

# **Dexter Downtown Development Authority**

February 16, 2017 <> 7:30 AM

**Dexter Senior Center**

7720 Ann Arbor Street

Dexter, MI 48130

## **MINUTES**

1. Call to Order: Called to order at 7:30 AM on February 16, 2017 by Chairman Steve Brouwer.

2. Roll Call

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

Also in attendance: Michelle Aniol, Community Development Manager and Courtney Nicholls, City Manager.

3. Approval of Minutes from the Regular Meeting on January 19, 2017.

*Motion Finn; support Willis to approve the minutes of the Regular Meeting on January 19, 2017 as presented.*

*Unanimous voice vote approval with Model, O'Haver and Schmid absent.*

4. Approval of Agenda:

*Motion Darnell; support Bellas to approve the agenda as presented.*

*Unanimous voice vote approval with Model, O'Haver and Schmid absent.*

5. Pre-arranged Audience Participation: *None*

6. Non-Arranged Citizen Participation: *None*

7. Treasurer's Report: Treasurer Mike Fitzpatrick provided the following information and the Board took the following action:

a) February Invoices: Invoices from Scott Munzel for 2016 Dexter Wellness Michigan Tax Tribunal for \$1,312.50 and Dexter Wellness Appeal in the amount of \$191.50 for a total amount of invoices of \$1,504.00.

*Motion Willis; support Darnell to pay the February invoices in an amount of \$1,504.00.*

*Unanimous voice vote approval with Model, O'Haver and Schmid absent.*

b) Approval of February 2017 Treasurer's Report.

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

*Unanimous voice vote approval with Model, O'Haver and Schmid absent.*

c) DDA Forecast – Discussion regarding DDA Forecast in preparation for FY 2017-2018 Budget

*The forecast scenario was reviewed. Mayor Keough spoke of funds coming into the City from Personal Property Tax Fund from the State of Michigan some of which has been earmarked for the sub-station. He suggested moving out the re-payment for the DTE sub-station swap until 2021-2022. Discussion followed.*

8. Correspondence / Communications:

None

9. Action Items:

a) Old Business

- 1) DDA Boundary Expansion – Discussion regarding library millage legislation and the amendment to the DDA Act.

*Ms. Aniol explained the various scenarios that the new legislation regarding the Library millage and DDA capture. Discussion followed.*

*Motion Keough; support Darnell to postpone action on the DDA expansion for thirty days and have the sub-committee continue to meet with the Library over the next thirty days.*

*Ayes: Becker, Bellas, Brouwer, Finn, Fitzpatrick, Darnell, Jones, Keough and Willis*

*Nays: None*

*Absent: Model, O'Haver and Schmid*

*Motion carries*

b) New Business

- 1) Schedule Public Hearing to consider the Inter-Local agreement with Washtenaw County Brownfield Redevelopment Authority regarding Grandview Commons Brownfield Plan.

*Motion Finn; support Darnell to schedule a Public Hearing for March 16 to consider the Inter-Local Agreement with the Washtenaw County Brownfield Redevelopment Authority regarding the Grandview Commons Brownfield Plan.*

*Ayes: Becker, Bellas, Finn, Fitzpatrick, Darnell, Jones, Keough and Willis*

*Nays: None*

*Abstain: Brouwer*

*Absent: Model, O'Haver and Schmid*

*Motion carries*

10. Discussion Updates:

*None*

11. Reports:

a) Committee Reports

1) Broad Street Redevelopment Committee – Staff is working on a visioning exercise and anticipated the next meeting of the committee will be scheduled before the end of February.

*The Redevelopment Committee met last month to look at the next steps. The committee felt that before going out for an RFP, they would work with the intern and Council Member Zach Michels to visualize what the city would like to see at 3045 Broad.*

b) Mayor – Shawn Keough

- *Mayor Keough also reported of the other uses from the Personal Property Tax Fund such as paying into some of the unfunded areas.*
- *Council will have its first goal setting session on Saturday, ~~March~~ February 18. They will be talking about Park Use Permits at this meeting/*
- *The Dexter Garden Club has made a request to City Council to allow a change in Banner Permit language to allow sponsorship name or logo on signs and/or banners.*

c) Staff – Michelle Aniol

- *City Council approve the Special Land Use for the NUBCo, the Site Plan extension for Mill Creek Terrace, The Grandview PUD, and the Grandview Final Site Plan at their Feb 13 Meeting.*
- *I will be removing the three projects from the future agendas since the DDA will not be doing any projects at this point.*

12. Chairman's Report: March 16, 2017 Agenda

a) *Public Hearing regarding Grandview Commons Brownfield Plan*

13. Non-Arranged Citizen Participation:

*Doug Finn invited DDA members to attend the March 2, 2017 Kick-off for Dexter's Relay for Life at NULL from 6:30-8:30 PM.*

14. Adjournment

*Motion Darnell; support Fitzpatrick to adjourn at 8:44 AM.*

*Unanimous voice vote approval with Model, O'Haver and Schmid absent.*

Respectfully submitted,  
Carol Jones, Secretary

Approved for filing, as corrected: March 16, 2017