

## Dexter Downtown Development Authority

Meeting Agenda  
October 16, 2014 @ 7:30 AM  
**Dexter Senior Center**  
7720 Ann Arbor Street  
Dexter, MI 48130

**1. Call to Order:**

**2. Roll Call:**

Becker, Patrick	Bellas, Rich	Brouwer, Steve, Chair
Covert, Tom, Treasurer	Darnell, Don	Finn, Doug
Jones, Carol, Secretary	Keough, Shawn, Village President	Model, Fred
O'Haver, Dan	Schmid, Fred	Willis, Randy

**3. Approval of Minutes from the Regular** September 18, 2014 meeting

**4. Approval of Agenda**

**5. Pre-arranged Audience Participation:**

- a) **ASTI Environment** – Remediation Options Analysis Report by Tom Wackerman or Brian Kuberski

**6. Non-Arranged Citizen Participation:**

**7. Treasurer's Report:**

- a) Invoices:  
• **September Total: \$335,565.30**
- b) Approval of Treasurer's Report- October, 2014

**8. Correspondence / Communications:**

- a) OHM Parking Lot Re-Striping Memo

**9. Action Items:**

- a) None

**10. Discussion and Updates:**

- a) Capital Improvements Plan (CIP) – Review and discussion regarding DDA projects for 2015-2020 CIP.

**11. Village President and Staff Reports**

**12. Chairman's Report:**

- Items for November 20, 2014 Agenda

**13. Non-Arranged Citizen Participation:**

**14. Closed Session:** Discussion of pending litigation

**15. Adjournment**

# Dexter Downtown Development Authority

September 18, 2014 <> 7:30 AM

Dexter Senior Center  
7720 Ann Arbor Street  
Dexter, MI 48130

## MINUTES

1. Call to Order: Called to order at 7:30 on September 18, 2014 by Chairman Steve Brouwer.

2. Roll Call

Becker, Patrick-ab	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: Courtney Nichols, Assistant Village Manager; Michelle Aniol, Community Development Manager; Marie Sherry, Finance Director/Treasurer; and Scott Munzel, DDA Attorney.

3. Approval of Minutes from the Regular August 21, 2014 Meeting:

*Motion by Don, second by Fred M to approve the regular meeting minutes of August 21, 2014 as presented. Motion carries.*

4. Approval of Agenda:

*Motion by Don, second by Fred S to approve the agendas presented.*

5. Pre-arranged Audience Participation:

*None*

6. Non-Arranged Citizen Participation:

*None*

7. Treasurer's Report:

a) September Invoices: Invoice from Scott Munzel, legal fees for August 2014, for \$610.50 and invoice from OHM for professional services for \$449.50 for a total of \$1,060.60. *Motion by Don, second by Randy to pay the September invoices in the amount of \$1,060.00. Motion carries.*

b) Approval of September Treasurer's Reports – *Motion by Fred M, second by Don to accept the September Treasurer's report as presented. Motion carries.*

c) DDA Forecast - *Unchanged.*

8. Correspondence / Communications:

a) RRSites – U of M Presentation follow-up

*Included in the packet along with additional information.*

9. Action Items:

- a) Brick Paver Project Contract Award – Discussion and possible action to award a contract for the brick paver repairs in the Downtown.

*Motion by Don; second by Randy to award the brick paver project contract to Todd's Services to do the worst areas for a cost not to exceed \$15,000 to be determined by the DPW and the Public Service Superintendent. Motion carries.*

- b) ASTI Environmental Proposal – Discussion and possible action to approve ASTI Environmental proposal to complete an evaluation of remediation and controls options for 3045 Broad Street in an amount not to exceed \$900 or \$450 if project is split with the Village.

*Motion by Carol; support by Fred M to conduct an evaluation of the property at 3045 Broad Street at a cost not to exceed \$900 and request and expanded scope of cost options for remediation. Motion carries.*

- c) Bond Debt Pay Down – Discussion and possible action regarding paying down debt.

*Motion by Tom; support by Don for the DDA to pay down the last year of the 2008A Series Bond in an amount of \$225,000. Motion carries.*

10. Discussion Updates:

- a) New Proposed DDA/TIF Legislation – *Waiting to hear more from the state. Discussion followed.*

11. Village President and Staff Reports

- a) President –

- *Ann Arbor Street has opened back up with crosswalks at Inverness and Dover which will be completed when work is done on Central Street. Will request a breakdown of the cost from the DDA for the lights along Ann Arbor Street.*
- *The work on Central Street is progressing and expects to be done the first week of October.*
- *The Village approved a contract with Barrett Paving for work on Village streets to be done this fall.*

- b) Staff Support Update – Michelle Aniol reported on the following:

- *MC3 has submitted an Industrial Tax Exemption request and Village Council will hold a public hearing on October 27 for this request.*
- *Northern United Brewing has submitted an application to expand its tasting room to accommodate private parties, tours and overflow.*
- *Deputy Homes have submitted a preliminary zoning compliance application for Building A with approval pending.*
- *Mathnasium is proposed to open in Dexter Crossing.*
- *Have met with the Gilbert's on Third Street regarding the removal of a dilapidated barn in the right-of-way.*
- *Addressed the Saline City Council regarding participation in the MSHDA Target Market Analysis.*
- *Re-looking at the Mill Creek Master Plan as how to handle stormwater in that area.*
- *Working with DTE regarding the vacating of the First Street right-of-way.*

12. Chairman's Report:

Items for October 16 Agenda –

13. Non-Arranged Citizen Participation: None

14. Closed Session – Discussion of pending litigation

*Motion by Tom; support by Don to move into closed session for the purpose of discussing pending litigation in accordance with MCL 15.268 at 8:19 AM.*

Ayes: Rich Bellas, Steve Brouwer, Tom Covert, Don Darnell, Carol Jones, Shawn Keough, Fred Model, Fred Schmid and Randy Willis.

Nays: None

Absent: Patrick Becker, Doug Finn and Dan O'Haver

At this point Steve Brouwer excused himself from the meeting and Past-Chairman, Fred Schmid assumed leadership.

*Motion by Tom; support, Don at leave closed session at 9:03 AM.*

Ayes: Rich Bellas, Tom Covert, Don Darnell, Carol Jones, Shawn Keough, Fred Model, Fred Schmid and Randy Willis.

Nays: None

Absent: Patrick Becker, Steve Brouwer, Doug Finn and Dan O'Haver

15. Adjournment

*Motion by Fred M, second by Tom to adjourn the meeting at 9:04 AM. Motion carries.*

Respectfully submitted,  
Carol Jones  
Secretary

DRAFT

# MEMO

## ASTI Environmental

**Date:** October 3, 2014  
**To:** Michelle Aniol, Village of Dexter  
**From:** Tom Wackerman  
**Subject:** Remediation Options Analysis, 3045 Broad Street, Dexter, Michigan  
(ASTI Project No. 1-6555)

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### Background

The property at 3045 Broad Street (the Property) in Dexter is currently vacant, but was most recently developed with a 35,746-square-foot industrial building that contained 12 units (see attached figures), asphalt and concrete parking areas, and maintained lawn areas. The building was demolished and the concrete pads and other surfacing materials maintained in-place as engineered controls. Previously, the Property was developed with an electrical company building, a creamery, butter tub house, and residence in 1912. The western portion of the Property was reportedly a sawmill in the early 1800s and early 1900s. Around 1929 the Property was developed with a laundry building, outhouse, and a vacant building. The most recent building was constructed on the Property in 1951 with additions in 1956, 1958, 1972, 1974, 1977, and 1980. That building was primarily used for manufacturing from 1951 until 2012. Manufacturers that have operated on the Property consisted of Dexter Automotive Products (1970s), Dapco Industries (late 1970s and 1980s), and Klapperich Welding (1980 to current). Dexter Automotive Products and Dapco Industries made fittings, valves, filters, and pumps for engines. Site features are illustrated on attached Figure 1.

The following investigations have been completed by ASTI Environmental on the Property for the Village of Dexter.

- Phase I Environmental Site Assessment dated August 17, 2007
- Phase I Environmental Site Assessment dated July 12, 2012
- Phase II Environmental Site Assessment dated August 9, 2012
- Asbestos Containing Material Inspection dated December 10, 2012
- Baseline Environmental Assessment dated January 7, 2013
- Due Care Plan dated February 13, 2013
- Water Well Abandonment Report dated March 20, 2013
- Indoor Air Sampling Reports dated February 27, 2013 and May 14, 2013
- Excavation Backfilling and Concrete Capping Report dated May 15, 2013



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### Identified Impacts

Based on these assessments, the Property is a facility according the Part 201 of Michigan Act 451 because of the following historical impacts. These are illustrated on attached Figures 2 through 5.

1. Impacts in soils exceed the applicable residential criteria for direct contact for arsenic.
2. Impacts in soils exceed the applicable residential criteria for drinking water protection and groundwater-surface water interface for arsenic, mercury, selenium and chromium.
3. Impacts in soils exceed the applicable residential criteria for drinking water protection and groundwater-surface water interface for naphthalene, 1,2,3-trimethybenzene, 1,3,5-trimethybenzene, trichloroethene, tetrachloroethene, and cis-dichloroethene.
4. Impacts under the building in former Unit 6 exceeded the residential criteria for volatilization to indoor air for trichloroethene in soils and groundwater.
5. Impacts to indoor air in former Units 1 and 4 exceeded the residential and non-residential vapor intrusion indoor air screening level for trichloroethene.
6. Impacts to indoor air in former Units 11/12 exceeded the residential vapor intrusion indoor air screening level for trichloroethene.
7. Impacts in groundwater exceed the applicable residential criteria for drinking water for cis-dichloroethene, 1,1-dichloroethene, trichloroethene, vinyl chloride, and tetrachloroethene.
8. Impacts in groundwater exceed the applicable residential criteria for groundwater-surface water interface for trichloroethene and naphthalene.

In addition, the following site features may impact future redevelopment:

9. Soils below at least former Unit 6 are considered an F-listed hazardous waste based on the source of the impacts.
10. Impacts to groundwater may have migrated on to the property from adjacent properties to the southeast.
11. Groundwater flows to the north or northwest and may be migrating onto the northern adjoining park and toward Mill Creek.
12. Underground storage tanks may still exist under the building foundation.
13. Because the Property is a facility, any soils removed from the Property during redevelopment would need to be properly characterized or transported to an appropriate landfill.
14. Any water produced from de-watering activities will need to be properly containerized and kept on site or characterization for off-site disposal.

### Property Redevelopment Assumptions

These impacts and site features will affect future redevelopment of the Property. The proposed redevelopment that is considered in this Remediation Options Analysis is for residential rental or sale. Three density options are being considered as described in the presentation titled *3045 Broad Street Development Analysis* dated August, 2014 and presented by Peter Allen & Associates. This redevelopment assumes the following density options from that presentation.

	Development Assumptions			
	No. Buildings	No. Stories	Total SF	First Floor Residential (SF)
Low Density	4	3	75,240	25,080
Medium Density	4	3	86,400	28,800
High Density	5	4	153,600	38,400



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Three scenarios for this redevelopment are considered in this analysis.

Scenario 1: All residential units are for sale with residential on ground floor. This will require compliance with residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve residential clean-up criteria.

Scenario 2: All residential units are for rent with residential on ground floor. This will require compliance with non-residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve non-residential clean-up criteria.

Scenario 3: All residential units are either for sale or rent, and are constructed above ground floor parking (no residential on ground floor). This will require compliance with residential clean-up criteria if for sale, and non-residential criteria if for rent, and the installation of engineered, institution or administrative controls, but it is assumed that it will not require installation of a sub-slab vapor collection system.

### Property Redevelopment Issues

Because of the long term requirements for remediation of groundwater impacts, this analysis assumes that impacted soils and/or groundwater above the residential criteria will remain on the Property under all of the above scenarios, and the Property will remain a facility. As such, residential usage of the property will require a limited closure with engineered controls, deed restrictions, and long term implementation of due care requirements and remediation or control systems. In addition, notification of impacts must be provided to purchasers of the Property. Redevelopment must be implemented in compliance the Due Care Plan and the associated Declaration of Restrictive Covenant.

As indicated in attached Table 1, the impacts and site features described above have different requirements during pre-purchase assessment, redevelopment and operation. Items in Table 1 assume residential redevelopment as described above. Some of the items are optional as follows:

- Additional sampling to delineate impacts: Additional sampling may limit areas that require remediation or control. However, given the industrial nature of the property, it may also identify larger impacts. As such, implementation of control across the entire property is assumed in this analysis as a presumptive remedy.
- Remediation of impacted groundwater: For innocent landowners, or bonafide purchasers, control of groundwater is required, but remediation is optional. Site data indicates that groundwater may be venting to the wetlands and/or river to the north and remediation would reduce these impacts. However, groundwater impacts may be migrating to the Property from off-site as well. Removal of source materials will reduce impacts from the Property to groundwater, and natural attenuation will further reduce concentrations.
- Geophysical survey to identify UST: A suspected UST may exist on the property. Investigating the location will provide information for managing construction costs and timing, but this can also be managed as a contingency during site preparation.



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**Table 1  
Environmental Issues Table for Purchaser**

Issue	Description of Issue	Activity to be Conducted	Assumptions/Comments
Pre-purchase Due Diligence	Property is a facility per Part 201 of Act 451	Completion of Phase I and Baseline Environmental Assessment (BEA)	Required to maintain statutory liability protection for innocent landowner or bona fide purchaser. Phase I must be completed prior to purchase. BEA must be completed within 45 days of purchase.
		Completion and implementation of Section 7a Compliance report (Due Care Plan)	Change in use requires new Due Care Plan. DEQ approval required if federal funds are used. DEQ approval is recommended for residential redevelopment.
Considerations for Redevelopment of Property	Arsenic above residential direct contact criteria	Additional sampling may be completed on surface and near surface for utilization of 95% Upper Confidence Level calculation for determination if results are above cleanup criteria.....and/or.....	Delineation may be used to establish site-specific population characteristics.
		Capping with clean soil, asphalt, concrete, or landscaping materials, or....	Part of construction costs.
		Soil removal and replacement of upper 1-2 feet	Removed soils to be characterized or disposed at landfill.
	Identified soil and groundwater VOC impacts above the volatilization to indoor air inhalation and soil gas results above screening levels Unacceptable risk for uncontrolled development for residential and non-residential.	Optional additional soil, groundwater, and soil gas sampling to determine extent	Additional delineation could reduce impacted areas. Presumptive remedy recommended.
		Removal of VOC source area soils	Based on limited sampling completed in area.
		Optional remediation of VOC impacted groundwater	Not required as part of Due Care Requirements.
		Installation of sub-slab vapor collection system under proposed building. Installation of epoxy coating on slab.	Would require air monitoring and possible permit process with DEQ. Potential long term operation and maintenance requirements.
	Soil removal for utilities and building foundations	Any soil removed from Property will need to be properly characterized and land filled. Engineered backfill will be necessary in utility lines.	
	Underground storage tanks (USTs)	Optional completion of Geophysical survey around building	Suspected USTs can be addressed during site redevelopment.
		Any USTs encountered during redevelopment will have to be removed and documented.	USTs were historically located on the Property as detailed in the Phase I ESAs. Former owner provided information on USTs at four locations, but one UST location around original manufacturing building is unknown and may exist under building.
	Demolition of current building foundations	Replace surfacing materials to prevent exacerbation	
	Fill Material	Extensive fill material may require the removal of soil and placement of engineered fill for building development. Removed soils must be characterized or disposed in landfill	
	Monitoring Wells	Site design can not interfere with monitoring wells or remediation. Monitoring wells may only be relocated once before 2018.	Based on Restrictive Covenant and general due care requirements.
Landscaping and Site Work	No unlined surface water impoundments. No modifications to on-site drainage features that would cause surface water to accumulate on-site or exacerbate existing conditions.	Based on Restrictive Covenant	
Considerations for Operation of Property	General	Notification of Buyers that property is a facility	
		Due Care Plan must be implemented and documented	
		Site Plan can not exacerbate existing conditions. All surfaces with hard cover must be maintained with hard cover.	
	Arsenic above residential direct contact criteria	Operation and Maintenance of Cover	
	VOC Impacts to soils and groundwater	Operation and Maintenance of sub-slab vapor collection system. Possible vent sampling.	
	Groundwater	No use of groundwater.	If optional groundwater remediation system is installed, operation and maintenance of system will be required.
Soils	No unsupervised digging. Removed soils characterized or disposed in landfill. Maintain all surfacing materials as current, and as needed for engineered controls.		

## Property Redevelopment Costs

### Scenario 1

This is the most likely scenario based on the development analysis. Notification of purchasers of ground level units will be required, and the property should be maintained in a separate entity to implement the due care requirements.

The following are the estimated costs of both the recommended and optional tasks. A new purchaser would typically conduct and fund the site assessment activities (Phase I EA, BEA, Due Care Plan, and DEQ approval (if required)), while the extent of remediation would be dependent on the site plans (if different from this scenario). Buyers would typically not complete the optional items.

Task	Scenario 1 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$3,000	\$3,960	\$3,000	\$3,960	\$3,000	\$3,960
DEQ Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$188,266	\$244,746	\$188,266	\$244,746	\$188,266	\$244,746
Sub-Slab Vapor System	\$75,240	\$99,317	\$86,400	\$114,048	\$115,200	\$152,064
Soil Disposal During Construction	\$44,587	\$115,925	\$51,200	\$133,120	\$68,267	\$177,493
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$339,693	\$548,948	\$357,466	\$580,874	\$403,333	\$663,263
<u>Optional Tasks</u>						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$405,193	\$900,893	\$422,966	\$932,819	\$468,833	\$1,015,208

### Scenario 2

Costs for this scenario are similar as for Scenario 1, since site controls must meet residential use. However notification to tenants would not be required. Property would be maintained in a separate entity to implement the due care requirements.



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The following are the estimated costs of both the recommended and optional tasks. As described in Scenario 1, a new purchaser would typically conduct and fund the site assessment activities and necessary remediation, but would typically not complete the optional items.

Task	Scenario 2 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$2,000	\$2,640	\$2,000	\$2,640	\$2,000	\$2,640
DEQ Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$188,266	\$244,746	\$188,266	\$244,746	\$188,266	\$244,746
Sub-Slab Vapor System	\$75,240	\$99,317	\$86,400	\$114,048	\$115,200	\$152,064
Soil Disposal During Construction	\$44,587	\$115,925	\$51,200	\$133,120	\$68,267	\$177,493
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
<b>Subtotal Recommended Above</b>	<b>\$338,693</b>	<b>\$547,628</b>	<b>\$356,466</b>	<b>\$579,554</b>	<b>\$402,333</b>	<b>\$661,943</b>
<b>Optional Tasks</b>						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
<b>Subtotal Optional Tasks</b>	<b>\$65,500</b>	<b>\$351,945</b>	<b>\$65,500</b>	<b>\$351,945</b>	<b>\$65,500</b>	<b>\$351,945</b>
<b>Total Above</b>	<b>\$404,193</b>	<b>\$899,573</b>	<b>\$421,966</b>	<b>\$931,499</b>	<b>\$467,833</b>	<b>\$1,013,888</b>

### Scenario 3

This scenario would not require control of volatilization to indoor air, since all ground level activity is open parking. Therefore, source control and sub-slab vapor control should not be required if no building or occupied space are located on the ground floor (Declaration of Restrictive Covenant Section 1(a)(ii)). However, if groundwater remediation is selected, source control should also be implemented to reduce leaching to groundwater and therefore reduce remediation duration.

The following are the estimated costs of both the recommended and optional tasks. As described in Scenario 1, a new purchaser would typically conduct and fund the site assessment activities and necessary remediation, but would typically not complete the optional items.



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Task	Scenario 3 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$2,000	\$2,640	\$2,000	\$2,640	\$2,000	\$2,640
DEQ Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Slab Vapor System	\$0	\$0	\$0	\$0	\$0	\$0
Soil Disposal During Construction	\$44,587	\$115,925	\$51,200	\$133,120	\$68,267	\$177,493
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$75,187	\$203,565	\$81,800	\$220,760	\$98,867	\$265,133
<b>Optional Tasks</b>						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$140,687	\$555,510	\$147,300	\$572,705	\$164,367	\$617,078

### Funding Options

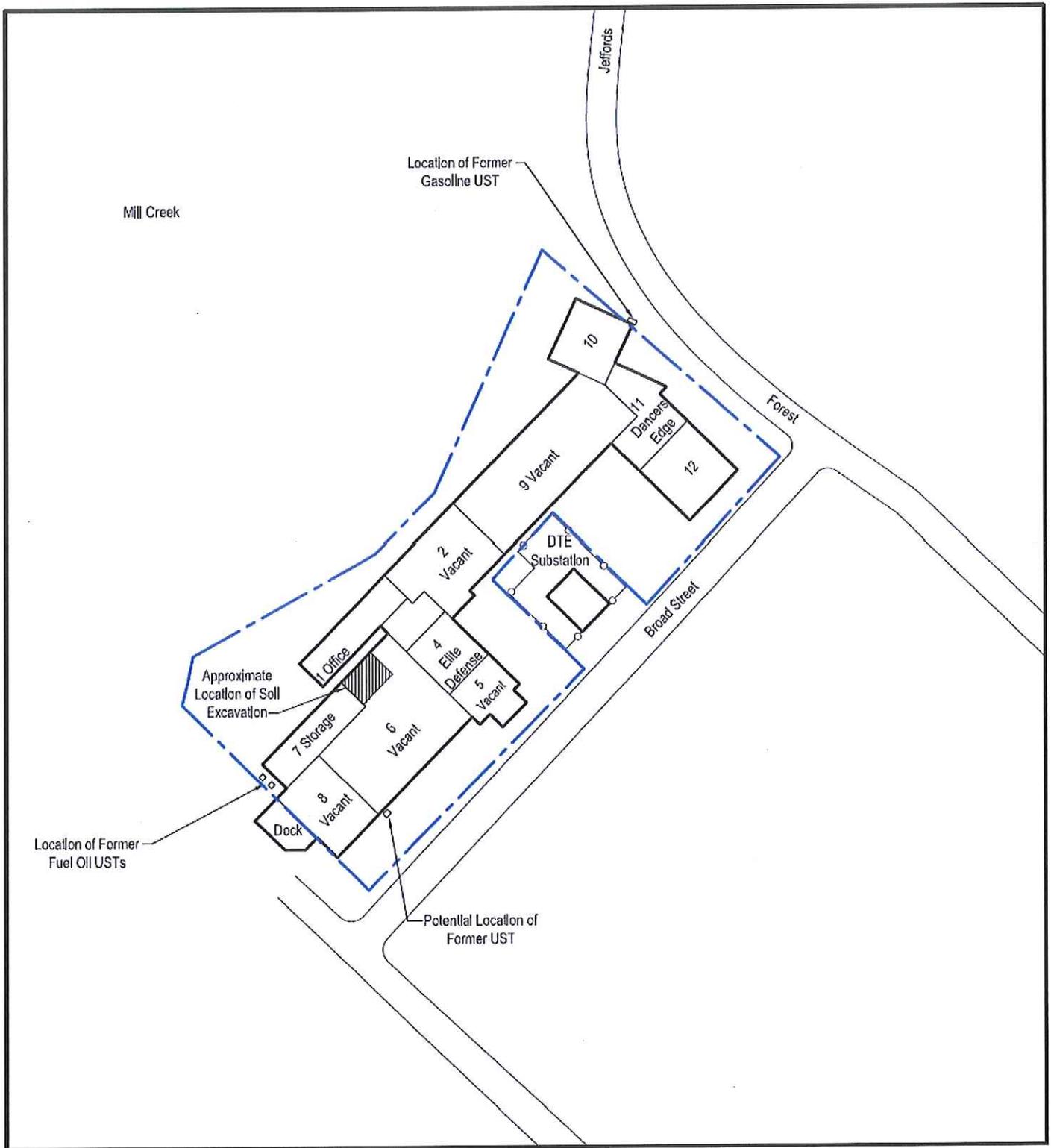
A new purchaser, if they comply with the innocent landowner, or bonafide purchaser, definition, could apply for funding for all of the assessment and remediation costs described above using Brownfield Tax Increment Financing (TIF) under Act 381. This would require preparation of a Brownfield Plan, which is included in the above cost estimates. Repayment from local only taxes would require 6 years for the high density minimum cost option under Scenario 1 at \$468,833 (best case for all costs listed), or 22 years for the low density maximum cost option under Scenario 1 at \$900,893 (worst case).

Funding for the source remediation (\$188,000-245,000) and UST removal (\$10,000-60,000) may be available from the previous landowner under existing agreements with the Village. In any case, funding of the source remediation and UST removal by the previous landowner may be a preferred option, since cost recovery for any Brownfield TIF can be pursued by the state. Funding for other items from the previous landowner may not be practical, since these are required for residential redevelopment and would not be required if the property remained industrial.

Funding for the source remediation (\$188,000-245,000) may also be available to the Village through the MDEQ Brownfield Redevelopment Grant and Loan Program. This program is competitive, but it provides funding to mitigate impacts so that redevelopment can proceed. It would require that a developer have a purchase agreement, and it is limited to one award per municipality per year.



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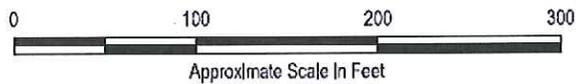
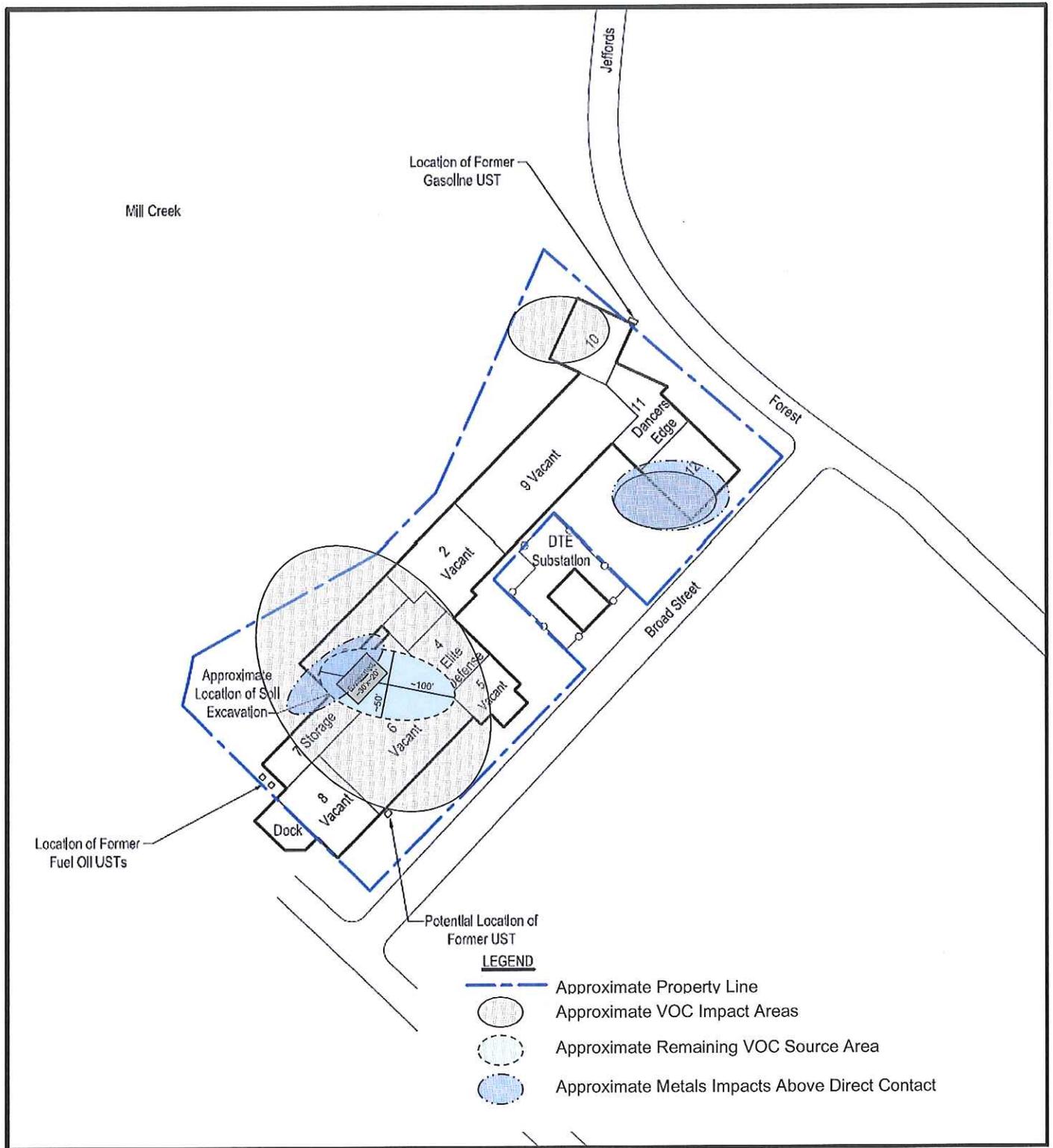
3045 Broad St.

Dexter, MI



Created by: TJW October 1, 2014

Figure I: Site Features Map - Soils



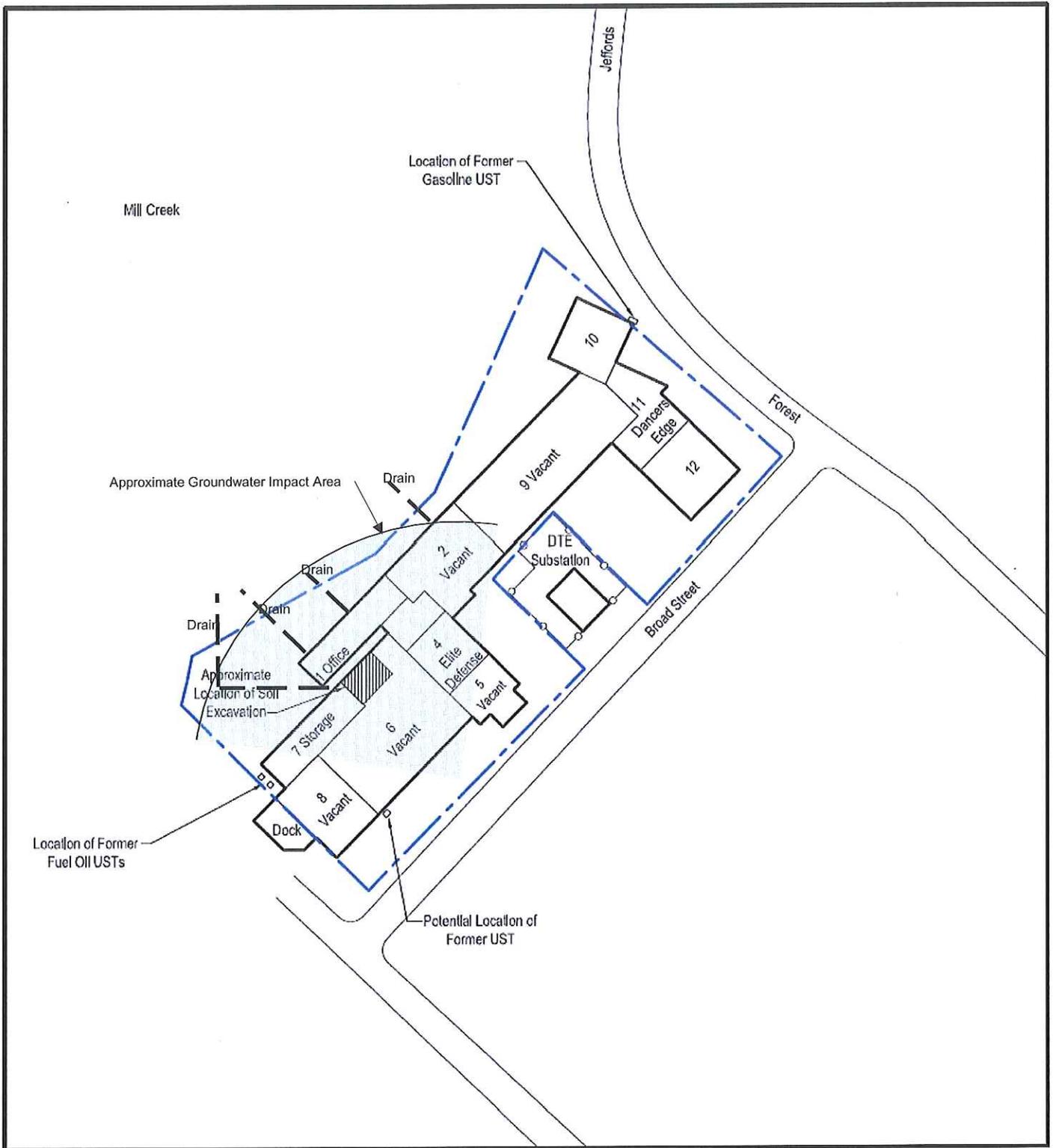
3045 Broad St.

Dexter, MI



Created by: TJW October 1, 2014

Figure 3: Site Issues Map - Soils



**LEGEND**  
 Approximate Property Line



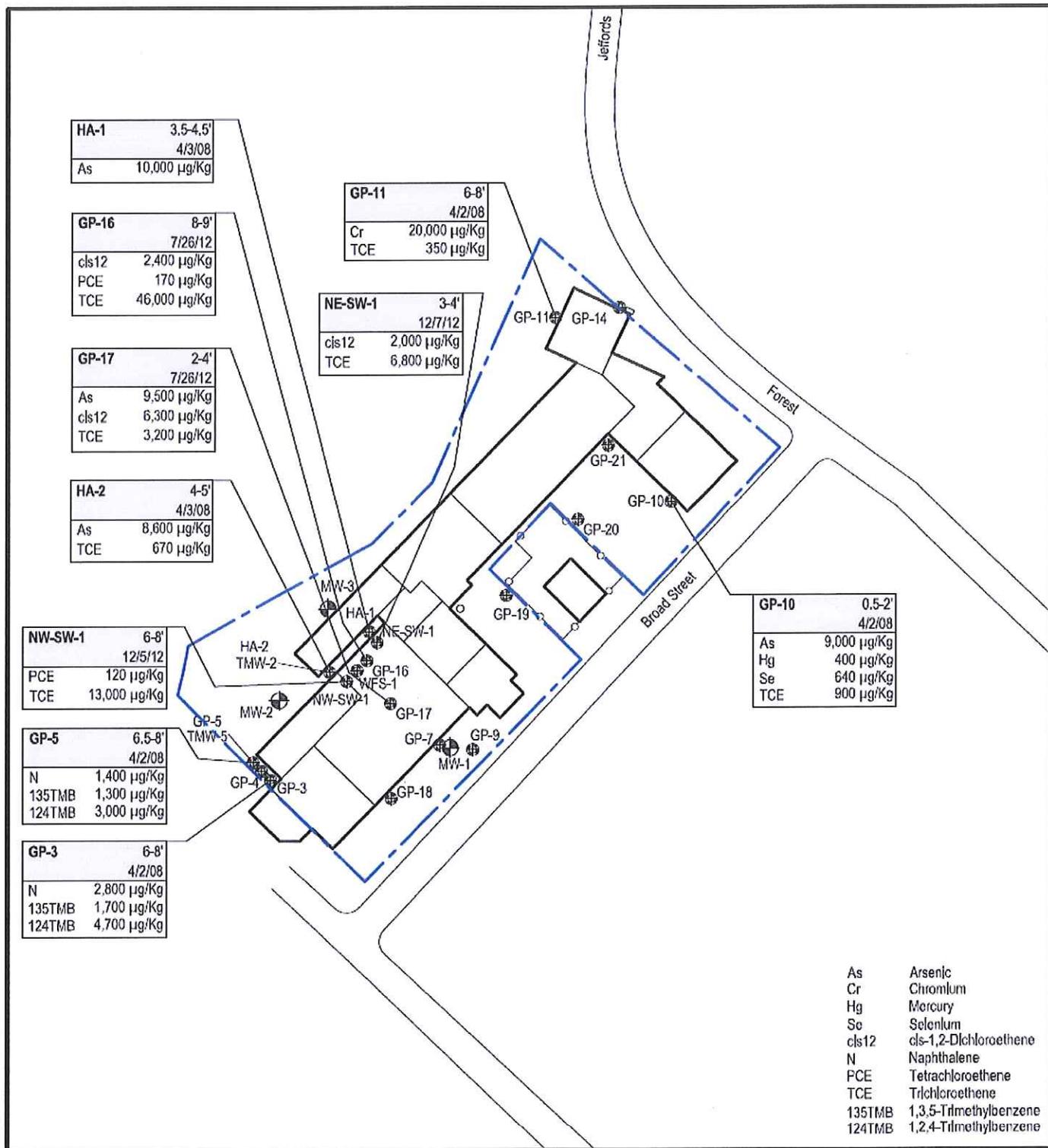
3045 Broad St.

Dexter, MI



Created by: TJW October 1, 2014

Figure 3: Site Issues Map - Groundwater



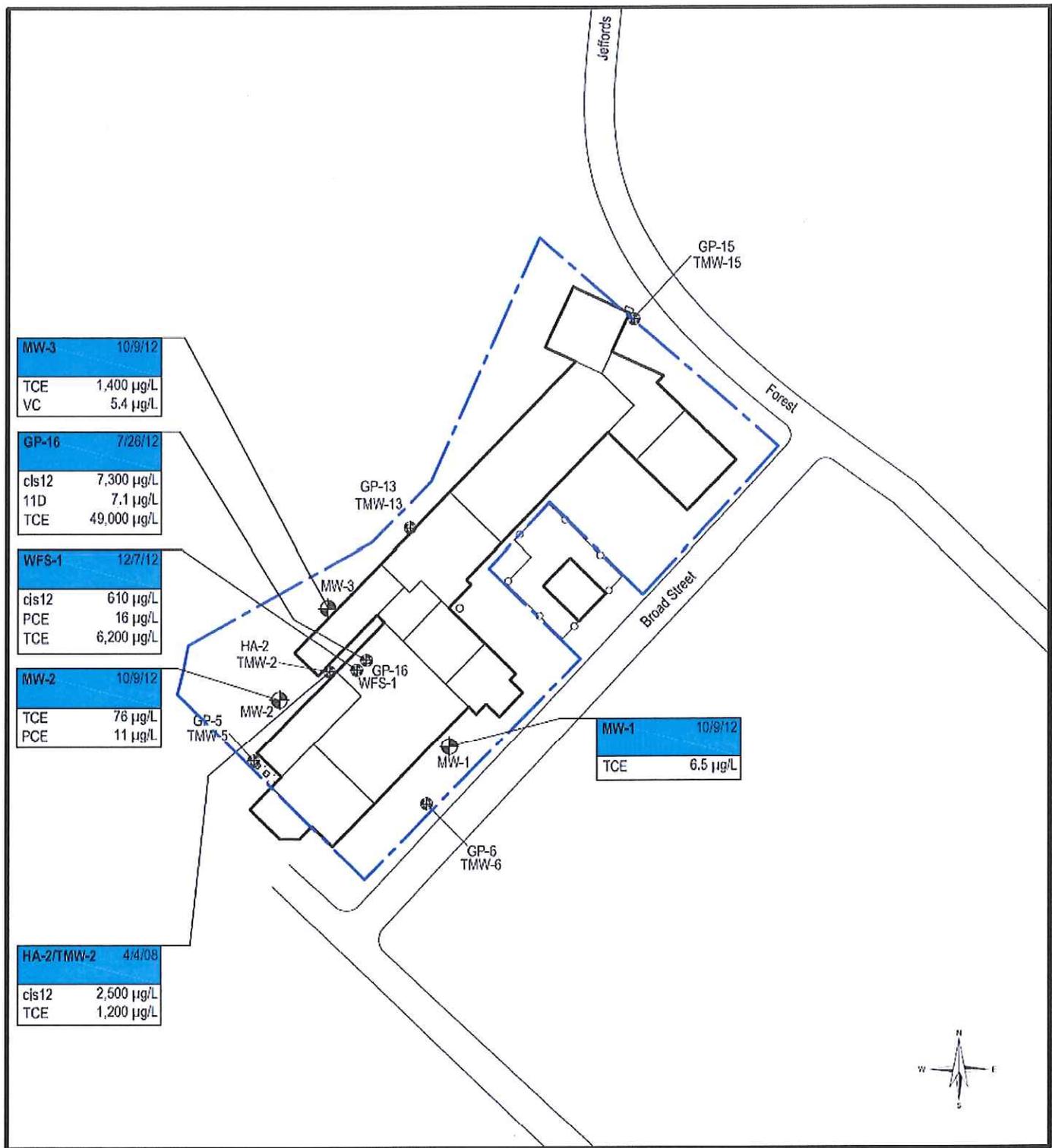
3045 Broad St.

Dexter, MI



Created by: TJW October 1, 2014

Figure 4: Soil Analytical Above GRCC



0 100 200 300  
Approximate Scale In Feet

**LEGEND**  
 Approximate Property Line  
 Approximate Property Line

cis12 cis-1,2-Dichloroethene  
 11D 1,1-Dichloroethene  
 TCE Trichloroethene  
 VC Vinyl Chloride  
 PCE Tetrachloroethene

3045 Broad St.

Dexter, MI



Created by: TJW October 1, 2014

Figure 5: Groundwater Analytical Above GRCC

# Memo

**To:** Dexter DDA  
**From:** Thomas Covert, DDA Treasurer and Marie Sherry, Village Treasurer  
**Date:** October 14, 2014  
**Re:** Treasurer's Report – October 2014

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## Invoice Approval Notes

- Scott E. Munzel is for legal services for the Dexter Wellness Center. \$2,777.75
- Asti Environmental is for the Remediation Options Analysis of 3045 Broad St, professional services through September 15, 2014. \$900.00
- US Bank is for the bond payments for the 2008 Taxable and Non-Taxable bonds, and it includes the extra \$225,000 pay down on the taxable bond. \$331,887.51
- Combined total due for all invoices is \$335,565.26

### DOWNTOWN DEVELOPMENT AUTHORITY INVOICE APPROVAL LIST - OCTOBER 14, 2014

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check #
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							
Dept 248 ADMINISTRATION							
248-248-810.000	ATTORNEY FEES	SCOTT E. MUNZEL, PC	ATTORNEY FEES - DEXTER WELLNES TAX TRI	1400	11/14/14	2,777.75	
						<u>2,777.75</u>	
Total For Dept 248 ADMINISTRATION						2,777.75	
Total For Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY						<u>2,777.75</u>	
Fund 394 DDA DEBT FUND							
Dept 850 LONG-TERM DEBT							
394-850-997.003	DDA 2008 TAXABLE BOND (\$1.6M)	US BANK CORPORATE TRUS	SERIES 2008A DOWNTOWN DEVELOPMENT		11/01/14	285,166.88	
394-850-997.004	DDA 2008 BOND (\$2+M)	U.S. BANK TRUST NATIONA	SERIES 2008B DOWNTOWN DEVELOPMENT		11/01/14	46,720.63	
Total For Dept 850 LONG-TERM DEBT						<u>331,887.51</u>	
Total For Fund 394 DDA DEBT FUND						<u>331,887.51</u>	
Fund 494 DDA PROJECT FUND							
Dept 908 TUPPER REDEVELOPMENT							
494-908-830.008	ENVIRONMENTAL STUDY	ASTI ENVIRONMENTAL SER	REMEDIATION OPTIONS ANALYSIS OF 3045 25287H		11/13/14	900.00	
Total For Dept 908 TUPPER REDEVELOPMENT						<u>900.00</u>	
Total For Fund 494 DDA PROJECT FUND						<u>900.00</u>	
Fund Totals:							
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY						2,777.75	
Fund 394 DDA DEBT FUND						331,887.51	
Fund 494 DDA PROJECT FUND						900.00	
Total For All Funds:						<u>335,565.26</u>	
--- TOTALS BY GL DISTRIBUTION ---							
248-248-810.000	ATTORNEY FEES					2,777.75	
394-850-997.003	DDA 2008 TAXABLE BOND (\$1.6M)					285,166.88	
394-850-997.004	DDA 2008 BOND (\$2+M)					<u>46,720.63</u>	
494-908-830.008	ENVIRONMENTAL STUDY					<u>900.00</u>	

## Cash Status

### DDA Cash Balances Report 9-30-2014

Fund	Account Name	General Ledger Balance	Notes
248 - DDA General	TCF Pooled Account	\$ 5,000.00	
394 - DDA Debt	TCF Pooled Account	\$ -	
494 - DDA Project	TCF Pooled Account	\$ -	
	<b>Total DDA Pooled Checking</b>	<b>\$ 5,000.00</b>	
248 - DDA General	TCF Money Market Account	\$ 195,126.96	
394 - DDA Debt	TCF Money Market Account	\$ -	
494 - DDA Project	TCF Money Market Account	\$ 203,807.21	
	<b>Total DDA Pooled Savings</b>	<b>\$ 398,934.17</b>	
248 - DDA General	UBT Money Market Account	\$ 504.62	
394 - DDA Debt	UBT Money Market Account	\$ 251,946.45	
494 - DDA Project	UBT Money Market Account	\$ -	
	<b>Total DDA Pooled Savings</b>	<b>\$ 252,451.07</b>	
248 - DDA General	Bank of Northern Michigan	\$ 200,000.00	For general use - Matures 1/17/2017 @ .75%
394 - DDA Debt	Ann Arbor State Bank CD	\$ -	Closed September 2014
494 - DDA Project	Flagstar Bank	\$ -	Closed September 2014
	<b>Total Non-Pooled</b>	<b>\$ 200,000.00</b>	
Total General Cash		\$ 400,631.58	
Total Debt Cash		\$ 251,946.45	
Total Project Cash		\$ 203,807.21	
		<b>\$ 856,385.24</b>	
Month End Cash		\$ 856,385.24	
Projected FY 14/15 Revenue All Funds		\$ 764,230.67	
Projected FY 14/15 Expenditures All Funds		\$ (1,081,742.76)	
Projected Year End Cash		\$ 538,873.15	

## Budget FY 14/15

- Following are the Fiscal Year 2014-2015 Revenue and Expenditure Reports through September 30<sup>th</sup>.

10/14/2014 REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF DEXTER PERIOD ENDING 09/30/2014 % Fiscal Year Completed: 25.21						
GL NUMBER	DESCRIPTION	2014-15 ORIGINAL BUDGET	2014-15 AMENDED BUDGET	YTD BALANCE 09/30/2014 NORMAL (ABNORMAL)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
248-000-415.000	TAX CAPTURE REVENUE	295,000.00	295,000.00	89,022.67	205,977.33	30.18
248-000-665.000	INTEREST EARNED	300.00	300.00	381.68	(81.68)	127.23
Total Dept 000-ASSETS, LIABILITIES & REVENUE		295,300.00	295,300.00	89,404.35	205,895.65	30.28
TOTAL Revenues		295,300.00	295,300.00	89,404.35	205,895.65	30.28
Expenditures						
Dept 248-ADMINISTRATION						
248-248-802.000	PROFESSIONAL SERVICES	5,000.00	5,000.00	0.00	5,000.00	0.00
248-248-803.000	CONTRACTED SERVICES	1,500.00	1,500.00	0.00	1,500.00	0.00
248-248-810.000	ATTORNEY FEES	0.00	0.00	2,978.75	(2,978.75)	100.00
248-248-843.000	PROPERTY TAXES	7,200.00	7,200.00	2,762.67	4,437.33	38.37
248-248-880.000	DOWNTOWN EVENTS	0.00	0.00	231.32	(231.32)	100.00
248-248-955.000	MISCELLANEOUS	0.00	0.00	15.00	(15.00)	100.00
248-248-957.002	DDA CAPTURE REFUNDS	5,000.00	5,000.00	0.00	5,000.00	0.00
Total Dept 248-ADMINISTRATION		18,700.00	18,700.00	5,987.74	12,712.26	32.02
Dept 442-DOWNTOWN PUBLIC WORKS						
248-442-803.015	VILLAGE MAINTENANCE	5,000.00	5,000.00	0.00	5,000.00	0.00
Total Dept 442-DOWNTOWN PUBLIC WORKS		5,000.00	5,000.00	0.00	5,000.00	0.00
Dept 965-TRANSFERS OUT - CONTROL						
248-965-999.394	TR OUT FOR BOND PAYMENTS - 394	336,000.00	336,000.00	0.00	336,000.00	0.00
248-965-999.494	TR TO DDA PROJECT FUND - 494	231,800.00	231,800.00	9,300.00	222,500.00	4.01
Total Dept 965-TRANSFERS OUT - CONTROL		567,800.00	567,800.00	9,300.00	558,500.00	1.64
TOTAL Expenditures		591,500.00	591,500.00	15,287.74	576,212.26	2.58
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		295,300.00	295,300.00	89,404.35	205,895.65	30.28
TOTAL EXPENDITURES		591,500.00	591,500.00	15,287.74	576,212.26	2.58
NET OF REVENUES & EXPENDITURES		(296,200.00)	(296,200.00)	74,116.61	(370,316.61)	25.02

Fund 394 - DDA DEBT FUND

Revenues

Dept 000-ASSETS, LIABILITIES & REVENUE

394-000-665.000	INTEREST EARNED	200.00	200.00	386.95	(186.95)	193.48
394-000-695.248	TRANSFER IN FROM DDA FUND 248	336,000.00	336,000.00	0.00	336,000.00	0.00
Total Dept 000-ASSETS, LIABILITIES & REVENUE		336,200.00	336,200.00	386.95	335,813.05	0.12

TOTAL Revenues

336,200.00	336,200.00	386.95	335,813.05	0.12
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Expenditures

Dept 850-LONG-TERM DEBT

394-850-992.000	BOND FEES	1,000.00	1,000.00	0.00	1,000.00	0.00
394-850-997.003	DDA 2008 TAXABLE BOND (\$1.6M)	135,400.00	135,400.00	0.00	135,400.00	0.00
394-850-997.004	DDA 2008 BOND (\$2+M)	118,500.00	118,500.00	0.00	118,500.00	0.00
394-850-997.005	2011 REFUNDING BOND (\$620K)	81,100.00	81,100.00	0.00	81,100.00	0.00
Total Dept 850-LONG-TERM DEBT		336,000.00	336,000.00	0.00	336,000.00	0.00

TOTAL Expenditures

336,000.00	336,000.00	0.00	336,000.00	0.00
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Fund 394 - DDA DEBT FUND:

TOTAL REVENUES	336,200.00	336,200.00	386.95	335,813.05	0.12
TOTAL EXPENDITURES	336,000.00	336,000.00	0.00	336,000.00	0.00
NET OF REVENUES & EXPENDITURES	200.00	200.00	386.95	(186.95)	193.48

Fund 494 - DDA PROJECT FUND

Revenues

Dept 000-ASSETS, LIABILITIES & REVENUE

494-000-665.000	INTEREST EARNED	200.00	200.00	178.03	21.97	89.02
494-000-695.248	TRANSFER IN FROM DDA FUND 248	231,800.00	231,800.00	9,300.00	222,500.00	4.01
Total Dept 000-ASSETS, LIABILITIES & REVENUE		232,000.00	232,000.00	9,478.03	222,521.97	4.09

TOTAL Revenues

232,000.00	232,000.00	9,478.03	222,521.97	4.09
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Expenditures

Dept 908-TUPPER REDEVELOPMENT

494-908-802.000	PROFESSIONAL SERVICES	50,000.00	50,000.00	10,469.50	39,530.50	20.94
Total Dept 908-TUPPER REDEVELOPMENT		50,000.00	50,000.00	10,469.50	39,530.50	20.94

Dept 965-TRANSFERS OUT - CONTROL

494-965-999.002	TRANSFER OUT TO GENERAL FUND - HOUSES	20,000.00	20,000.00	0.00	20,000.00	0.00
494-965-999.101	TRANSFER OUT TO GENERAL FUND	110,000.00	110,000.00	0.00	110,000.00	0.00
Total Dept 965-TRANSFERS OUT - CONTROL		130,000.00	130,000.00	0.00	130,000.00	0.00

TOTAL Expenditures

180,000.00	180,000.00	10,469.50	169,530.50	5.82
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Fund 494 - DDA PROJECT FUND:

TOTAL REVENUES	232,000.00	232,000.00	9,478.03	222,521.97	4.09
TOTAL EXPENDITURES	180,000.00	180,000.00	10,469.50	169,530.50	5.82
NET OF REVENUES & EXPENDITURES	52,000.00	52,000.00	(991.47)	52,991.47	1.91

TOTAL REVENUES - ALL FUNDS

863,500.00	863,500.00	99,269.33	764,230.67	11.50
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TOTAL EXPENDITURES - ALL FUNDS

1,107,500.00	1,107,500.00	25,757.24	1,081,742.76	2.33
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NET OF REVENUES & EXPENDITURES

(244,000.00)	(244,000.00)	73,512.09	(317,512.09)	30.13
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**Proposed Budget Amendments**

- Proposed amendments for the bond paydown, and for attorneys fees associated with the Dexter Wellness Tax tribunal case. The attorneys fee line may need further amendment in the future.

**DDA Fund 248**

Line Number	Line Description	New Line # ?	Revenue or Expenditure?	Original Adopted Budget	Previously Amended Budget	Amendment Amount	Budget After Current Amendment
248-248-810.000	Attorney Fees	No	Expenditure	\$ -	\$ -	\$ 10,000	\$ 10,000

Reason for Amendments Attorney Fees for the Wellness Center Tax Tribunal case - split 50/50 with the Village

Total change in Revenue - increase/(decrease): \$ -  
 Total change in Expenditures - increase/(decrease): \$ 10,000  
 Change to Overall Budget's revenue over expenditures: \$ (10,000)

Source of Reserves, if applicable: None

**DDA Fund 394**

Line Number	Line Description	New Line # ?	Revenue or Expenditure?	Original Adopted Budget	Previously Amended Budget	Amendment Amount	Budget After Current Amendment
394-850-997.004	2008 Taxable Bond Principle	No	Expenditure	\$ 118,500	\$ 118,500	\$ 343,500	\$ 225,000

Reason for Amendments To pay down the last year's principle on the 2008 taxable bond

Total change in Revenue - increase/(decrease): \$ -  
 Total change in Expenditures - increase/(decrease): \$ 225,000  
 Change to Overall Budget's revenue over expenditures: \$ (225,000)

Source of Reserves, if applicable: None

Approved by the DDA on October 16, 2014

\_\_\_\_\_  
 Carol J. Jones, Downtown Development Authority Secretary

**Debt Fund Summary / Forecast – Unchanged from August 2014**

**Bond Restructuring – Nothing new at this time**

- Consider refinancing bond if Broad Street sale not eminent

**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 2014 is August 29<sup>th</sup>, and for 2015 is June 15<sup>th</sup> – *has been filed for 2014.*
- Form 2604 – Tax Increment Financing Plan Report for Capture of Property Taxes (deadline to file is July 31<sup>st</sup> of each year) has been filed for Fiscal Year 2013-2014.
- Qualifying Statement – File the Fiscal Year 2013-2014 Qualifying Statement by December 31, 2014.
- The audit for Fiscal Year 2013-2014 commenced in late September, with a filing deadline of December 31, 2014.
- Publish the Fiscal Year 2014-2015 Annual Report by February 2015.

**Banking Strategy** – *Nothing new at this time*

**Tax Capture Update** - *Nothing new at this time*

- Work on verifying parcel inclusion has been substantially completed. Next step is to analyze the data with assessor.

◆◆ 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

10/4/2014

Invoice  
DDA 1400

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

248-248-810.000  
\$ 2777.75  
DDA

Re: Invoice for Legal Services - Dexter Wellness Center

Dear Ms. Nicholls:

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

9/3/2014	OC John Etter re Paul Cousins potential deposition; review Dexter materials; review CWF pleadings- for relevant pleading and supporting materials; email Cook re Cousins capacity question	2
9/4/2014	Review CWF materials for arguments they will present; prepare discovery questions to CWF, questions they may ask V/DDA; TCC Shawn K. and Courtney N. re strategy questions, Township position and meeting, potential dates to meet with CWF, Township, depositions	3.5
9/5/2014	Email Merte, Etter, clients re potential meeting dates; OC John Etter re issues, Cousins' situation, meeting; forward Merte email to Keough, Nicholls	0.7
9/6/2014	Review CWF materials in preparation for discovery	0.7
9/8/2014	Review CWF Bylaws and Amendments; review CWF materials in preparation for discovery, finance, community issues	2.2
9/9/2014	TC Jackie Cook re timing of depositions, request to simply set dates; TC MTT re timing of this type of case; review MTT rules on discovery- depositions by stipulation; email to parties re dates for Township meeting, CWF meeting	1.0
9/15/2014	Review of CWF materials in preparation for discovery, issues for Township and Merte	4.0
9/16/2014	Complete review of Docket documents to confirm Shawn has reviewed all; prepare for meeting with Township; attend meeting with Township officials, Keough, Cousins, Nicholls; meet with Keough re related issues; site visit to Chelsea Wellness to inspect workout facilities	3.5
9/17/2014	TC Jackie Cook re deposition dates for Shawn, Paul; email to Shawn, Courtney, Paul re same; review of CWF documents and general outline of discovery to be pursued	2.0

10/4/2014

Page Two

9/18/2014	Attend DDA meeting to discuss CWF situation, potential negotiation stance, related issues; research DDA powers to contract and potential payment in lieu of taxes option; TC Marie Sherry re future DDA bonds	3.0
9/19/2014	Research PILOT issues, State laws allowing in certain situations, general research; research re taxing rates and DDA capture; TC Scio re tax rates; TC Michigan Municipal League re PILOT question, Inkster program	2.7
9/22/2014	TC Marie Sherry re tax capture question; TC MML librarian re PILOT; analyze tax capture in preparation for negotiations with CWF	1.5
9/23/2014	Email clients re deposition dates; work on tax capture question; TC Bill Mathewson at Municipal League re issues, PILOT, possible amicus brief; emails re deposition schedule; OC John Etter re Cousins deposition issues; TC Kelly Sobel at Tax Commission re Power Wellness	2.3
9/24/2014	TC Tom Colis to confirm no special issues re bond issues for a contract payment in place of taxes; TC Shawn Keough re MML interest, MTT issues re potential addition of parties or MTC appeal, MTC interest, deposition issues, newsletter; review and revise newsletter language; TC Paul Cousins re deposition schedule; TC Heather Frick at MTC re forms; TC and email Jackie Cook re delay in depositions	3.0
9/25/2014	Review forms requested by State Treasury; TC Courtney re timing for completion; email to Courtney, Marie, Shawn re completion of forms	0.4
9/26/2014	TC Jackie Cook re dates and location of depositions	0.2
9/29/2014	Additional review of CWF materials as it relates to government and arguments regarding "burden of government"	1.5
9/30/2014	Complete review of CWF materials re "government"; TC Marie Sherry re millage rates, DDA capture, analysis of numbers; review of Sherry new chart; TC Sherry re analysis of numbers and prepare for negotiations	2.5

Total Time 36.7 at \$165/hr

Current Invoice \$ 6,055.50

Expenses- none \$ -

Total Balance Due \$ 6,055.50

Minus courtesy discount \$ 500.00

Revised Total Balance Due \$ 5,555.50

Divided between DDA and Village \$2,777.75

Sincerely,

Scott E. Munzel

EIN 38-3120196

248.248.810.000

Debt Service Invoice



Corporate Trust Services

VILLAGE OF DEXTER DDA  
ATTN: MARIE SHERRY, CPFA  
8140 MAIN STREET

DEXTER MI 48130

Name of Issue:  
VILLAGE OF DEXTER DOWNTOWN DEVELOPMENT  
BOND COUNTY OF WASHTENAW MICHIGAN  
SERIES 2008A (LIMITED TAX GENERAL  
OBLIGATION) (TAXABLE)\*P/O CHK\*

Account Number: 802463400  
Debt Service Date: 11/01/2014  
Payment Due Date: 11/01/2014  
Page: 1 of 1

Maturity Date	Rate	Principal Outstanding	Accrual Start Date	Accrual End Date	Interest Due	Principal Due	Call Premium
05/01/2023	7.375%	225,000.00	05/01/2014	10/31/2014	8,296.88	225,000.00	0.00
05/01/2033	7.80%	1,330,000.00	05/01/2014	10/31/2014	51,870.00	0.00	0.00
<b>Totals</b>		<b>1,555,000.00</b>			<b>60,166.88</b>	<b>225,000.00</b>	<b>0.00</b>

Total Amount Due:	\$285,166.88
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Wire Instruction:  
(must be received by 11:30am central time on due date)  
BBK: U.S. Bank N.A. (091000022)  
BNF: U.S. Bank Trust N.A.  
AC: 170225065771  
OBI: TFM  
REF: 802463400  
For questions contact: SOTTA SEM 651-466-6106

DDA Acct

394-850-997.003

ms

Scanned 10/9/14

Please Remit with Payment

Name of Issue:  
VILLAGE OF DEXTER DOWNTOWN DEVELOPMENT  
BOND COUNTY OF WASHTENAW MICHIGAN  
SERIES 2008A (LIMITED TAX GENERAL  
OBLIGATION) (TAXABLE)\*P/O CHK\*

Account #	802463400
Debt Service Date:	11/01/2014
Payment Due On:	11/01/2014
Net Amount Due:	\$285,166.88
Amount Enclosed:	

Remit check to: (must be received 5 business days prior to due date)  
US Bank  
CM-9705  
PO Box 70870  
St. Paul, MN 55170-9705

Change of Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Debt Service Invoice**



**Corporate Trust Services**

VILLAGE OF DEXTER DDA  
ATTN: MARIE SHERRY, CPFA  
8140 MAIN STREET

DEXTER MI 48130

Name of Issue:  
VILLAGE OF DEXTER DOWNTOWN DEVELOPMENT  
BOND COUNTY OF WASHTENAW MICHIGAN  
SERIES 2008B (LIMITED TAX GENERAL  
OBLIGATION) \*P/O CHK\*

Account Number: 802503000

Debt Service Date: 11/01/2014

Payment Due Date: 11/01/2014

Page: 1 of 1

Maturity Date	Rate	Principal Outstanding	Accrual Start Date	Accrual End Date	Interest Due	Principal Due	Call Premium
05/01/2015	4.00%	25,000.00	05/01/2014	10/31/2014	500.00	0.00	0.00
05/01/2016	4.25%	25,000.00	05/01/2014	10/31/2014	531.25	0.00	0.00
05/01/2017	4.375%	25,000.00	05/01/2014	10/31/2014	546.88	0.00	0.00
05/01/2018	4.50%	35,000.00	05/01/2014	10/31/2014	787.50	0.00	0.00
05/01/2021	4.60%	255,000.00	05/01/2014	10/31/2014	5,865.00	0.00	0.00
05/01/2024	4.80%	510,000.00	05/01/2014	10/31/2014	12,240.00	0.00	0.00
05/01/2026	5.00%	475,000.00	05/01/2014	10/31/2014	11,875.00	0.00	0.00
05/01/2028	5.00%	575,000.00	05/01/2014	10/31/2014	14,375.00	0.00	0.00
<b>Totals</b>		<b>1,925,000.00</b>			<b>46,720.63</b>	<b>0.00</b>	<b>0.00</b>

<b>Total Amount Due:</b>	<b>\$46,720.63</b>
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Wire Instruction:  
**(must be received by 11:30am central time on due date)**

BBK: U.S. Bank N.A. (091000022)

BNF: U.S. Bank Trust N.A.

AC: 170225065771

OBI: TFM

REF: 802503000

For questions contact: SOTTA SEM

651-466-6106

DDA Acct

394-850-997.004  
ms

Scanned 10/9/14

Please Remit with Payment

Name of Issue:  
VILLAGE OF DEXTER DOWNTOWN DEVELOPMENT  
BOND COUNTY OF WASHTENAW MICHIGAN  
SERIES 2008B (LIMITED TAX GENERAL  
OBLIGATION) \*P/O CHK\*

Account #	802503000
Debt Service Date:	11/01/2014
Payment Due On:	11/01/2014
Net Amount Due:	\$46,720.63
Amount Enclosed:	

Remit check to: **(must be received 5 business days prior to due date)**

US Bank  
CM-9705  
PO Box 70870  
St. Paul, MN 55170-9705

Change of Address:

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Environmental Services  
Since 1985

ASTI Environmental  
P.O. Box 2160  
Brighton, MI 48116-2160

810-225-2800  
Fax 810-225-3800

# INVOICE

**Village of Dexter Downtown Development Authority**  
8140 Main Street  
Dexter, MI 48130  
Attention: Michelle Aniol

**Invoice No.: 25287H**  
**Project No.: 1-6555**

Invoice Date: 10/13/14

Remediation Options Analysis of 3045 Broad Street in Dexter, Michigan. (ASTI Project Number SI 1-6555)

**\*\*Note: 2% Discount for Net 10 Days\*\*\***  
Terms: Net 30 Days

Site investigation of property described as above in the County of Washtenaw, Michigan per Proposal dated September 15, 2014 and report dated May 1, 2008.

For professional services through September 15, 2014

Remediation Options Analysis  
Total Due

\$900.00  
\$900.00

494-908-830.000

## memorandum

**Date:** October 13, 2014

**To:** Michelle Aniol, Community Development Manager

**cc:** Courtney Nicholls, Village Manager

**From:** Patrick Droze, P.E.

**Re:** Monument Park Building – Parking Lot Re-Striping

The Village has received a request from Allison Bishop with A.R. Brouwer related to the existing DDA-owned parking lot on south of the Monument Parking Building located at 8031 Main Street. The request is shown in Figure 1 and summarized as follows:

- Remove two American's with Disabilities Act (ADA) accessible, "barrier free" parking spaces and the shared van-accessible loading space within the DDA Owned parking lot behind 8031 Main Street.
- The above-mentioned parking spaces will be re-striped and converted to three regular parking spaces.

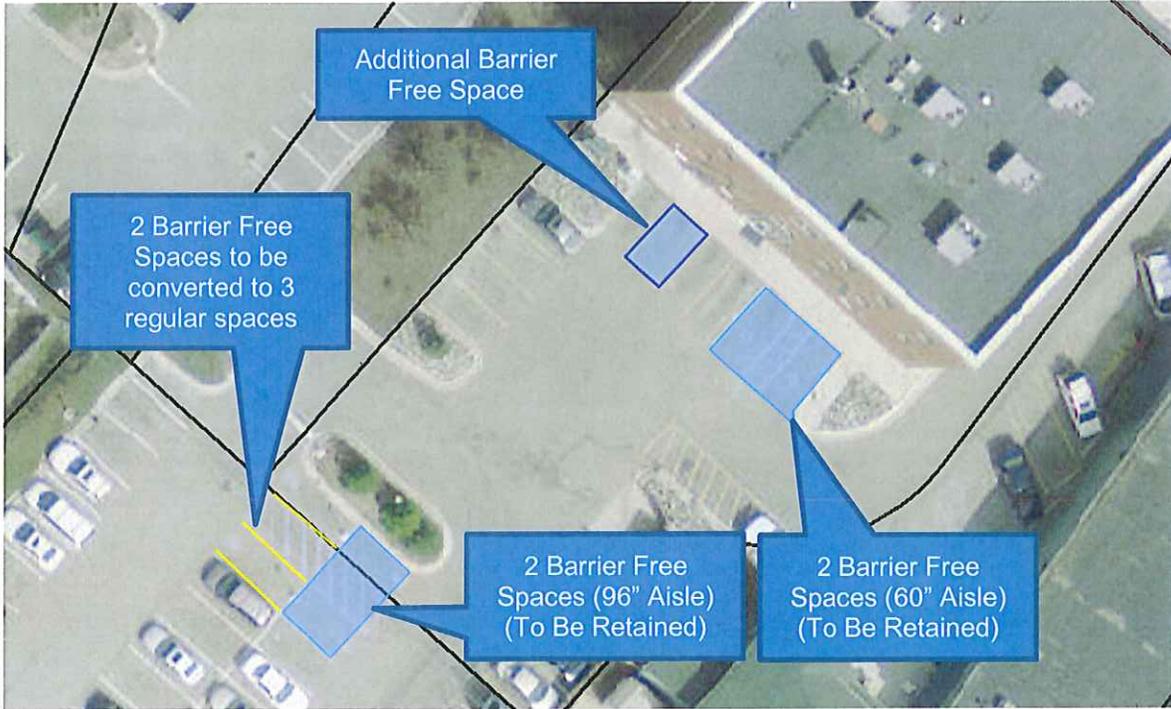
As part of this request, we are also considering that A.R. Brouwer recently converted one existing regular parking spaces adjacent to the south wall of the Monument Park Building to ADA accessible "barrier free" parking spaces.

### ANALYSIS

While the parking lot behind the Monument Park Building is located both on the Monument Park Building and DDA owned parcels; the lot has the appearance and is used by most motorists as a single parking lot. In total, we estimate that there are approximately 82 spaces within these combined parking lots. Of these, 6 are striped as "barrier free" with four adjacent to a 96-inch wide loading zone and the remaining two adjacent to a 60-inch wide loading zone near the Monument Park building.

Based on Federal requirements as described in section 4.1.2 the ADA guidelines (see the table provided below), we note that only four spaces are required with at least one of these being adjacent to a 96 inch wide loading zone. The other three must be adjacent to an aisle no less than 60 inches wide. By removing the two mid-lot spaces within DDA parking area and placing one additional spaces adjacent to a 96 inch wide loading zone, this requirement will still be met. The extra space provided adjacent to the building is not required based on our review of the governing documents, but is permissible if desired by the property owner.

It should be noted that while an accessible route is present, the current configuration does require that those using the loading space to use the parking lot as part of their "barrier free" route to the Monument Park building. The best practice for ADA compliant design suggests that the sidewalk across the front of the spaces is made flush with the parking lot pavement at the parking space loading area.



**FIGURE 1: SUMMARY OF PARKING LOT CHANGES**

<b>Minimum Number of Accessible Parking Spaces</b> ADA Standards for Accessible Design 4.1.2 (5)			
Total Number of Parking spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" aisles)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
<b>Column A</b>			
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**

\* one out of every 8 accessible spaces      \*\* 7 out of every 8 accessible parking spaces

**TABLE 1 – ADA PARKING REQUIREMENTS**

## Memorandum

**To:** Downtown Development Authority  
Courtney Nicholls, Village Manager

**From:** Michelle Aniol, Community Development Manager

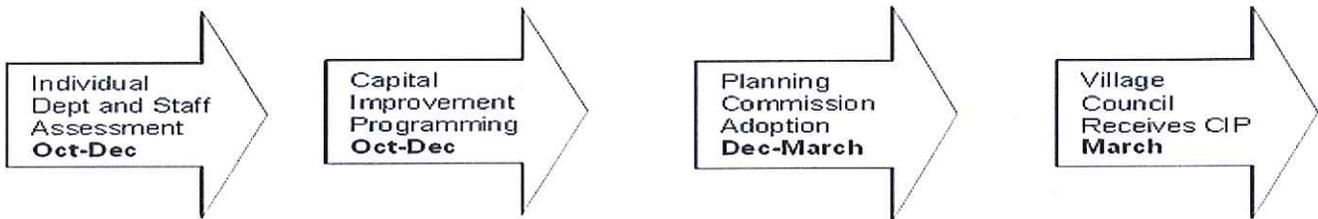
**Re:** DDA Capital Improvement Plan (CIP) Project Review

**Date:** October 13, 2014

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It's that time of year when we begin the process of updating the projects in the CIP. Enclosed with this memo are the DDA's Capital Improvement projects. Please review and be prepared to discuss these projects at your meeting on Thursday, October 16, 2014.

The other sections of the CIP have been distributed for individual department and staff assessment. The following graphic illustrates the process and timeline for the 2015-2020 CIP:



VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: DAPCO Property Redevelopment**

**PROJECT ID:** 01-1.0-2009 **PRIORITY:** IMPORTANT  
**PROJECT TYPE:** Redevelopment **TOTAL COST:** \$700,000  
**SUBMITTED BY:** DDA **YEARS IN CIP (Beginning year):** 5 (2009)

**DESCRIPTION:**

DDA purchased property in 2012. CDBG Grant paid for creation of development plan for redevelopment of site. 2014 DDA TOP PRIORITY to begin redevelopment of site, including demolition of existing building and making the site development ready. Redevelopment plans include new building and improvements along Mill Creek Park, including parking, streetscape, lighting, plazas, walkways. etc.

**PROJECT JUSTIFICATION:**

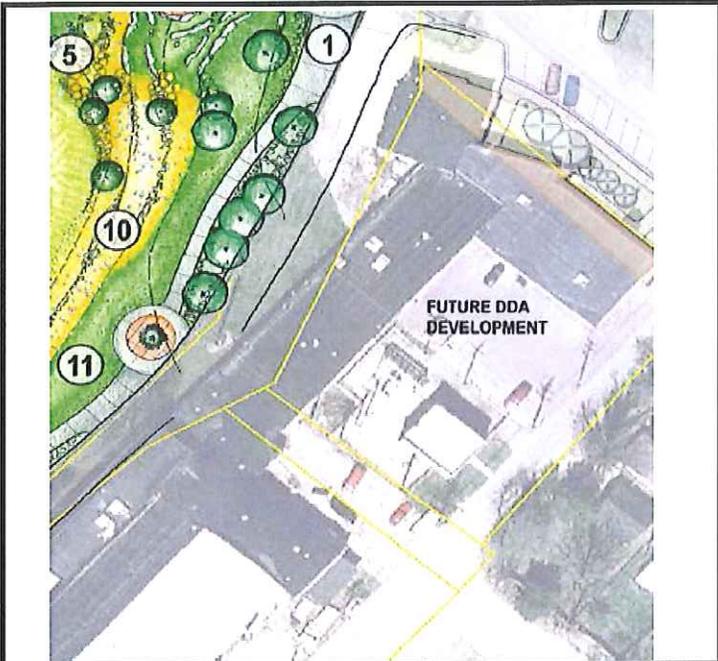
Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>13</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Removal/renovation of a functionally obsolete piece of property. Preparation for redevelopment and increased tax capture through potential public/private partnership. Enhancement of park riverwalk.

**LOCATION MAP: Broad Street between Forest and Grand**



**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan and OHM/Bird Houk CDBG Planning Grant Study; OHM/Houk Conceptual Site Plan and Design Standards; Additional Planning and Infrastructure Study

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End		
	Month	Year	Month	Year	
Study:		2008		2012	Demolition initiated in spring 2014; continue prep site for redevelopment. DTE engaged for possible relocation of sub-station. Development of RFP to attract developer anticipated by fall 2014.
Design/Acquisition:		2012		2013	
Construction:		2015		2016	

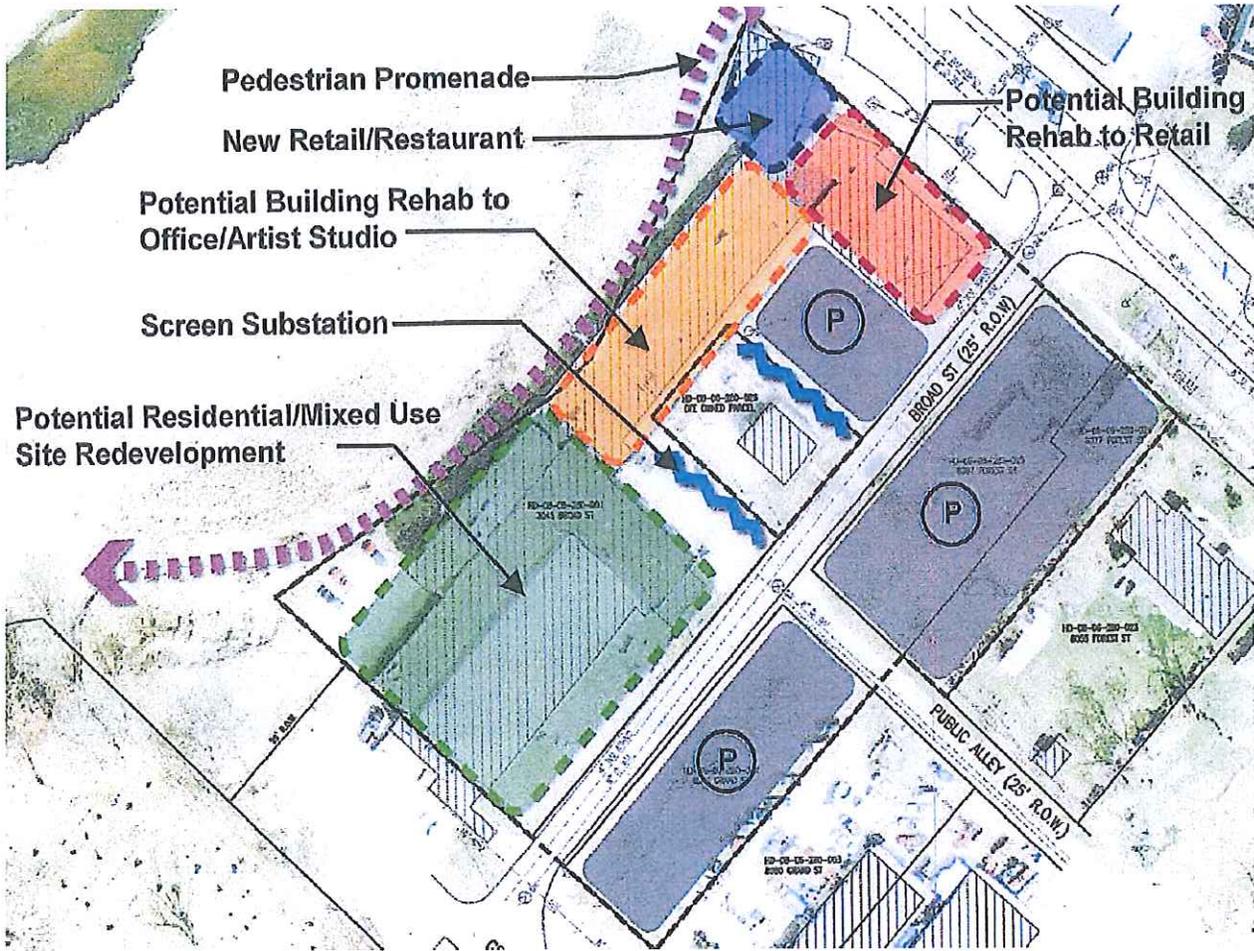
**PROJECT COST DETAIL:**

Demolition	DDA Funding	\$300,000
Riverwalk/Streetscape Development	Public or Private	\$400,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding - Demo		\$50	\$50	\$50	\$50	\$50	\$50	\$300
Park Streetscape					\$400			\$400
								\$0
								\$0
<b>TOTALS</b>	\$0	\$50	\$50	\$50	\$450	\$50	\$50	\$700

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN





VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Central Street Streetscape Enhancements**

**PROJECT ID: 03-1.0-2007**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Streetscape Enhancement**

**TOTAL COST: \$200,000**

**SUBMITTED BY: DDA**

**YEARS IN CIP (Beginning year): 7 (2007)**

**DESCRIPTION:**

In coordination with the Village traffic calming measures, streetscape enhancement, including street lighting, landscaping, street trees, parking, etc. will be completed along the entire length of Central Street.

**LOCATION MAP: Central St from Monument Park to Fifth St**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable  
1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improved traffic and pedestrian safety, traffic calming, additional parking, stormwater improvements, etc.

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan AND CIP, WATS Federal Aid STP Funding

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2010		2015
Construction:		2017		2018

**SCHEDULE JUSTIFICATION:**

Project concept designed in 2009 by OHM and BRI to prepare for construction according to available Village funds and Federal Aid funds through WATS allocation in 2018 or beyond. DDA only one block in collaboration with the Village. Village started north end of Central in 2012, remainder contingent upon Federal Funding. DDA funding lighting of segment between Second & Third.

**PROJECT COST DETAIL:**

Streetscape Enhancement	DDA Funding	\$200,000
Lighting	DDA Fun	\$110

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding		\$110					\$200	\$310
								\$0
								\$0
<b>TOTALS</b>	\$0	\$110	\$0	\$0	\$0	\$0	\$200	\$310

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Baker Road Streetscape Enhancements**

**PROJECT ID: 04-1.0-2007**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Streetscape, Streets, Sidewalks**

**TOTAL COST: \$330,000**

**SUBMITTED BY: DDA/Village**

**YEARS IN CIP (Beginning year): 7 (2007)**

**DESCRIPTION:**

Installation streetscape enhancements including street lights, street trees, pedestrian and ADA improvements. Considerations should be given to implementing unique pavement marking for crossings. Coordination with Baker Road Federal Aid Resurfacing project (Project ID04-6.0-2012) required to make project a priority.

**LOCATION MAP: Baker Road from Grand to Schools**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>13</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Enhancement of the southern entrance to the Village and improved pedestrian and vehicular safety. Federal Aid Funding Eligible Road, TE (Transportation Enhancement Project Eligible).

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan, Tree Management Plan, CIP and Master Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End		Coordinating with Baker Road Resurfacing Project, application and receipt of TE Transportation Enhancement Funds likely in 2017 will determine project priority.
	Month	Year	Month	Year	
Study:		2015		2016	
Design/Acquisition:		2016		2018	
Construction:		2017		2019	

**PROJECT COST DETAIL:**

Conceptual Design	DDA	\$30,000
Street Trees, Sidewalks, Lighting	DDA Funding	\$100,000
Construction	Federal Aid TE	\$200,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding/BOND					\$30		\$100	\$130
STP Federal Aid							\$200	\$200
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$30	\$0	\$300	\$330



VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Dexter Ann Arbor Road Corridor Improvements**

**PROJECT ID: 06-1.0-2007**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Streetscape Enhancement**

**TOTAL COST: \$700,000**

**SUBMITTED BY: DDA**

**YEARS IN CIP (Beginning year): 7 (2007)**

**DESCRIPTION:**

Installation of streetscape mast arms for displaying of traffic signals. Streetlight installation from Ryan/Dan Hoey to Kensington Street. Coordination with Village due to federal aid eligibility.

**LOCATION MAP: Dexter Ann Arbor - Kensington to Ryan/Dan Hoey**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable  
1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>12</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Streetscape enhancements. Federal Aid Road Eligible.

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan, Tree Management Plan, CIP and Master Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2014		2015
Design/Acquisition:		2015		2017
Construction:		2017		2018

Priority projects to be completed first. Dependent on available funding. Opportunistic project - consider when Federal Aid Funding becomes available. Main to Kensington being resurfaced in 2013.

**PROJECT COST DETAIL:**

DDA	\$200,000
Federal Aid - Transportation Enhancement	\$100,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding						\$200		\$200
Federal Aid -TE						\$100		\$100
Federal Aid -STPU		\$518						\$518
<b>TOTALS</b>	\$0	\$518	\$0	\$0	\$0	\$300	\$0	\$818



VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Downtown Fire Safety**

**PROJECT ID: 08-1.0-2010**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Streetscape**

**TOTAL COST: \$10,000**

**SUBMITTED BY: DDA**

**YEARS IN CIP (Beginning year): 4 (2010)**

**DESCRIPTION:**

LOW PRIORITY Funding for DDA to assist property owners interested in completing fire safety improvements within downtown buildings. Potential Grant funding available. Financial commitment required by property owners.

**LOCATION MAP: Downtown Main Street**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
1	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Fire Prevention and Safety. Investment Protection.

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan AND Village Master Plan AND Fire Safety Code.

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2010		2010
Design/Acquisition:				
Construction:				

Grant funding and building owner dependent. Project is a cooperative initiative. Priority based on past downtown fires.

**PROJECT COST DETAIL:**

Seed Funding DDA Funding \$10,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding							\$10	\$10
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$10	\$10

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Forest Street Enhancements**

**PROJECT ID: 09-1.0-2006**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Streetscape Enhancement**

**TOTAL COST: \$750,000**

**SUBMITTED BY: DDA**

**YEARS IN CIP (Beginning year): 8 (2006)**

**DESCRIPTION:**

Permanent improvements to on street parking, street lighting, utilities, including connection to upgraded storm system constructed in 2009, etc.

**LOCATION MAP: Forest St-Note Map shows future development**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

1	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Redevelopment preparation, economic development improved parking and streetscape. Opportunistic project - subject to private investment along Forest Street in accordance with eth DDA Development Plan.

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan AND CIP

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		ongoing
Design/Acquisition:				
Construction:		2018		2019

Completion of the Jeffords Street, Broad Street and Forest Street alley improvements in 2009, finishing Forest Street now a priority. Opportunistic project - subject to private investment.

**PROJECT COST DETAIL:**

Streetscape Enhancement DDA Funding \$750,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding/BOND							\$750	\$750
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$750	\$750

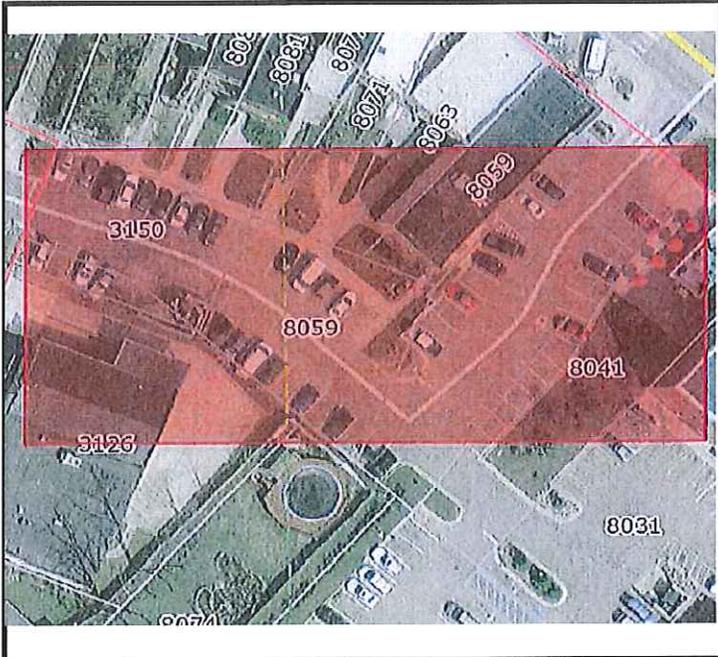
VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME:** Main St Alley Parking Lot Rehab and Water Main upgrade  
**PROJECT ID:** 10-1.0-2009 **PRIORITY:** DESIRABLE  
**PROJECT TYPE:** Streetscape Enhancement **TOTAL COST:** \$95,000  
**SUBMITTED BY:** DDA **YEARS IN CIP (Beginning year):** 5 (2009)

**DESCRIPTION:**

LOW PRIORITY - Rehabilitate parking lot, add 4" water mains to buildings for fire suppression and consider relocating downtown dumpster. Water main needs to be looped.

**LOCATION MAP:** Parking Lot behind Dexter Pharmacy and alley



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>12</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improved public parking and economic development opportunities for Main Street buildings to have fire suppression and utilize 3rd story space.

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan AND CIP

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2017		2018
Construction:		2018		2019

**SCHEDULE JUSTIFICATION:**

Lot resurfacing being considered for immediate maintenance needs. Low Priority to completely reconstruct parking lot until useful life of resurfacing is complete. Project should be coordinated with other street/parking lot construction.

**PROJECT COST DETAIL:**

Parking Lot Maintenance DDA Funding \$95,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	FY19	TOTALS
DDA Funding							\$95	\$95
								\$0
								\$0
								\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$95	\$95

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME:** Jeffords Street Extension / Phase 2 Riverwalk (Forest to Grand)

**PROJECT ID:** 11-1.0-2007

**PRIORITY:** DESIRABLE

**PROJECT TYPE:** Road Construct/Streetscape

**TOTAL COST:** \$485,000

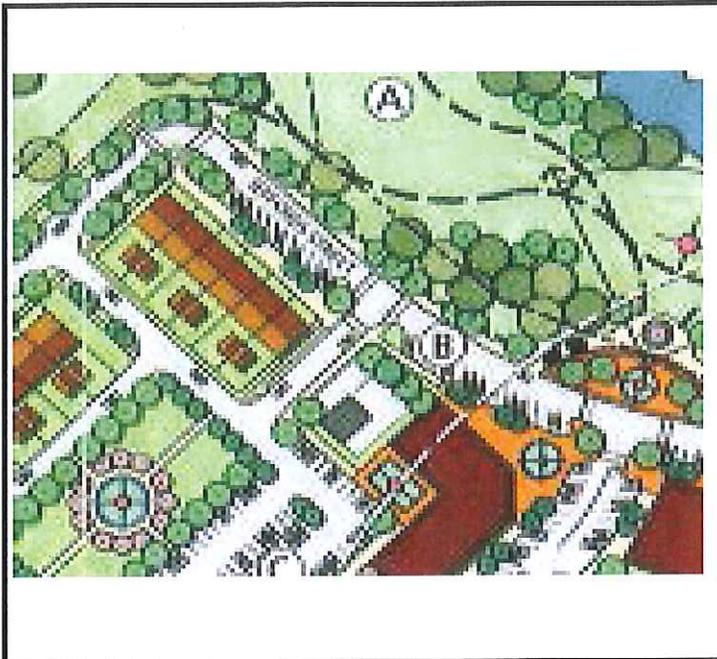
**SUBMITTED BY:** DDA

**YEARS IN CIP (Beginning year):** 7 (2007)

**DESCRIPTION:**

Extension of Jeffords Street along Mill Creek Park, including parking, streetscape, lighting, plazas, walkways etc. Riverwalk construction from Forest Street to Grand Street. Existing infrastructure and wetland and floodplain impacts must be carefully considered.

**LOCATION MAP:** Broad St between Forest and Grand



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>12</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Creation of a waterfront road, parking and additional access around downtown. Completion of trail circulation within Mill Creek park. Impact to existing infrastructure

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan and Mill Creek Park Master Plan

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2011		2012
Construction:		2014		2015

**SCHEDULE JUSTIFICATION:**

Roadway construction should be considered when a redevelopment plan is in place. Cost sharing with a developer should be considered. Partial completion of riverwalk to take place in 2011, removal and replacement may be necessary. MDNRE permitting required; justification will determine project feasibility.

**PROJECT COST DETAIL:**

Road Construction	DDA Funding/Private	\$400,000
Riverwalk	DDA	\$85,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA/Private				\$400				\$400
DDA				\$85				\$85
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$485	\$0	\$0	\$0	\$485

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Downtown Capital Maintenance**

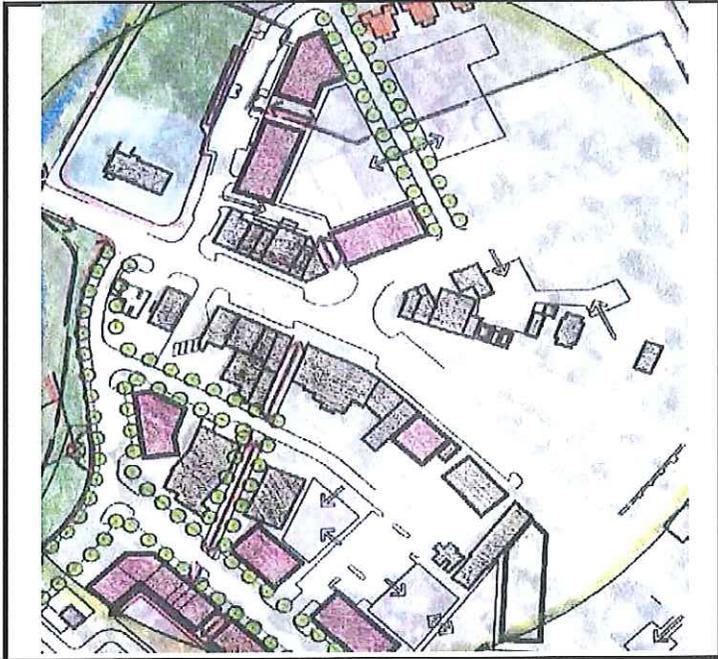
**PROJECT ID:** 12-1.0-2010  
**PROJECT TYPE:** Infrastructure  
**SUBMITTED BY:** DDA

**PRIORITY:** IMPORTANT  
**TOTAL COST:** \$50,000  
**YEARS IN CIP (Beginning year):** 4 (2010)

**DESCRIPTION:**

Projects within the downtown that require annual funding allocations to maintain DDA, including paver projects, concrete pad replacement, dumpster issues, etc., as needed.

**LOCATION MAP:**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>15</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Maintenance of infrastructure and downtown needs.

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		ongoing		
Design/Acquisition:		ongoing		
Construction:		ongoing		

**SCHEDULE JUSTIFICATION:**

Plans should be made to allocate funding annually to address maintenance needs and other issues that occur within the downtown.

**PROJECT COST DETAIL:**

DDA Funding annually \$50,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding							\$50	\$50
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$50

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Property Acquisition Payback**

**PROJECT ID:** 13-1.0-2007  
**PROJECT TYPE:** Redevelopment  
**SUBMITTED BY:** DDA

**PRIORITY:** DESIRABLE  
**TOTAL COST:** \$164,000  
**YEARS IN CIP (Beginning year):** 2 (2012)

**DESCRIPTION:**

Property purchase made in 2011 when both properties became available. Future use to be coordinated with redevelopment of 3045 Broad Street (Tupper Properties).

**LOCATION MAP: Property along Alpine Street and elsewhere**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable  
 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Redevelopment preparation.

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2011		2011
Design/Acquisition:		2011		2011
Construction:		2011		2011

**SCHEDULE JUSTIFICATION:**

Buildings have been demolished and redevelopment will likely occur as part of the redevelopment of 3045 Broad Street/Tupper Properties. Village/DDA take possession of 3045 Broad Street in September 2012. DDA to repay Village for property purchase when DDA funds are available.

**PROJECT COST DETAIL:**

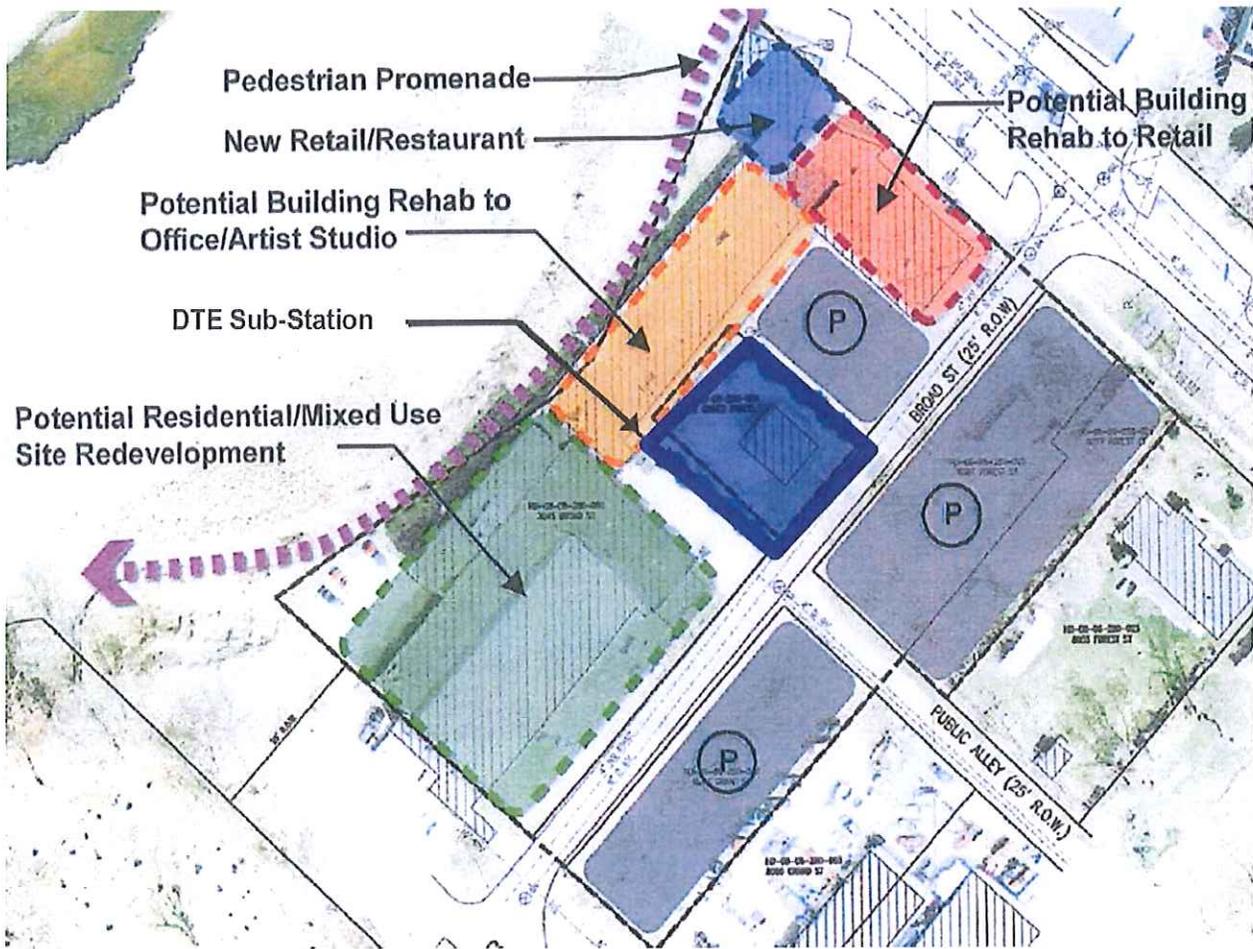
8087 Forest and 8077 Forest DDA Funding \$164,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding							\$164	\$164
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$164	\$164







Pedestrian Promenade

New Retail/Restaurant

Potential Building Rehab to Retail

Potential Building Rehab to Office/Artist Studio

DTE Sub-Station

Potential Residential/Mixed Use Site Redevelopment

BROAD ST (25' R.O.W.)

PUBLIC ALLEY (25' R.O.W.)

10-01-01-20-01  
201 BROAD ST

10-01-01-20-02  
203 BROAD ST

10-01-01-20-03  
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## OFFICE OF COMMUNITY DEVELOPMENT

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### Memorandum

**To:** Downtown Development Authority  
Courtney Nicholls, Village Manager

**From:** Michelle Aniol, Community Development Manager

**Re:** Report for October 16, 2014 DDA Meeting

**Date:** October 13, 2014

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#### Legislative Updates

Rep Kowall (R-44<sup>th</sup> District) introduced a substitute bill to amend the DDA Act Wed, October 1<sup>st</sup> at the Commerce Committee meeting. This substitute bill included a significant addition- gain sharing of 25% of tax increment revenue to the other taxing jurisdictions by 2035, accomplishing this by sharing back 1.25% per year, starting 2015 for those already existing or by year 5 of a new authority. Representatives from the MEDC and MSHDA, among others, spoke out against the proposed legislation during the Committee meeting, and the Committee took no action. Speculation is the bill will die in Committee, but the issue of TIF reform will be taken up next year through a more comprehensive approach.

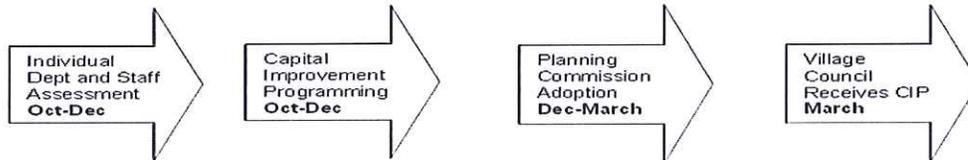
#### Business Development News

- Red Brick Kitchen has put the Bits-N-Pizza building is under contract. Owners, Peter and Megan are going through the due diligence process and are excited by the opportunity this acquisition will afford them and their business.
- A new restaurant will be opening soon in the former Coney Island located at 8128 Main Street. The restaurant is aligned with Senate Coney Island, a family owned restaurant chain, known for quality and friendly service throughout southeast Michigan. Breakfast and lunch will be served seven days a week. The new owners are currently hiring for waitress and cook position. Watch for grand opening!
- The Mill Creek Sports property will be coming up for sale now that the former owner's estate has been settled in probate. While the property is not located within the Village, staff has received a number of inquiries regarding planning, zoning, and utilities. The property measures less than an acre (0.83 ac), with the front half located half within Scio Township and the back half located in Webster Township. According to the Planners from both communities, if someone wanted to open the same type of business, without any changes to the existing buildings (inside and out) the Planners would grant zoning compliance. However, if someone wanted to establish a use other than the previous use then full site plan review would be required by both communities, and improvements, such as, but not limited to paved parking lot, stormwater management, landscaping, ingress/egress would be required.
- Staff met with Faith in Action representatives on Monday, October 13, 2014 to discuss the process and procedure for relocating its distribution center to 7997 Grand Street. The property is not zoned or master planned for distribution/warehouse use, so staff is working with Faith in Action to identify the process to apply for a rezoning or conditional rezoning.

#### Planning Commission Updates

- The Commission discussed the next steps in the process to amend and reformat sign regulations in the zoning ordinance. Staff will present a draft scope of work for the Commission to review and discuss at its meeting in November.

- The Commission will conduct a public hearing at its November meeting to consider revised regulations to allow group day care homes in the Village Residential District.
- It's that time of year when we begin the process of updating the projects in the CIP. Sections of the CIP have been distributed for individual department and staff assessment. The following graphic illustrates the process and timeline for the 2015-2020 CIP:



- The Commission will conduct a 'walking audit' of the Baker Road Corridor in regards to pedestrian crossings, lighting and street trees, in anticipation of its review of the Capital Improvements Plan (CIP). The intersections of Forest/Baker and Grand/Baker are the key focus areas.

### ZBA Update

- The ZBA is scheduled to conduct a public hearing On October 20, 2014, to consider a request for a 5-foot 6-inch variance from the 15-foot rear yard required in Section 20.01, Schedule of Regulations, for properties in the R1B district. The applicant desires to construct a 10-foot x 20-foot deck on the rear of his home, located at 3677 South Downs Dr, resulting in a 9-foot-4-inch rear yard setback. The applicant is requesting the variance due to practical difficulties associated with the property.

### Miscellaneous Updates

- Staff received training the week of Sept 29-Oct 3 on newly installed BS&A project tracking and reporting software.
- SEMCOG is hosting a membership meeting at Michigan Stadium on November 13, 2014. SEMCOG has invited its Washtenaw members to bring a display or materials highlighting a community project. Staff is coordinating with the Huron Watershed Council's Trail Towns Coordinator to put together a display.
- Staff consulted the Village Attorney, Steve Estey and his colleague, Mike Vogt regarding the proposed medical marijuana legislation and if the Village should establish a moratorium to study the issue. Based on our conversation until more is known about 1) when the legislation will pass and 2) how it will be interpreted, a moratorium would be premature.

As the legislation is currently written, regulation of a "medical marijuana provisioning center" (i.e. commercial dispensary) would be up to local units of government. However, the Governor is concerned that the current legislation would set up a regulatory spectrum where some municipalities would not regulate a commercial dispensary while others would hyper-regulate them. The Governor wants the state to play a larger role in regulation, which could take any regulation of commercial MM dispensaries out of the hands of the locals. If that happens, there would be no reason to establish a moratorium. The proposed legislation and analyses can be reviewed online at:

For House Bill (HB 5104):

[http://www.legislature.mi.gov/\(S\(uln4q455upyqdvr44zk4tt45\)\)/mileg.aspx?page=getObject&objectName=2013-HB-5104](http://www.legislature.mi.gov/(S(uln4q455upyqdvr44zk4tt45))/mileg.aspx?page=getObject&objectName=2013-HB-5104)

For Senate Bill (SB 4271):

[http://www.legislature.mi.gov/\(S\(uln4q455upyqdvr44zk4tt45\)\)/mileg.aspx?page=getObject&objectName=2013-HB-4271](http://www.legislature.mi.gov/(S(uln4q455upyqdvr44zk4tt45))/mileg.aspx?page=getObject&objectName=2013-HB-4271)