain impacts must be carefully considered.

LOCATION MAP: Broad St between Forest and Grand



PROJECT JUSTIFICATION:

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
12	TOTAL SCORE

BENEFICIAL IMPACTS:

Creation of a waterfront road, parking and additional access around downtown. Completion of trail circulation within Mill Creek park. Impact to existing infrastructure

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan and Mill Creek Park Master Plan

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2010		2013
Construction:		2017		2018

SCHEDULE JUSTIFICATION:

Roadway construction should be considered when a redevelopment plan is in place. Cost sharing with a developer should be considered. Partial completion of riverwalk to take place in 2011, removal and replacement may be necessary. MDNRE permitting require; justification will determine project feasibility.

PROJECT COST DETAIL:

Road Construction	DDA Funding/Private	\$400,000
Riverwalk	DDA	\$85,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA/Private				\$400				\$400
DDA				\$85				\$85
								\$0
TOTALS	\$0	\$0	\$0	\$485	\$0	\$0	\$0	\$485

PROJECT NAME: Downtown Capital Maintenance

PROJECT ID: 1.11

PRIORITY: IMPORTANT

PROJECT TYPE: Infrastructure

TOTAL COST: \$50,000

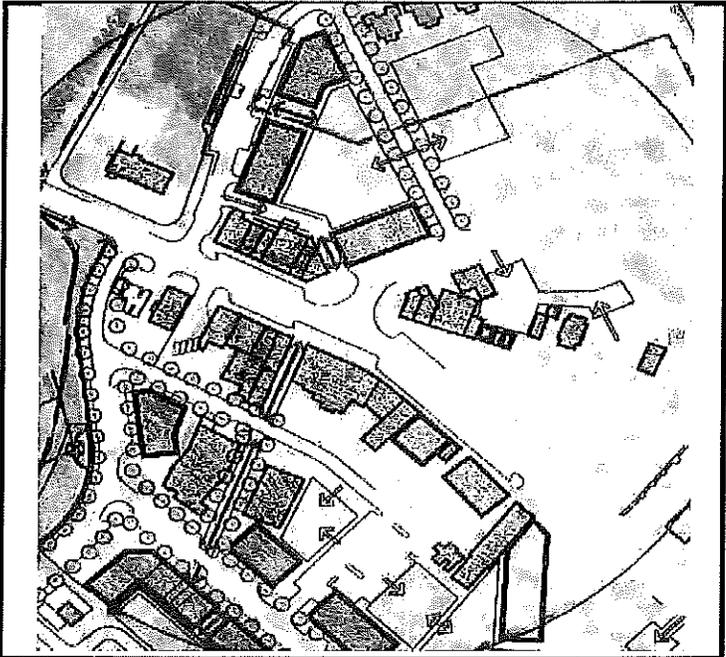
SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 5 (2010)

DESCRIPTION:

Projects within the downtown that require annual funding allocations to maintain DDA, including paver projects, concrete pad replacement, dumpster issues, etc., as needed.

LOCATION MAP:



PROJECT JUSTIFICATION:

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
15	TOTAL SCORE

BENEFICIAL IMPACTS:

Maintenance of infrastructure and downtown needs.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		ongoing		
Design/Acquisition:		ongoing		
Construction:		ongoing		

SCHEDULE JUSTIFICATION:

Plans should be made to allocate funding annually to address maintenance needs and other issues that occur within the downtown.

PROJECT COST DETAIL:

DDA Funding annually

\$50,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding							\$50	\$50
								\$0
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$50

PROJECT NAME: Property Acquisition Payback

PROJECT ID: 1.12

PRIORITY: DESIRABLE

PROJECT TYPE: Redevelopment

TOTAL COST: \$164,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 3 (2012)

DESCRIPTION:

8087 AND 8077 Forest Street property purchase made in 2011 when both properties became available. Future use to be coordinated with redevelopment of 3045 Broad Street (Tupper Properties).

LOCATION MAP: Properties on Broad St between Forest and Gra



PROJECT JUSTIFICATION:

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat important 2=Important 3=Very important

- 2 Protect health, safety, lives of citizens
- 2 Maintain or improve public infrastructure, facilities
- 2 Reduce energy consumption, impact on the environment
- 2 Enhance social, cultural, recreational, aesthetics opportunities
- 2 Improve customer service, convenience for citizens
- 10 TOTAL SCORE**

BENEFICIAL IMPACTS:

Redevelopment preparation.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End	
	Month	Year	Month	Year
Study:		2011		2011
Design/Acquisition:		2011		2011
Construction:		2011		2011

Buildings have been demolished and redevelopment will likely occur as part of the redevelopment of 3045 Broad Street (i.e. DAPCO/Tupper Properties). DDA to repay City for property purchase when DDA funds are available.

PROJECT COST DETAIL:

8087 Forest and 8077 Forest DDA Funding \$164,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	F19-20	Beyond FY20	TOTALS
DDA Funding							\$164	\$164
								\$0
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$164	\$164

PROJECT NAME: DTE Sub-Station Decommission/Relocation (Part of DAPCO Redevelopment)

PROJECT ID: 1.14

PRIORITY: IMPORTANT

PROJECT TYPE: Redevelopment

TOTAL COST: \$350,000

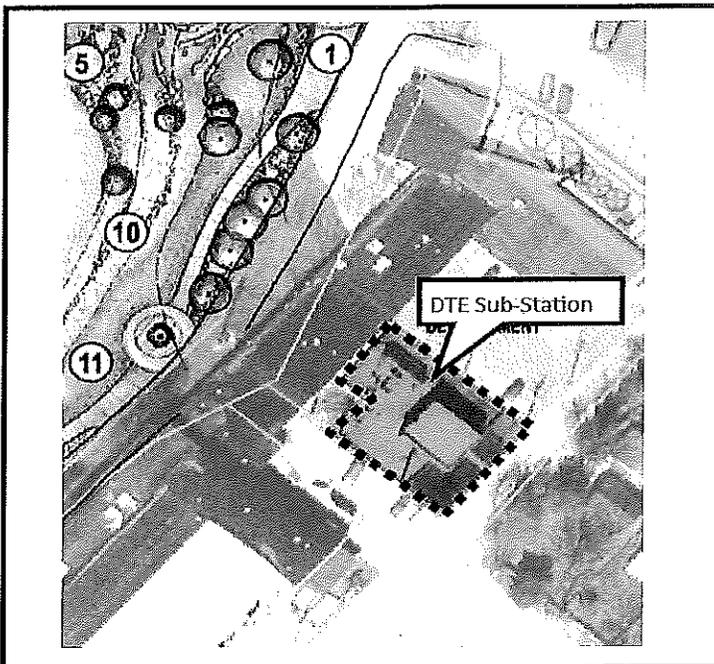
SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 1 (2014)

DESCRIPTION:

Decommission and/or relocation of DTE Sub-station on Broad Street to facilitate redevelopment of 3045 Broad Street (DAPCO Redevelopment ID1.01).

LOCATION MAP: Broad Street between Forest and Grand



PROJECT JUSTIFICATION:

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
14	TOTAL SCORE

BENEFICIAL IMPACTS:

Removal of a electric sub-station and re-routing of high tension power lines in preparation for redevelopment and increased tax capture through potential public/private partnership. Enhancement of park riverwalk.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan and OHM/Bird Houk CDBG Planning Grant Study; OHM/Houk Conceptual Site Plan and Design Standards; MEDC RRSites Study; Additional Planning and Infrastructure Study

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End		
	Month	Year	Month	Year	
Study:		2008		2012	Discussion underway to DTE Energy to decommission site in 2015.
Design/Acquisition:		2012		2015	
Construction:		2015		2017	

PROJECT COST DETAIL:

DDA	\$350,000
DTE	TBD
City	TBD
Grants	TBD

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding								\$0
City		\$300						\$300
DTE		TBD						\$0
Grants (CDBG)		TBD						\$0
TOTALS	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$300

THIS PAGE IS INTENTIONALLY BLANK

STAFF REPORT

To: Chairman Brouwer and DDA Board of Directors
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Date: November 17, 2015

Development Updates:

- A.R. Brouwer submitted an application for interior remodel and change of tenant for Suite A at 7444 Dexter Ann Arbor Road (i.e. Bluewater Office Building). Suite A was formerly used by Morning Star Day Care. The renovation will be for a new medical office, for pediatricians Drs. Turke and Thomashow.
- The Dexter Family Dentistry's groundbreaking event is scheduled for Friday November 20, 2015 at 3:00 pm. Please see attached invitation.
- The RFQ Committee has completed reference checks on Foremost Development and Home Renewal Systems, LLC. The Committee has requested each developer come in for a one-on-one interview with the Committee. Staff is scheduling these interviews.

Farmers' Market: In May 2015, the Farmers' Market Committee discussed several improvements to the Dexter Farmers Market pavilion area based on concepts developed by Sandy Hansen. These improvements included erecting removable screens that would keep the sun off of Market vendors, erecting a storage shed, and painting the wrought iron "Farmers Market" signage that is attached to the structure in four locations. The Farmers Market Committee is prepared to move on the last item, painting the wrought iron signage, for the spring of 2016. The committee is looking to solicit feedback from the Downtown Development Authority. Any comments made at the meeting will be forwarded to the Farmers' Market Committee, or comments can be e-mailed to Justin Breyer, Assistant to the City Manager at Jbreyer@Dextermi.gov.

Planning Commission Updates:

- The Planning Commission will host an educational worksession before its regular meeting on December 7, 2015 regarding oil and gas drilling operations, and draft amendments to the Master Plan. Representatives from the MDEQ and West Bay have been invited. The public hearing to consider the draft amendments to the Master Plan is scheduled for January 4, 2016.

- The Planning Commission conducted the following public hearings on Monday, November 2nd:

1. **SLU #2015-03 Northern United Brewing Company** - Public hearing to consider a special land use request for an expansion of the existing tasting room to include a dining area at Northern United Brewing Company (NUBC), located at 2319 Bishop Circle E.

The special land use request from NUBC was recommended to Council for approval with the following conditions:

- 1) The total area of the tasting room and proposed dining area shall not exceed 15% of the gross floor area of the NUBC facility
- 2) Sewer discharge must be at or below permitted levels

2. TAZO#2015-01 Text Amendment to the Zoning Ordinance – Public hearing to consider text amendments to the following sections of the Zoning Ordinance:

- i) Amend Article II, Definitions, §2.02 Definitions to add a definition of microbrewery and amend the definition of a tasting room.
- ii) Amend Article XVII, RD Research and Development District, § 17.03, Special Uses to add Microbrewery facility as a special land use.

Planning Commission recommended the text amendments to Council for approval. The amendments were modified to read, as follows, based on the recommendation of the City Attorney:

1. §17.03 Special Land Uses in the RD Research & Development District. Add a tasting room as a special land use, as follows:

E. Tasting Room, subject to the following provisions:

1. A tasting room shall be an accessory use to a wine, beer and/or other alcoholic beverage manufacturing facility, licensed as such by the State of Michigan.
2. The square footage of the tasting room shall not exceed 15% of the gross floor area of the principal facility.

2. §17.02 Permitted Principal Uses in the RD Research & Development District. Add wine, beer and other alcoholic beverage manufacturers, as follows:

D. Manufacturing of wine, beer and/or other alcoholic beverages.

3. SLU#2015-04 Outdoor Seating Area 8054 Main Street – Public hearing to consider a special land use request for an outdoor seating area at 8054 Main Street.

The special land use request from Hotel Hickman was recommended to Council for approval.

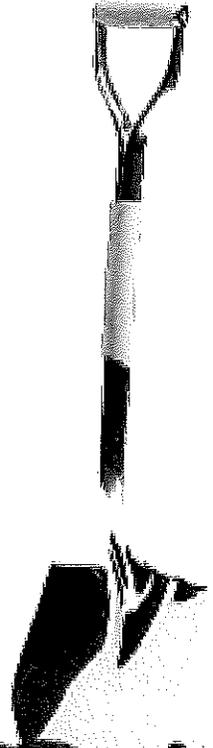
4. RZ#2015-01 Rezoning First Street Park – Public hearing to consider a city initiated rezoning of vacant property located on First Street (08-08-05-235-006), at the intersection with Edison Street, from R-3 Multiple Family Residential to PP, Public Park.

The Commission tabled this request after a discussion about who the park is benefiting. Staff is working on a timeline that clarifies the history of the development of First Street Park.

Groundbreaking Event



DR.
BRENT
KOLB



A.R. | Brouwer &
C O M P A N Y



Invite you to attend the
Groundbreaking Ceremony
for
Dexter Family Dentistry

Friday, November 20, 2015 at 3:00pm
7225 Dan Hoey, Dexter MI 48130

Light refreshments and desserts provided

Parking on Lexington Drive

