

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 7:31eAM 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

Approved for filing, as amended: May 19, 2016