Dexter Downtown Development Authority

April 21, 2016 < > 7:30 AM
Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:31oAM on April 21, 2016 by Chairman Steve Brouwer.

2. Roll Call

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

Also in attendance: Michelle Aniol, Community Development Manager and Jim Carson, City of Dexter Council Member.

3. Approval of Minutes from the Regular Meeting on March 17, 2016 and the Special Meeting on April 11, 2016.

Motion Willis; support Keough to approve the minutes of the Regular Meeting on March 17, 2016 and the Special Meeting on April 11, 2016 as presented.

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

4. Approval of Agenda:

Motion Darnell; support Model to approve the agenda with the addition to Discussion and Updates, item c- Parking Lot issues on the public parking area behind Aubree's; and additional information provided at the meeting.

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

5. Pre-arranged Audience Participation:

None

6. Non-Arranged Citizen Participation:

None

7. Treasurer's Report:

a) April Invoices: Invoice from Scott Munzel for Dexter Wellness Fees in the amount of $5,409.39; invoice from Scott Munzel for Broad Street Redevelopment Attorney Fees in the amount of $2,057.00; and invoice from USA Bancorp for Bond Payment in the amount of $146,754.38; invoice from Washtenaw County of Community & Economic Development for LaFontaine Brownfield payment in the amount of $36,806.07; and invoice from the Dexter Area Chamber of Commerce for the Retail Market Study in the amount of $1,095.00 for a total amount of invoices of $192,115.84

Motion Darnell; support Willis to pay the April invoices in an amount not to exceed $192,115.84.

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

b) Approval of April 2016 Treasurer's Report.

Motion Schmid; support Darnell to approve the April Treasurer's Report as presented.

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

c) Budget Amendments

Motion Keough; support Darnell to approve the Budget Amendment to correct a line item.

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

d) FY 2016-2017 Forecast

Motion Darnell; support Willis to accept the report on the FY 2016-2017 Forecast.

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

e) FY 2016-2017 Draft Budget

Motion Schmid; support Darnell to accept the FY 2016-2017 Draft Budget as the FY 2016-2017 Budget.

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

8. Correspondence / Communications:

a) Tax Tribunal filing, Dexter Mobil, 7177 Dexter Ann Arbor Road

9. Action Items:

a) Old Business – None

b) New Business – Chelsea Area Wellness Foundation Litigation Update

Motion Darnell; support Willis to authorize City Council to file a response to Chelsea Area Wellness Foundation's appeal with a cross and cross appeal of several of the judge's ruling in the Tax Tribunal case.

Ayes: Becker, Bellas, Covert, Darnell, Jones, Keough, Model, Schmid, and Willis.
Nays: None
Abstain: Brouwer
Absent: Finn and O'Haver.

10. Discussion Updates:

a) Decorative Street Lights in DDA District
Ms. Aniol introduced the issue of the lighting and who will install the street lights – should it be the developer or the DDA and should the standard be amended or should we continue the suspension. Discussion followed.

b) Maintenance of public stairs behind Dexter Pub
Discussion on possible means to fix the issue and costs of such fixes. Mentioned in the discussion were the two property owners who still owe the city for property improvements.

c) Parking Issues in Public Lot behind Aubree's.
Randy Willis spoke of vandalism and hit and run incidents in the Parking Lot and these issues can no longer be ignored. Suggest that the installation of security cameras and the parking of a County Sheriff vehicle as possible deterrents. Discussion followed.

11. City Mayor and Staff Reports

a) Mayor – Shawn Keough
- *There have been a few complaints about people riding bikes on the sidewalks downtown and how to enforce not riding because it is not posted. Looking into doing public education such as through the City Email Update.*

b) Staff – Michelle Aniol
- *At the first Public Meeting for 3045 Broad Street last Saturday had about 40 people attending. We will post the information received at the meeting on the City's website. The next*

meetings will be on May 11 and June 8 both at Creekside School.

- *There is a new business coming to town, Watch Tower Cards and Comics, in the former Absolute Computer space.*
- *ZBA Updates – Dr. Kolb was granted a variance for signage that allows him to have less of a setback; and NUBCo was given a setback variance for their new treatment system.*
- *The Petition and Area Plan for the Grandview Commons has been postponed from the May 2 Planning Commission meeting until the June meeting.*
- *Rich Bellas reported on the recent Art Selection Committee meeting and that they have selected two pieces of art, one for Lions Park and the other to be place at the corner of the CMR property on Central Street.*
- *Fred Schmid inquired on the progress of the dumpster replacement by the Encore Theatre. (Still waiting for costs from Patrick Droze.)*

12. Chairman's Report:

13. Non-Arranged Citizen Participation:

    None

14. Adjournment

    Motion Schmid; support Willis to adjourn at 8:56 AM.

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

Respectfully submitted,

Carol Jones, Secretary

Memo

To: Dexter DDA
From: Thomas Covert, DDA Treasurer and Marie Sherry, City Treasurer
Date: May 17, 2016
Re: Treasurer's Report – May 2016 Meeting

Invoice Approval Notes

- PNC Bank; Bond Payment: $40,707.87
- Scott Munzel, P. C.; Dexter Wellness Center Attorney Fees: $7,969.15
- Scio Township; December Board of Review adjustments to the 2014 tax roll for Salon Underground ($208.14) and CMYK Imperial ($59.12) for capture paid by Scio Township: $267.26
- Combined total due for all invoices is $48,944.28

Cash Status

DDA Cash Balances Report

4-30-16

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	$ 270,533.46	
394 - DDA Debt	TCF Money Market Account	$ -	
	Total DDA Pooled Savings	**$ 270,533.46**	
248 - DDA General	ONB Money Market Account	$ 202,594.19	
394 - DDA Debt	ONB Money Market Account	$ -	
	Total DDA Pooled Savings	**$ 202,594.19**	
248 - DDA General			
	Total Non-Pooled	**$ -**	
Total General Cash		$ 473,127.65	
Total Debt Cash		$ -	
		$ 473,127.65	
Month End Cash		$ 473,127.65	
Projected FY 15/16 Revenue All Funds		$ -	
Projected FY 15/16 Expenditures All Funds		$ (81,986.53)	
Delinquent Taxes Due from County		$ 20,371.85	
Brownfield Capture Due to County		$ -	
Wellness Center Set Aside		$ (226,275.09)	Added set aside for FY 2015-2016
Projected Year End Cash		$ 185,237.88	

Budget FY 15/16

Following are the Fiscal Year 2015-2016 Revenue and Expenditure Reports through April 30th.

05/17/2016	REVENUE AND EXPENDITURE REPORT FOR CITY OF DEXTER					
	PERIOD ENDING 04/30/2016					
	% Fiscal Year Completed: 83.33					
		2015-16	2015-16	YTD BALANCE	AVAILABLE	
		ORIGINAL	AMENDED	04/30/2016	BALANCE	% BDGT
GL NUMBER	DESCRIPTION	BUDGET	BUDGET	NORMAL (ABNORMAL)	NORMAL (ABNORMAL)	USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
248-000-405.000	TAX CAPTURE REVENUE	287,500.00	287,500.00	257,048.97	30,451.03	89.41
248-000-416.000	DELINQUENT REAL PROPERTY TAX CAPTURE	0.00	0.00	20,371.85	(20,371.85)	100.00
248-000-417.000	DELINQUENT PERSONAL PROPERTY TAX CAPTURE	0.00	0.00	2,225.77	(2,225.77)	100.00
248-000-445.000	TAXES - PENALTIES & INTEREST	0.00	0.00	220.97	(220.97)	100.00
248-000-574.001	PERSONAL PROPERTY TAX REIMBURSEMENT	5,300.00	5,300.00	7,821.41	(2,521.41)	147.57
248-000-665.000	INTEREST EARNED	500.00	500.00	2,036.60	(1,536.60)	407.32
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	480,247.77	(447.77)	100.09
TOTAL Revenues		479,800.00	479,800.00	480,247.77	(447.77)	100.09
Expenditures						
Dept 248-ADMINISTRATION						
248-248-802.000	PROFESSIONAL SERVICES	5,000.00	5,000.00	1,875.00	3,125.00	37.50
248-248-803.000	CONTRACTED SERVICES	1,700.00	1,700.00	2,595.00	(895.00)	152.65
248-248-810.000	ATTORNEY FEES	15,000.00	70,000.00	68,325.68	1,674.32	97.61
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	77,700.00	73,295.68	4,404.32	94.33
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	290,500.00	290,343.98	156.02	99.95
Total Dept 965-TRANSFERS OUT - CONTROL		282,200.00	290,500.00	290,343.98	156.02	99.95
TOTAL Expenditures		395,800.00	459,100.00	377,567.66	81,532.34	82.24
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		479,800.00	479,800.00	480,247.77	(447.77)	100.09
TOTAL EXPENDITURES		395,800.00	459,100.00	377,567.66	81,532.34	82.24
NET OF REVENUES & EXPENDITURES		84,000.00	20,700.00	102,680.11	(81,980.11)	496.04

Fund 394 - DDA DEBT FUND						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
394-000-695.248	TRANSFER IN FROM DDA FUND 248	282,200.00	290,500.00	290,343.98	156.02	99.95
Total Dept 000-ASSETS, LIABILITIES & REVENUE		282,200.00	290,500.00	290,343.98	156.02	99.95
TOTAL Revenues		282,200.00	290,500.00	290,343.98	156.02	99.95
Expenditures						
Dept 850-LONG-TERM DEBT						
394-850-992.000	BOND FEES	1,000.00	1,000.00	1,000.00	0.00	100.00
394-850-997.003	DDA 2008 TAXABLE BOND ($1.6M)	80,700.00	89,000.00	88,934.67	65.33	99.93
394-850-997.004	DDA 2008 BOND ($2+M)	117,500.00	117,500.00	117,441.26	58.74	99.95
394-850-997.005	2011 REFUNDING BOND ($620K)	83,000.00	83,000.00	82,968.05	31.95	99.96
Total Dept 850-LONG-TERM DEBT		282,200.00	290,500.00	290,343.98	156.02	99.95
TOTAL Expenditures		282,200.00	290,500.00	290,343.98	156.02	99.95
Fund 394 - DDA DEBT FUND:						
TOTAL REVENUES		282,200.00	290,500.00	290,343.98	156.02	99.95
TOTAL EXPENDITURES		282,200.00	290,500.00	290,343.98	156.02	99.95
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	0.00	0.00
Fund 494 - DDA PROJECT FUND						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
494-000-665.000	INTEREST EARNED	0.00	0.00	6.86	(6.86)	100.00
Total Dept 000-ASSETS, LIABILITIES & REVENUE		0.00	0.00	6.86	(6.86)	100.00
TOTAL Revenues		0.00	0.00	6.86	(6.86)	100.00
Expenditures						
Dept 965-TRANSFERS OUT - CONTROL						
494-965-999.248	TRANSFER OUT TO DDA FUND 248	186,500.00	186,500.00	186,201.83	298.17	99.84
Total Dept 965-TRANSFERS OUT - CONTROL		186,500.00	186,500.00	186,201.83	298.17	99.84
TOTAL Expenditures		186,500.00	186,500.00	186,201.83	298.17	99.84
Fund 494 - DDA PROJECT FUND:						
TOTAL REVENUES		0.00	0.00	6.86	(6.86)	100.00
TOTAL EXPENDITURES		186,500.00	186,500.00	186,201.83	298.17	99.84
NET OF REVENUES & EXPENDITURES		(186,500.00)	(186,500.00)	(186,194.97)	(305.03)	99.84
TOTAL REVENUES - ALL FUNDS		762,000.00	770,300.00	770,598.61	(298.61)	100.04
TOTAL EXPENDITURES - ALL FUNDS		864,500.00	936,100.00	854,113.47	81,986.53	91.24
NET OF REVENUES & EXPENDITURES		(102,500.00)	(165,800.00)	(83,514.86)	(82,285.14)	50.37

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

Revenue Notes

- DDA Revenues are now over 100% of budget. Tax collection, with the exception of some delinquent personal property taxes is complete.

Delinquent Personal Property Taxes

- The following businesses within the DDA have delinquent personal property taxes as of May 13, 2016. Balances due include taxes not captured by the DDA.
    - Dexter's Pub, $516.49: A verbal payment agreement is in place and payments are being made.
    - Red Brick Kitchen & Bar, $1,892.60: A verbal payment agreement is in place and payments are being made.
    - Whit's End Hair Studio, $27.74:
        - 2/18/16: Statutory Notice of Delinquent Taxes sent.
        - 3/21/16: Courtesy Reminder sent.
        - 4/4/16: Partial payment ($25.42) received. Receipt and balance due letter sent.
        - Notice of Jeopardy Tax Assessment and demand for payment sent 5/3/16 via certified mail. Received call from taxpayer 5/9/16. Payment due by 5/13/16 and not received as of time of writing this report. If not received by 5/16/16, Treasurer will proceed with placing seizure notice on premises door and filing the jeopardy assessment against 2016 taxes.
    - Dexter Rent-All, $532.29: This business is now located in Ann Arbor, but according to our records did not move until January 2015 so 2015 taxes are still due to the City.
        - 2/18/16: Statutory Notice of Delinquent Taxes sent.
        - 3/21/16: Courtesy Reminder sent.
        - 5/13/16: A Small Claims Court suit has been prepared and will be filed on 5/16/16.

Outstanding Accounts Receivable for Site Improvements

- The following invoices from 2009 are outstanding:
    - Mary O'Neil: $1,300. No payments were ever made.
    - Dexter's Pub: $3,000. Partial payments made in 2010 and 2011 on an original balance of $7,000.

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 2015-2016 Statement by December 31, 2016
- Audit – File the 2015-2016 Audit by December 31, 2016.
- Publish the Fiscal Year 2014-2015 Annual Report by February 2017.

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.

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

001 827 1

PNC

Commercial Loan Statement

Direct any questions regarding your statement to the above address.

Portfolio	Obligation	Obligor	Interest Paid Year to Date
010	605163477	34239695	0.00

VILLAGE OF DEXTER
8140 MAIN STREET
DEXTER MI 48130

Maturity Date	Billed Date	Due Date	Total Amount Due
05/01/20	04/15/16	05/01/16	40,707.87

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
5,260.18	5,260.18-	4,707.87	4,707.87	0.00
Previous Principal Due	**Principal Debits and Credits**	**Current Principal Due**	**Total Principal Due**	**Total Late Charges Due**
37,000.00	37,000.00-	36,000.00	36,000.00	0.00

Activity Detail

Date	Tran Description	Interest Rate	Fee Amount	Principal Amount	Principal Balance	Days	Interest
11/01/15	Balance Forward	2.950000			357,000.00		5,260.18
10/27/15	Interest Paymt	2.950000			357,000.00		5,260.18
10/27/15	Principal Paymt	2.950000		37,000.00-	320,000.00		
11/01/15	Adjustment				320,000.00		12.13
01/01/16	Int. Accrual	2.950000			320,000.00	60	1,573.33
05/01/16	Int. Accrual	2.950000			~~320,000.00~~	120	3,146.67

Coded by: Marie
GL # 394-850-997.005 Amt. 40,707.87
GL #____-____-____.____ Amt._____.__
GL #____-____-____.____ Amt._____.__
Scanned by: Marie
Date: 4/25/16

Paid ck 1979
4/25/16

SCOTT E. MUNZEL, P.C.
ATTORNEY AT LAW

603 W. HURON STREET
ANN ARBOR, MI 48103
P: 734-994-6610 FX: 734-769-9055
E: SEM@MUNZELLAW.COM

4/23/2016

Invoice
DDA 1845

248-248-802.000
DDA 9969.15

Ms. Courtney Nicholls
Manager
City of Dexter
8140 Main Street
Dexter, MI 48130

Re: Invoice for Legal Services - Dexter Wellness Center

Dear Ms. Nicholls:

The invoice for legal services provided in March is below. Please contact me if you have any questions. Please note I have divided this invoice between the City and DDA.

3/1/2016	Review transcript for evidence	NC
3/2/2016	Review transcript for evidence; email questions re legislation, use of property for profit to Sadowski	NC
3/3/2016	Review transcript for evidence	NC
3/4/2016	Review transcript for evidence	NC
3/6/2016	Review transcript for evidence	NC
3/7/2016	Review transcripts for evidence; review Exhibits for evidence; emails to Sadowski re issues	1.5
3/8/2016	Review Exhibits for evidence	NC
3/9/2016	Review Exhibits for evidence	NC
3/10/2016	Review Exhibits for evidence; review MTT Order re Motions for Summary Disposition; TC Adam Sadowski re strategy; review Motion for Summary Disposition; prepare outlines for Brief	3.5
3/11/2016	Review emails re legislation seeking to allow health and wellness; begin drafting Closing Brief- conclusions, general facts, "occupy" section	7.5
3/12/2016	Draft Closing Brief	6.0

4/23/2016
Page Two

3/13/2016	Draft Closing Brief- general law, charitable institution, revise per Courtney comments; email second draft to Courtney, Shawn	8.5
3/14/2016	Review Public Health Code re recreational facility; draft Closing Brief- charitable institution sections, prong three section	8.0
3/15/2016	Draft Closing Brief- remaining facts; check exhibits and citations; revise; email to Shawn and Courtney for review	10.5
3/16/2016	Double check citations and add citations of evidence in to Brief; TC Shawn Keough re his comments; revise Brief per Courtney Nicholls comments; proof and edit Brief	10.5
3/17/2016	Continue proofing, editing to shorten Brief; double check remaining citations; add language regarding health assessments; scan and file with Tax Tribunal; email to parties; resolve filing and emailing issues; review Treasury Brief	10.0
3/18/2016	Email Word Brief to Cindy Maurer at MTT; review CWF Brief	1.0
3/25/2016	Review CWF Brief re points to make in Reply Brief	2.0
3/26/2016	Review CWF Brief re points for Reply Brief	0.7
3/28/2016	Review Hope case re CWF argument- find language; review CWF Brief re points for Reply Brief, case citations CWF refers to re rebuttal issues	3.0
3/29/2016	Review CWF cited case law- Wedgewood, OCLO	0.8
3/30/2016	Draft Reply Brief including factual disputes, errors in legal analysis; double check cases cited by CWF to distinguish	10.0
3/31/2016	Double check cases re occupancy issue cited by CWF; revise Reply Brief; TC Courtner re comments; TC Shawn Keough re comments; revise per Shawn comments; draft Motion for Leave to File Reply Brief; TC Adam Sadowski re status; file Motion and Reply Brief; email to parties; review CWF Answer to Dexter Motion to File Reply Brief	7.0
	Total Time	90.5 at $170/hr
	Current Invoice	$ 15,385.00
	Minus courtesy discount	$ 2,385.00
	Revised Current Invoice	$ 13,000.00
	Expenses- $1743.30 expert witness fees; $1,095 dep fee; $100 MTT motion fee	$ 2,938.30
	Total Balance Due	$ 15,938.30
	Divided between DDA and Village	$7,969.15
	Outstanding balance	$6,425.45
	Total amount due	$14,394.60
	EIN 38-3120196	

Sincerely,

Scott E. Munzel

Scott E. Munzel

E. Spaulding Clark, Supervisor
Nancy C. Hedberg, Clerk
Donna E. Palmer, Treasurer

Township of Scio

Trustees: Richard A. DeLong
Christine A. Green
M. Jack Knowles
David S. Read

March 28, 2016

City of Dexter Downtown Development Authority
8140 Main
Dexter, MI 48130

To Whom It May Concern:

The balancing of the 2015 tax collections with all adjustment activities has resulted in a refund due back from the Dexter Downtown Development Authority of $267.26 for the 2014 tax year. The attached spread sheet has the detail.

May we have a check for this amount returned to Scio Township so the final distribution checks can be issued. Please call with any questions. Thank you.

Sincerely,

Donna E. Palmer

Donna E. Palmer
Scio Township Treasurer

Coded by: Marie
GL #248-248-957.002 Amt. 267.26
GL #____-____-____.____ Amt.____.____
GL #____-____-____.____ Amt.____.____
Scanned by: _____
Date: _____

827 N. Zeeb Road · Ann Arbor, MI 48103
734/369-9400 · 734/665-0825 Fax
www.ScioTownship.org

ADMIN DUE FROM TWP 0.00
0.00

		0.00	0.00	0.00	(0.00)							
NET DUE TO/(FROM) UNITS	STATE ED	A2 SCHOOLS	A2 LIBRARY	DEX SCHOOLS	DEX LIBRARY	WISD	WCC	COUNTY	LPC	TOWNSHIP	TOTAL	
DUE TO			117.03		5.42		277.65	504.59	39.68	76.43	1,020.79	
DUE FROM/PARTIAL PYMNTS											0.00	
DUE FROM			(39.68)				(88.51)	(160.87)	(12.65)	(24.37)	(326.08)	
TOTAL	0.00	0.00	77.35	0.00	5.42	0.00	189.13	343.72	27.03	52.06	694.71	
$ UNITS NEVER GET												
TOTAL DUE FROM CAPTURES												(694.71)
DUETO TAXPAYER												0.00
BALANCE												(694.71)

TOTAL OF JULY; DECEMBER & PARTIALS

		ALREADY PI	BALANCE
TOTAL DUE FROM SCIO DDA		(718.36)	(718.36)
TOTAL DUE FROM DEXTER DDA		(267.26)	(267.26) ← REFUND DUE
TOTAL DUE TAXPAYERS		1,035.48	1,035.48
TOTAL DUE TO/FROM UNITS		49.87	49.87

TOTAL OF ALL CHANGES

	JULY	DECEMBER	PARTIALS		TOTAL
DUE FROM CAPTURING DISTRICTS	(290.90)	(694.71)			(985.62)
DUE TO TAXPAYERS	1,035.48	0.00			1,035.48
TOTAL DUE FROM/TO UNITS	(698.85)	694.71	(45.73)		(49.87)
TOTAL	45.73	0.00	(45.73)	0.00	(0.00)

NET DUE TO/(FROM) UNITS	STATE ED	A2 SCHOOLS	A2 LIBRARY	DEX SCHOOLS	DEX LIBRARY	WISD	WCC	COUNTY	LPC	TOWNSHIP	TOTAL
DUE TO/FROM UNITS	(186.60)	0.00	79.48	(378.45)	(9.29)	(103.73)	179.79	304.01	25.70	39.24	(49.87)
DUE TO/FROM PARTIALS											0.00
											0.00
											0.00
											0.00
											0.00
TOTALS	(186.60)	0.00	79.48	(378.45)	(9.29)	(103.73)	179.79	304.01	25.70	39.24	(49.87)

DDA CHARGE BACKS PER UNIT

NET DUE TO/(FROM) UNITS	STATE ED	A2 SCHOOLS	A2 LIBRARY	DEX SCHOOLS	DEX LIBRARY	WISD	WCC	COUNTY	LPC	TOWNSHIP	TOTAL
JULY BOR			(10.08)				(22.46)	(40.83)	(3.21)	(6.18)	(82.76)
DEC BOR			(77.35)				(172.53)	(313.56)	(24.66)	(47.49)	(635.60)
PARTIAL PAYS											0.00
TOTAL	0.00	0.00	(87.42)	0.00	0.00	0.00	(195.00)	(354.40)	(27.87)	(53.67)	(718.36)

The City of DEXTER Michigan

OFFICE OF COMMUNITY DEVELOPMENT
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

STAFF REPORT

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

From: Michelle Aniol, Community Development Manager

Date: May 17, 2016

DDA Update

- Relocation of Trash Enclosure- Staff anticipates the City Engineer will have a report regarding underground utilities, in the parking lot behind Main Street businesses for the DDA's meeting in June.
- Stairs Behind the Pub – Staff anticipates the City Engineer will have an estimate for DDA consideration at its meeting in June.
- Surveillance Cameras – Staff anticipates presenting information at the DDA's June meeting.

Miscellaneous Updates

- The 3rd public meeting regarding the 3045 Broad Street Redevelopment Project is scheduled for Wednesday, June 8th in the Creekside Intermediate School Cafeteria, from 6:00 – 8:00 pm. Staff is working with Foremost Development on the redesign of the meeting flyer (draft flyers attached). All elected and appointed officials are strongly encouraged to attend, and the general public is welcomed as well.

  The comments received from the first two public hearings accompany this report, along with the Site Analysis presented by Foremost Development Company at the second meeting.

  The RFQ Committee will convene on Thursday, May 19th to discuss the two public meetings and the site analysis presented by Foremost at the 2nd public meetings.

- Staff and City Management met with Washtenaw County Staff regarding the Washtenaw Urban County program. The Urban County program is a partnership between the Washtenaw County Board of Commissioners and the cities, townships and villages who have agreed to jointly participate in federally funded programs, such as Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG). Currently, the city applies directly to the State of Michigan federal funding opportunities. In the past, CDBG planning grants were offered and utilized by the city. Due to recent organizational changes at MEDC and MSHDA, eligibility for CDBG funding is limited to projects with job creation. An infographic of the Urban County program accompanies this report. The Washtenaw Urban County program may be a better fit for Dexter. Washtenaw County staff has offered to make a presentation to Council, at a date to be determined.
- SEMCOG University presents "What Local Governments Can do to Encourage Innovation and Promote Entrepreneurship" on Tuesday, June 7th, from 9:30 – 11:30 am. According to the Partnering for Prosperity economic development, entrepreneurship is an important strategy for promoting business growth. At this SEMCOG University workshop, representatives from local governments will present initiatives in their communities, where they are working collaboratively with entrepreneurs to promote an environment of innovation, community-building, and new business opportunities. Information regarding this workshop accompanies this memo. Staff plans to attend. Please let staff know if you would like to attend too.
- Staff received a call from Northern United Brewing Company (NUBC). NUBC is a sponsor of the NASCAR Sprint Cup at Michigan International Speedway, on June 12th. As a "perk" for sponsoring the event, NASCAR would like to hold special car display event at the NUBC facility. The potential event would be held on Friday, June 10th, from 5 – 10 pm. NASCAR estimates attendance could be as high

as 500+/-. No music would be proposed and all alcohol consumption would be insider the NULL Taproom.

According to the zoning ordinance, special events may be allowed in any zoning district, subject to review and approval of the Zoning Administrator. While an application has been submitted, staff informed NUBC that in addition to an application for a temporary special event, a site plan showing the location of the area proposed for car display would be required, along with location of porta-johns. Ingress and egress would need to be identified, as well.

- The owner of Morningstar Child Care, Carrie Anderson, submitted an application for a temporary outdoor day camp for school age children at 7390 Dexter Ann Arbor Road, which is the property adjacent to the south of the existing child care facility. The current property owners of 7390 Dexter-Ann Arbor Road, the Huddleston's, are reported to be moving.

  The proposed day camp would operate five days a week from June 13, 2016 through September 2, 2016. The hours of operation would be 7:00 am – 6 pm; although staff will be on-site as early as 6:30 am, and as late as 6:30 pm. The proposed temporary day camp would serve a maximum of 40 school aged children (5 – 12 years old). There would be up to 4 adults (one for every 10 children), as required by the state.

  Two state licenses would be required. One for the site, called the Children's or Adult Foster Care Camp Site license, and the other for the program, called the Children's or Adult Care Camp Program license.

  Temporary uses and seasonal events are defined in the zoning ordinance as those uses intended for a limited duration within any zoning district. According to Section 3.06, sub A.5 the Zoning Administrator may grant temporary use of land and structure for special events and other temporary uses, as defined in Article II of the Zoning Ordinance, subject to 1) demonstration of adequate off-street parking, 2) duration of the temporary use being specified, and 3) electrical and utility connections must be approved by the Zoning Administrator.

  The plan shows a 4-foot tall temporary construction fence separating the rear play area from the parking area and driveway. Additionally, staff has requested and received a copy of the transportation policy statement, as required by the State for licensing. Staff processed the request and issued a zoning compliance permit last week.

Planning Commission Updates

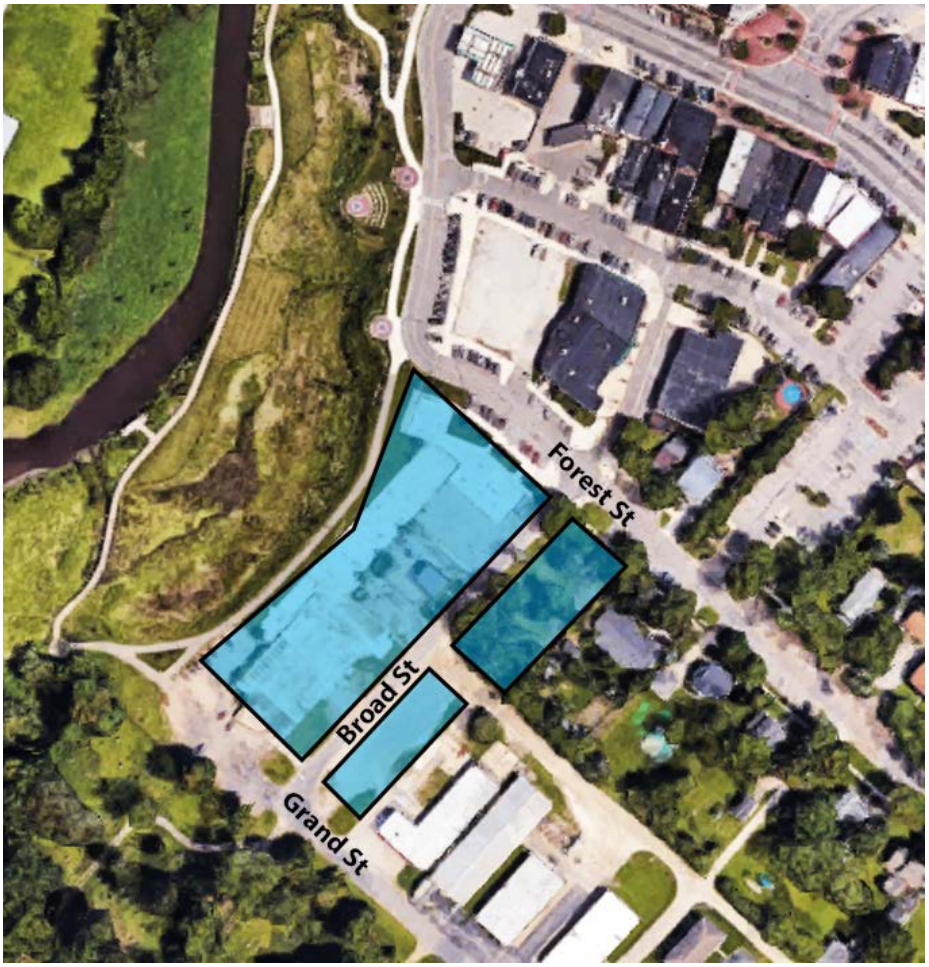
- The Planning Commission will conduct another public hearing on Monday, June 6, 2016, for the purpose of considering PUD Area Plan Approval. The PUD Petition and Area Plan was submitted by Steve Brouwer, on behalf of MMB Equities, LLC, for the property located at the southwest corner of Grand Street and Baker Road. The proposal involves four contiguous parcels; 7961 Grand Street (08-08-06-285-004); 7931 Grand Street (08-08-06-155-001); 7905 Grand Street (08-08-06-427-002); and vacant Baker Road parcel (08-08-06-427-002). A second public hearing was required because the applicant amended his application to include the additional property at 7961 Grand Street.

- Before the Planning Commission meeting on May 2, 2016 staff received a correspondence from Don Darnell, on behalf of 8080 Grand, LLC. In the correspondence Mr. Darnell requested to amend the Site Plan Review and Special Land Use Application for 8080 Grand Street, to withdraw the special land use request for service establishment of an office/workshop/retail outlet or showroom nature, et al for units 2 and 3, and to propose retail use for those units. Mr. Darnell's letter was provided to the Planning Commission at their meeting. As a result, the Planning Commission cancelled the public hearing and moved consideration of the site plan (CSPR 2016-02) to new business. At the request of the applicant, the Planning Commission voted to postpone action on the site plan until its meeting in June, thus allowing him time to prepare a revised plan that meets the requirements of the zoning ordinance, and to prepare a color image of the building elevation, so that the Planning Commission can ensure sure the elevation plans complies with site plan review requirements.

Spring Street Tree Planting/Arbor Day

- Forty seven street trees were planted throughout the City, beginning May 4th. A total of 9 new street trees resulted from the City's Resident Cost-Sharing Tree Planting program. Four street trees were replaced in the Huron Farms, 12 in the Dexter Crossing, and 10 in the Westridge neighborhoods. In addition, 9 street trees were replaced in the "Old Village" neighborhood and 3 were planted in front of the Dexter Mill. Letters were mailed to all recipients two weeks prior to the start of planting.

  Staff, Tree Board member, Paul Shubert, and former Tree Board member, Cindy Henes distributed 195 seedlings on Friday, April 29th, at the library, by the clock in downtown, and at Dexter Mill.



6.8.2016
BROAD STREET REDEVELOPMENT MEETING

Please plan to join the City of Dexter, Foremost Development Company and your neighbors to work on the redevelopment on Broad Street at Mill Creek. Provide input and recommendations. More info – www.dextermi.gov/3045-broad-street-redevelopment

FOREMOST DEVELOPMENT COMPANY
Development • Construction • Management

The City of DEXTER Michigan

JOIN US WEDNESDAY JUNE 8, 2016 FROM 6:00-8:00 PM

SEE TWO SITE CONCEPTS FOR THE 3045 BROAD ST. (FORMER DAPCO SITE) & ADJACENT PARCELS

THE MEETING IS BEING HELD AT CREEKSIDE INTERMEDIATE SCHOOL 2615 BAKER ROAD

LOCATION:

Creekside Intermediate School

www.dextermi.gov/3045-broad-street-redevelopment

6/8/16
6-8pm

PUBLIC MEETING #3

Foremost Development Company will present two (2) **concepts** for the **3045 Broad** Street Redevelopment Project

Wednesday, June 8, 2016 from 6:00 pm
Creekside Intermediate School Cafeteria
2615 Baker Road, Dexter, MI 48130

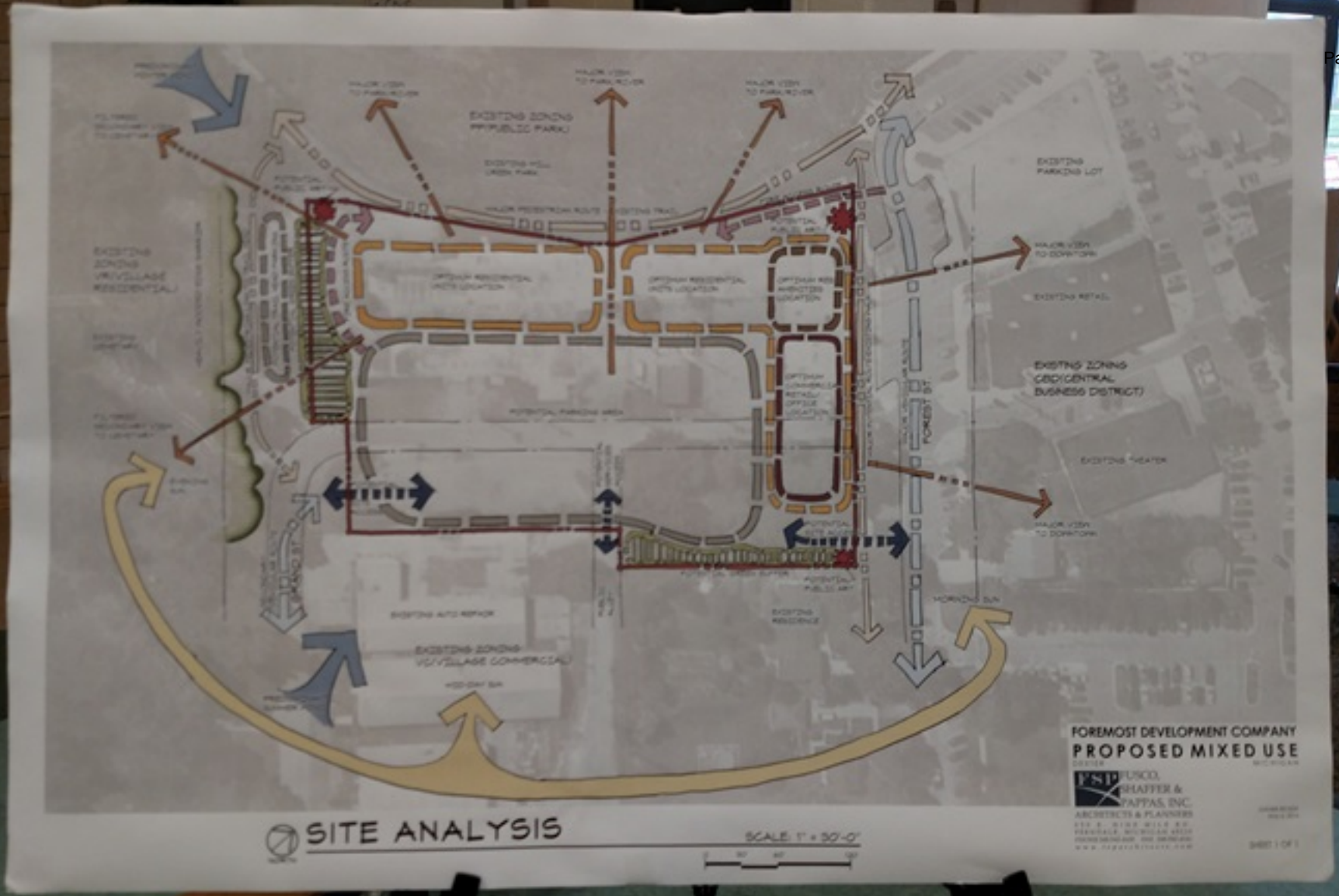
http://www.dextermi.gov/3045-broad-street-redevelopment

Comments received from Broad Street Redevelopment Public Meeting #1 (April 16, 2016):

- In shifting the portion of Broad Street, I think the intersection of Broad and Forest should stay where it is
- Mill Creek Park is a huge, beautiful asset and a tremendous visual marker. Some sort of line of sight through the building would be excellent. Glass/archways/walkways through the building. Not just one tiny one either
- Bulk and height are important to create and extend the downtown feel
- Public Art near Forest and Broad/Grand wall would be cool
- Maintain Broad St., but maybe move it
- I would like to have on the roof of the structure a place for receptions, parties, music, etc. The gatherings on top could be limited to just a few weekends in the summer
- There is a lot of conversation about historic feel and the building blending in with downtown, but the existing buildings were "new" at some point, and their existence should not stop us from creating something "new" and "modern" with a great deal of visual interest
- Joy Gee - Visually consistent with existing downtown structures
- The building needs retail
- There is little area in the downtown for expansion of commercial business. This are is prime for some. Forest St edge
- Be good to have new people come
- Parking for all new residents
- Condo unit w/dedicated parking for 2 cars
- All residential face park
- Retail along Forest
- Would like to see Broad St remain or be shifted/relocated
- Somehow preserve the DTE bldg. or a portion of it
- Forest - on street parking (all the way to Baker)
- Green roofs on top
- Preserve trees
- Bulk and height - pedestrian viewsheds, connections, gateways
- Enclosed parking
- Restaurant/Bar w/outdoor patio overlooking park
- Alpine parking garage - access to park/trail
- Chet Hill (with map comments)- Access to the trail system from the south should be maintained and parking
- Some sort of shared workplace for people that are afraid of condos/apartments because they lose their basement/garage to do things like wood working
- It would be expensive but underground parking would be fantastic
- Maybe some parking underground (to avoid sea of cars
- The view of the river would be first-rate
- City needs more storefront-type commercial spaces
- I like the path on the Creek
- A major shortage of parking in this area and it will be worse in the future. The impact of the Border to Border is just starting
- Like the new building
- Not a tall building
- Outside Space/playground/splash pad for kids
- 2 or 3 stories
- Site design and layout is crucial to making project work
- Development character needs to it "historical" Dexter
- Landscape w/the bricks etc.
- Commercial extension - fit with MP
- Want the height
- Don't turn back on adjacent neighborhood - think of moving (existing)
- Want small setbacks
- Interesting view of bldg. when driving into city from West (Dex-Chel Rd, Dex-Pinck Rd
- Ice cream w/view
- Room for 60 spaces/$2.5 mil. Lack of funding
- Do what you can to preserve the large trees on the residential lot; it would be a shame to remove these trees for a parking lot
- 3-4 stories
- I hope an underground garage would be provided to house one car per household
- Parking is an issue
- Where does the road go?
- Keep Broad St
- Access to walking paths
- Owner occupied preferred
- Project must integrate w/planned Grand St trailhead
- Mostly residential w/small amount of commercial (Multiple buildings to create viewscapes)
- Parking limited at peak periods. Last study showed could handle more commercial
- Outdoor event space, align with retail/office and combo with the view
- Interest on façade from creek. Iconic
- Visual interest
- Nice architecture that fits our current downtown - old and new bldgs. e.g. . . . Library and Memorial
- Repurpose DTE substation
- Compliment the park trail amenities for recreation
- The west face is extremely important. Everybody will see this building. Creating some interest on this face is very important
- Structure should not detract from present and future public enjoyment of Mill Creek
- Don't like the idea of retail below condo unit
- Parking
- Retail 1st floor (Forest) Residential above (Forest)
- Broad to B trail - use parking. Dexter - Chelsea trail expansion
- Keep history but be unique
- Balconies/patios for each unit
- Streetscape/light poles match sidewalks width. Street trees plant like in the middle of town
- Can the building be "broken" to create a "window" to the water from the east?
- Conversation should be arranged between Foremost and developer of proposed residential area on Grand. Esp. re: Bike/Walk path
- 3 bedrooms if possible. We are willing to buy in soon as long as it meets out needs
- View to pond from Grand and alley
- Residential 1st floor and above facing park
- Calm traffic - same atmosphere
- 3 stories max
- I'd love to see you save the small Edison bldg. I understand the difficulties (its right in the middle of the sight) but it's a neat old bldg. with a lot of character. Why not use it for a freestanding shop of some sort?
- Preserve mature trees
- Minimal retail (maybe Forest)
- Communal interior green space
- Sun sets across the creek. Something to let the light in and still keep the landscape
- Greenspace/landscaping as possible w/access to walking paths
- Sufficient open space for proposed residential aspect of project
- Match downtown façade
- Brick façade/Earth tones
- On street parking for commercial
- More residential/small-scale commercial
- 1-2 bdrm units only - (maybe some efficiency)
- Waterscapes in landscaping

Comments received from Broad Street Redevelopment Public Meeting #2 (May 11, 2016):

- Maintain Broad Street but maybe move it
- Bulk and height are important to extend downtown
- Communal interior green space
- City needs more storefront-type commercial
- Ground level units seem uncomfortable
- Bike share
- Zip car
- 100 year lease of property
- Grand Ave to Forest Access
- Establish a historic district ordinance
- Commercial on Forest
- Does Commercial work on Broad?
- Way too much surface parking for a downtown project
- Looks like former Busch's site
- Need Include Public Art Spaces Resting Vistas
- Relocate Broad Street east of development
- View from River/Park is very important
- More creativity in layout of building and parking
- Long building don't fit character of Dexter
- Eliminate wave of buildings along park
- View from the creek is more important
- No big flat walls of balconies
- Extend residential down Grand
- Screen parking behind (east)
- Continue Grand Streetscape
- Any provision for workforce housing?
- Any less expensive units
- Ask city for a reduction in parking
- Slant buildings 3 or 5 degrees to add interest to entire project
- Short wall to separate living units from pathway
- Demark the park from the living units
- Why is the Developer using terminology that indicates they have a complete concept?
- Establishing ideas is the point of the meeting
- Parking is now a problem will the project make it worse?
- Why so many 75% one bedrooms?
- Make more money from smaller units
- Break up parking
- Building Mass > Parking
- A true parking lot would not add that "something extra"
- How it feels in context to downtown is more important
- All Residential no Commercial
- Density
- Asphalt parking public parking?
- Broad Street issue
- Limit the art
- No more than 3 stories
- Broad Street will be an issue


EXISTING ZONING
(PUBLIC PARK)
EXISTING PARKING LOT
EXISTING ZONING
(RIVULAET RESIDENTIAL)
EXISTING RETAIL
EXISTING ZONING
(DEDICENTRAL
BUSINESS DISTRICT)
EXISTING THEATER
EXISTING AUTO REPAIR
EXISTING ZONING
(RIVULAET COMMERCIAL)
FOREMOST DEVELOPMENT COMPANY
PROPOSED MIXED USE
FSP
USCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS & PLANNERS
SITE ANALYSIS
SCALE: 1" = 50'-0"