

Dexter Downtown Development Authority

April 16, 2015 < > 7:30 AM

Dexter Senior Center

7720 Ann Arbor Street

Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:31 on April 16, 2015 by Chairman Steve Brouwer

2. Roll Call

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

Also in attendance: Michelle Aniol, Community Development Manager; Terry Bailey and John Heiss, Foremost Development; residents and media.

3. Approval of Minutes from the Regular March 19, 2015 Meeting:

Motion by Fred S, second by Don to approve the regular meeting minutes of March 19, 2015 as presented. Motion carries.

4. Approval of Agenda:

Motion by Randy, second by Doug to approve the agenda as presented. Motion carries.

5. Pre-arranged Audience Participation:

None

6. Non-Arranged Citizen Participation:

Terry Bailey of Foremost Development reported on his progress of assembling a staff to put together a plan for the 3045 Broad Street property. He hopes to have a conceptual drawing in a very short time.

Jose Meza and Barbara Wilson of Mindo Chocolates introduced themselves to the DDA. They are a chocolate manufacturer and the only ones in Michigan who make their chocolate from the cocoa bean. They are looking forward to move their business into the City.

7. Treasurer's Report:

a) April Invoices: Invoice from Scott Munzel for Dexter Wellness in the amount of \$1,558.00, invoice from US Bank for 2008 Taxable Bond Payment in the amount of \$51,870.00, and invoice from US Bank in the amount of \$71,720.63 for 2008 Non-

Taxable Bond for a total of invoices of \$125,148.63. *Motion by Randy, second by Don to pay the April invoices in the amount of \$125,148.63. Motion carries.*

b) Approval of April 2015 Treasurer's Reports – *Motion by Don, second by Doug to accept the April Treasurer's report as presented. Motion carries.*

c) Budget Amendment regarding Streetlight project contribution – *Motion by Randy, second by Fred S to approve a budget amendment for an additional \$1,128 to the Ann Arbor Street Lighting Project due to project overruns. Motion carries.*

d) Forecast – *Tom reviewed the forecast and discussed upcoming budget preparations for 2015-2016. We will be looking at the budget and its approval at the May meeting.*

8. Correspondence / Communications:

None

9. Action Items:

a) City Request for \$5,000 for Maintenance Services.

Motion by Doug, second by Tom to approve and authorize the transfer of \$5000 for maintenance services for the City of Dexter. Motion carries.

b) Dexter Daze Sponsorship Request

Motion by Randy, second by Shawn to continue our sponsorship for Dexter Daze in the amount of \$500. Motion by Doug, second by Fred to amend to original motion and ask for a report from the Dexter Daze Committee. Both motions carry.

c) RFQ for Developer

The Request for Qualifications (RFQ) was reviewed by Ms. Aniol. Motion by Doug, second by Tom to postpone action on the RFQ until the May meeting in order to give City Council an opportunity to review the request. Motion carries.

10. Discussion Updates:

a) Potential City Support for 3045 Broad Street

Discussion on this item will be held at the May meeting along with the RFQ.

b) Parking Lot Easement with Monument Park LLC

A map was included in the packet as an update of the proposed changes in parking.

c) Dumpster Relocation

Discussion was held regarding the reasons for relocation with the following comments: could it be emptied more frequently, need to develop possible solutions for relocation, and contact those business owners involved who use the dumpster.

Chairman Brouwer left the meeting at 8:38 AM and Vice-Chairman Finn assumed the chair role.

d) LaFontaine Brownfield Capture Release

Information presented as to the amount paid to Washtenaw County and the ISD.

e) Tax Bill for 3045 Broad Street

Information presented and the need for clarification as to the tax amount on this property as this is now city owned property.

f) Under the Radar Michigan

Mayor Keough gave an update on the two proposals from Under the Radar as a marketing piece for the City.

g) Washtenaw County Road Millage Tax Capture

There seems to be a difference of opinion if DDA's can capture the millage. The County's intent is to capture the millage and use it throughout the county. The other thought is the DDA's should collect their portion and it should come back to the City for road improvements.

11. City Mayor and Staff Reports

a) Mayor – Shawn Keough

- *Saturday, April 25 will be another Facility Town Hall Meeting at 10 AM at the Dexter District Library.*
- *City Council did vote on March 23 to opt out of the Redevelopment Ready Communities.*
- *On March 27, there was a hearing before the Tax Tribunal judge in which the State of Michigan asked to be an intervening party in the proceedings. A pretrial hearing is scheduled for September.*

b) Staff Support Update - Michelle Aniol

- *Did receive and email from NUBCo and Jon Carlson and they are considering what they will be doing at their facility.*

12. Chairman's Report:

Items for May 21, 2015 Agenda –

- *Washtenaw County Road Millage Tax Capture*
- *Budget*
- *RFQ*

13. Non-Arranged Citizen Participation:

None

14. Adjournment

Motion by Fred S, second by Don to adjourn the meeting at 9:04 AM. Motion carries.

Respectfully submitted,
Carol Jones
Secretary

Approved for filing: May 21, 2015