

**MINUTES OF BROAD STREET REDEVELOPMENT MEETING
OF
AUGUST 27TH, 2013**

The meeting was called to order at 7:00 p.m. at The Village of Dexter.

Attendees:

Carol Jones
Donna Fisher
John Coy
Ray Tell
Randy Willis
Fred Model
Molly Robinson
Joe Semifero
Jim Carson
Paul Cousins
Steve Brouwer
Courtney Nicholls
Jim Chaconas
Shawn Keough
Julie Knight
Donna Dettling
Rich Bellas
Fred Schmid
Don Darnell
Jim Houk

Representing:

DDA and Council
Village Council
Parks Commission
Council
DDA
DDA
Planning Commission
Council
Council
Council
DDA
Village Staff
Collier
Village Council
Council
Village
DDA
DDA
DDA
OHM Advisors

Guests:

Dunlavy, Blossom, Blossom, Stacey

Early Dismissal:

Semifero

Recording Secretary:

Dettling, Nicholls

GENERAL BUSINESS

Goals and Objectives for Redevelopment:

- Residential/apartments are red hot at this time; retail and commercial over saturated
- Office/commercial market is consistently rising
- Developers interested in housing
- Retail will take off with housing coming into this area to support the retail
- Demand for hotel—hotel not recommended because of oversaturated market (Chaconas)
- Who would rent in downtown? Seniors moving into apartments. Rebirth of downtown area with residents
- 108 units, water and sewer capacity
- Will restaurants or boutiques be incorporated? Grocery/market was discussed; however, it will not be incorporated into the plan because of the belief people do not shop downtown
- High density downtown means more people and more marketable

- Developer wants to know what to expect
- HUD Financing participation: This project would be eligible for financing. 2.9% financing
- Shift in mindset from home ownership to renting an apartment

Zoning/Village Commercial/DDA

- Residential, yes; should drive/desire mixed use; signage is a concern, is it on the park and/or in the parking lot? (Carson)
- Keep some of property for artist shop and small boutique; keep building under wires; DDA decided to remove shop; future park expansion for walking/biking; facility committee issues; fire station on-site; Okay with potential height addition, wants it to look residential/flat, higher standard on park side. (Cousins)
- Residential is best; does not agree with village hall, but fire station should be on site; some retail facing the street; DTE substation – key component a PRIORITY; DDA – make it a PUD, roof-gabled/flat. (Brouwer)
- PC – Add lighting to list (Robinson)
- Boutique shops, no village facilities; likes residential; would not like to see fire station. (Fisher)
- Mixed use, possibly phased; would like to know ratio of residential to retail; Broad included in facilities discussion because we own it; expects feedback from DTE at end of 3rd quarter; storm water concerns near Grand; substation DTE discussion still an option; plan priority with infrastructure, water lever, etc.; Discussion regarding how close to asphalt path? Buffer between path and building. (Keough)
- Need for residential; apartment option is good for seniors; no to fire station; DDA vision was residential. DDA support. (Jones)
- Understands why people want to live here; residential could work; no to fire station and village offices. (Knight)
- No fire station; Village Hall; get highest return with multifamily; suggest maybe restaurant facing park. (Coy)
- Highest economic return, concerns about high density apartments and demographics; concern with apartment building getting rundown. (Darnell)
- River access, infrastructure considerations, capacity should be a catalyst for other development; benefit of condos vs. apartments 1500sqft; focus on infrastructure needs – water/sewer/storm; know capacity for sewer; consider all sides and future path expansion. (Tell)

Multi-family Condos

- Shift in mindset from home ownership to renting an apartment; 45' height, design standards
- Financing more challenging for condominiums; multi-family rental less of a challenge (Houk)

Grand Issues

- Property owner (Dunlavy); property next to development; how will development affect their building, how can property owner existing building be enhanced; their profitability; how to coordinate their investment. (Blossom)
 - *Follow-up items to include:*

1. Need density to drive income for their building.
 2. Does overall master plan need to be reviewed?
- Priority on substation; no to village office and fire station; yes to residential. (Willis)
 - Mixture of residential/commercial (Model)
 - Mixed use (Wade)
 - No fire department or village; mixed use (Robinson)
 - Mixed use; no fire station; likes apartments; priority substation (Schmid)
 - No interior shopping spaces – avoid this; out-facing store fronts are best; restaurant/deli quick turnaround (Bellas)

Desirable Uses

- Retail shops - mixed use; condo vs. rental apartments;
- Residential, retail, and office;
- (High density) Multi-family high end (Apartment or condo);
- High demand for apartments – 0%;
- Maintain access to park through site;
- 100% residential (“No Way”);
- Market drives (2.99 40 year HUD);
- High-end residential – rent or own either okay, mixed use – retail (108 both buildings);
- Substation will hurt residential sales. (Houk)

Design Standards

- This development will act as catalyst for redevelopment
- Code 1.75 - Parking spaces per unit – would we allow a lower standard?
- Our codes: 1.8 and 2.2 - Parking spaces per unit
- \$35,000 - \$40,000 per space when going underground for parking.
- 45’ height

Zoning Standards

- Are we okay with our current standards or do we want them stricter, or less strict?
- Maybe restrict signage for this site
- Priority that developer must include access to Mill Creek Park in the design
- Are there other zoning standard restrictions?
- PUD – would provide some flexibility for site requirements
- Trade off with revenue/sale/price
- Revenue sacrificed with more expensive design standard
- Brick/pre-cost standard
- Must fit with downtown aesthetics
- Village Commercial: How building will be oriented to path – buffers and landscaping
- Roof standards: Let developer put forth ideas, some flexibility
- Four-sided standards for building design – all sides must work with downtown look and feel
- Demonstrate how public access to the park will be enhance and incorporated into design.

Incentives Discussion:

- Request to Continue this discussion at later date
- Willingness to negotiate with developer on incentives, trade off purchase price for the property against what incentives the buyer needs to make the project work
- Establish expectation for developer *up front*
- *Some incentives usually make these projects work.*

Environmental Concerns

- No discussion; discuss at later date