

# Dexter Downtown Development Authority

March 17, 2016 < > 7:30 AM

**Dexter Senior Center**  
7720 Ann Arbor Street  
Dexter, MI 48130

## **MINUTES**

1. Call to Order: Called to order at 7:31 AM on March 17, 2016 by Chairman Steve Brouwer.

2. Roll Call

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

Also in attendance: Michelle Aniol, Community Development Manager and Chuck Eckenstahler, Fanning/Howey.

3. Approval of Minutes from the Special February 19, 2016 Meeting (No quorum at regular meeting on February 18, 2016)

*Motion Keough; support Willis to approve the minutes of the February 19, 2016 Special Meeting and attach the notes from the February 18, 2016 Meeting.*

*Unanimous voice vote approval with Becker, Darnell, Finn Model and O'Haver absent.*

4. Approval of Agenda:

*Motion Schmid; support Willis to approve the agenda as presented.*

*Unanimous voice vote approval with Becker, Darnell, Finn Model and O'Haver absent.*

5. Pre-arranged Audience Participation:

*None*

6. Non-Arranged Citizen Participation:

*None*

7. Treasurer's Report:

a) March Invoices: Invoice from Scott Munzel for Dexter Wellness Fees in the amount of \$11,596.50; invoice from Scott Munzel for Broad Street Pre-Application Agreement Attorney Fees in the amount of \$1,139.00; and invoice from PSLZ, LLP for Fiscal Year 2014-2015 Audit in the amount of \$1,500.00 with the total amount of invoices of \$14,235.50

*Motion Willis; support Schmid to pay the three March invoices in the amount of \$14,235.50.*

*Unanimous voice vote approval with Becker, Darnell, Finn Model and O'Haver absent.*

b) Approval of March 2016 Treasurer's Report.

*Motion Belles; support Keough to approve the March Treasurer's report with the additional forecast forth coming.*

*Unanimous voice vote approval with Becker, Darnell, Finn Model and O'Haver absent.*

c) FY 2016-2017 Forecast

*Discussion followed on two possible forecast scenarios depending on the outcome of the Dexter Wellness Tax Tribunal case and how to handle the DTE Sub-station move.*

8. Correspondence / Communications:

*None*

9. Action Items:

a) Old Business – None

b) New Business – Washtenaw County Road Millage Resolution – Consider adopting a resolution directing City Treasurer to remit capture of Washtenaw County Road Millage back to the County.

*Motion Covert; support Schmid that in the spirit of intergovernmental cooperation the Downtown Development Authority directs the City Treasurer to remit their capture of the .5 road millage levied in December 2015 to Washtenaw County Treasurer for use in the City of Dexter as outlined in the City's resolution of August 2015, and that this action in no way endorses Washtenaw County's actions in exempting this millage from tax capture in the absence of case law from within Washtenaw County addressing this issue, and that the Dexter Downtown Development Authority reserves the right to retain the capture from any future road millage levied under PA 283 of 1909.*

*Ayes: Bellas, Brouwer, Covert, Jones, Keough, Schmid, and Willis.*

*Nays: None*

*Absent: Becker, Darnell, Finn, Model and O'Haver.*

#### 10. Discussion Updates:

a) Chuck Eckenstahler – Retail Market Analysis Presentation #4: Final Report.

*Mr. Eckenstahler presented the following concluding comments:*

*1) Dexter has an economically viable downtown today and for the future under the present economic conditions of the State of Michigan and the United States.*

*2) The amount of income captured for sales and businesses in Dexter. About ½ of income is lost to outside sales.*

*3) Recommendation to inform households of this marketing program by the DDA and the Chamber of Commerce.*

*4) The Good and the Bad – have a downtown filled with businesses but do not have space for future development.*

*5) The concept of residential and commercial occupying the same footprint is the trend nationwide and Dexter needs to do so. The question for the future is how do we incentivize such a development.*

#### 11. City Mayor and Staff Reports

a) Mayor – Shawn Keough

- The Market Study will be presented at the City Council meeting on March 28.*
- Rene Papo is looking at the Mill Creek Terrace property with first floor commercial and second and third floors as residential.*
- Council will hold a Work Session on Saturday, March 19. Will be heading into budget season soon.*
- Scott Munzel is working day and night preparing the report to the Tax Tribunal (due March 17) on the Wellness Center. Ms. Sherry, City Financial Director, has informed me that possible legislation from the state may be forthcoming on wellness centers.*

b) Staff – Michelle Aniol

- There will be a ZBA meeting on Monday, March 21 regarding setbacks and the ground sign on Dr. Kolb's building project. In April ZBA will also be meeting to discuss a front yard setback for Northern United Brewing.*
- SEMCOG General Assembly meeting will be held next Thursday, March 24.*
- A very good Business Summit was held with 30 attendees. Dr. Timmis from Dexter Schools talked of initiative and involvement with businesses and the schools.*

12. Chairman's Report:

*a) April 2., 2016 Agenda: Consider FY 2016-17 Forecast with Budget Review in May and Action on the Budget in June.*

13. Non-Arranged Citizen Participation:

*None*

14. Adjournment

*Motion Keough; support Willis to adjourn at 8:24 AM.*

*Unanimous voice vote approval with Becker, Darnell, Finn Model and O'Haver absent.*

Respectfully submitted,

Carol Jones, Secretary

Approved for filing: April 21, 2016