

Dexter, Michigan
Downtown Development Authority

MEETING NOTICE

September 18, 2013

7:30 AM

**DEXTER SENIOR CENTER
7720 ANN ARBOR STREET
DEXTER, MICHIGAN 48130**

Dexter Downtown Development Authority

Meeting Agenda
September 18, 2013 <> 7:30 AM
Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

1. Call to Order:

2. Roll Call

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

3. Approval of Minutes from the Regular August 21, 2013 Meeting.

4. Approval of Agenda:

5. Pre-arranged Audience Participation:

Nathan Voght County Brownfield Authority
Review Wellness Brownfield Capture

6. Non-Arranged Citizen Participation:

7. Treasurer's Report:

a) Invoices: **Paid to avoid late fees- DTE \$215.59**

Paid from 2012-13 FY- Metro Environmental \$982.50
(Received June invoice on 9-10-13)

Mastercraft (cut & cap sewer prior to demo) \$5,140.00

Total: \$6,338.09

b) Approval of Treasurer's Reports- August

c) Review Forecast- Continue to Evaluate Capital Improvements Project Priorities

8. Correspondence / Communications:
None

9. Action Items:

- a) **Consideration of: Amended Lease with Dancer's Edge.** The motion from last meeting was to renegotiate the current lease with Dancer's Edge and include a one month extension and reduce the lease by 50%.

10. Discussion and Updates:

a) 3045 Broad Street Redevelopment

- The PowerPoint from the August 27, 2013 joint meeting is attached. There are no further updates at this time.

11. Village President

12. Chairman's Report:

Items for October Agenda:

-
-

13. Non-Arranged Citizen Participation:

14. Adjournment

Dexter Downtown Development Authority

August 21, 2013 <> 7:30 AM

Dexter Senior Center

7720 Ann Arbor Street

Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:30 by Chairman Steve Brouwer.

2. Roll Call

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

Also in attendance: Donna Dettling, Dexter Village Manager; Marie Sherry, Finance Director/Treasurer; Paul Cousins, Village Trustee; Valerie and Pete Potsos; Nathan Voght, Washtenaw County Brownfield Authority and media.

3. Approval of Regular Minutes from July 17, 2013: *Motion by Tom, second by Randy to approve the regular meeting minutes of July 17, 2013 as presented. Motion carries.*

4. Approval of Agenda: *Motion by Doug, second by Randy to approve the agenda as presented. Motion carries.*

5. Pre-arranged Audience Participation:

Nathan Voght, County Brownfield Authority
Marie Sherry, Village Treasurer
Review LaFontaine and Wellness Brownfield Capture
Copies of the Brownfield worksheets attached

Nathan reviewed the two parcels under the Brownfield – LaFontaine is fully assessed and the Wellness Center is 50% assessed. The LaFontaine property is showing a trend that property assessment under a Brownfield development is about \$1,000,000 less than estimated. DDA capture would begin possibly in 2016 with a partial capture and a full capture by 2017. Still waiting for LaFontaine to submit paperwork. Nathan estimated that the DDA capture on the Wellness Center would come in around 3-4 years.

6. Non-Arranged Citizen Participation:

Village Trustee Paul Cousins gave a report on the Plein Air event with over 50 artists participating and 28 paintings sold on Saturday. Friday was the student art participation with student designed banners on the

light poles in town. Mr. Cousins inquired about the DDA's reimbursement for the student banners and was asked to submit an invoice for this.

7. Treasurer's Report:

a) *Motion by Doug, second by Fred M for Tom to work with staff to amend the line budget for 2013 summer taxes. Motion carries.*

Motion by Shawn, second by Tom to revise the Professional Fees line in the budget for \$1915.50. Motion carries.

b) *Invoices: DTE & Village Utilities in the amount of \$556.51 (paid to avoid late fees); Scio property taxes for \$1,758.03; Dexter Village property taxes for \$2,236.76; and invoices 142097 and 142555 from OHM for \$1,915.50 for a total of \$6,466.80. Motion by Doug, second by Fred M to pay the invoices in the amount of \$6,466.80. Motion carries.*

c) *Approval of Treasurer's Reports – Motion by Randy, second by Shawn to accept the July Treasurer's report as amended. Motion carries.*

c) *Review Forecast – Continue to evaluate Capital Improvements Project Priorities. To be updated.*

8. Correspondence / Communications: None.

9. Action Items:

a) *Consideration of: POSTPONED FROM LAST MEETING. Request made by Valerie Potsos for an extension of the lease agreement. At the July meeting, DDA asked that she work with current lease holder of the building she is buying to work out a deal to allow her to get the space ready early. Valerie requested rent reduction to make a deal work.*

Motion by Fred M, second by Doug to authorize the Village Manager to work with Dancer's Edge (Valerie Potsos) to renegotiate her current lease with a one month extension and reduce the lease by 50% until the end of such lease. Motion carries.

10. Discussion Updates:

a) *Dumpster Enclosure behind Aubree's*

Request is being made to enlarge the area due to garbage trucks hitting the grease container. Estimated cost is about \$5000.

Motion by Fred M, second by Shawn for the DDA to participate up to \$2500 for enlargement of the dumpster enclosure behind Aubree's.

Motion carries with Steve and Doug abstaining.

b) *OHM Proposal Launch – 3045 Broad Street decision making meeting scheduled for Tuesday, August 27, 2013 from 7-9 p.m. at the Senior Center.*

c) *3045 Broad Street Redevelopment*

The Team has not met since April 24, 2013. Set up a team meeting to coordinate with effort included in the proposed OHM Work Plan.

11. Village Reports:

a) President – *Shawn highlighted notes from the Village Facilities Committee meeting noting that they haven't met since DDA member Fred Schmid was appointed. The joint meeting between the DDA and Village Council will be postponed until the Facilities Committee can meet with the DAFD. Stucchi's last business will be Friday (August 22). Next year the Village we be doing improvements and resurfacing on Central and Ann Arbor Streets with one of the improvements to be decorative crosswalks. Shawn inquired of DDA members if they were in favor of the concept and those present agreed that the Village should continue with these crosswalks.*

b) Staff Support Update – None

12. Chairman's Report: None

Items for the September Agenda –

Donna asked about holding the September meeting as she would be out of town and the preference was to continue with the meeting and ask Courtney to attend in her place..

13. Non-Arranged Citizen Participation: None

14. Adjournment: *Motion by Fred M and second by Randy to adjourn the meeting at 8:49 AM. Motion carries.*

Respectfully submitted,

Carol Jones
Secretary

DANCER'S EDGE

Amended 8-21-13

Village of Dexter
Commercial Real Estate Lease for 3045 Broad Street (the Property)

This Commercial Real Estate (the Lease) is made and executed this _____ day of _____, 2013, between the Village of Dexter, a municipal corporation, located at 8123 Main Street, Dexter, MI (whose mailing address is 8140 Main Street Dexter MI, 48130) (the Landlord), and “**Dancer’s Edge Studio**”, whose address is Suite #10, 11, & 12, 3045 Broad St. Dexter, MI 48130 (the Tenant). (The Landlord and Tenant are referred to collectively as the Parties.)

The Village of Dexter and the Downtown Development Authority are undertaking an aggressive redevelopment effort for the Property.. This redevelopment effort will establish short and long term financially feasible options associated with the use and reuse of the Property. The Landlord will keep the Tenant updated as this redevelopment effort evolves. In order to maximize the potential for a successful redevelopment of the Property, the lease duration available to any tenant must remain more flexible than might otherwise be expected.

1. **DESCRIPTION:**

In consideration of the rents to be paid and the covenants and agreements to be performed by Tenant, the Landlord hereby leases Suite #10, 11, & 12 of the Property to the Tenant , containing approximately **6,405 square feet** (the Premises), further described in the sketch of Premises attached hereto.

2. **TERM:** The term of the Lease shall be **17 months** and commence on September 1, 2012. The term of the Lease will end on January 31, 2014.

3. **RENT.**

The total for this 17 month contract shall be **\$54,175.00** in lawful money of the United States payable in monthly installments of **\$3,736.25** for the months of September 1, 2012 through July 31, 2013 and monthly installments of \$1,868.12 for the months of September 1, 2013 through January 31, 2014. This represents a per square foot rental rate of \$7.00 and \$3.50. The first payment of \$3,736.25 is due on the date of execution of this Lease, and subsequent payments are due on the first of each month thereafter (the Due Date), commencing on October 1, 2012 and continuing through January 31, 2014.

If Tenant fails to pay the rent within seven (7) days from the due date, Landlord reserves the right to impose a Fifty and 0/100 Dollar (\$50.00) late fee to reimburse it for the additional expenses it will incur because of the late payment of the rent.

4. **FAILURE BY TENANT TO PAY AN OBLIGATION:**

If the Tenant shall default in any payment or expenditure other than rent required to be paid or expended by the Tenant under this Lease, the Landlord may at its option make such payment or expenditure, in which event the amount thereof shall be payable as rental to the Landlord by the Tenant on the next ensuing Due Date after Landlord invoices Tenant for reimbursement of such expenses, together with interest at the lesser of seven percent (7%) per annum from the date of such payment or expenditure by the Landlord. On default in such payment the Landlord shall have the same remedies as on default in payment of rent.

5. **RENT PAID TO:**

All payments of rent or other sums shall be made to: Village of Dexter/DDA.

6. **USE AND OCCUPANCY:**

Tenant agrees and represents that the Premises during the continuance of this Lease shall be used and occupied for a Dance Studio & Education Classes, and for no other purpose or purposes without the written consent of the Landlord. Tenant will not use the Premises for any purpose in violation of any law, municipal ordinance or regulation, and that on any breach of this agreement the Landlord may at his option terminate this Lease forthwith and reenter and repossess the Premises. Furthermore, Tenant represents that it will not store, dispose of, handle, or receive any substance or material that is considered hazardous or dangerous under any applicable Federal, State or local statutes or regulations.

Tenant shall, at its own expense, under penalty of forfeiture and damages, promptly comply with all applicable Federal, State or local laws, orders, regulations, or ordinances affecting the Premises and the use thereof, or the cleanliness, safety, occupation and use of same.

7. **PARKING**

Tenant has the right to use the parking area on the Property for itself and its customers, although there are no assigned parking spaces. Furthermore, Landlord reserves the right to limit the amount of parking spaces available to Tenant if Tenant's use unreasonably infringes on the ability of other tenants to use the parking area.

8. **OUTSIDE STORAGE**

Open or outside storage of materials and products on the Premises is not permitted.

9. **CONDITION OF PREMISES AND IMPROVEMENTS:**

Tenant acknowledges that it has occupied the Premises for at least one year and has examined the Premises and accepts the same as suitable for its intended purpose and use. Tenant understands that the **Premises are leased "as is" and that Landlord has no plans for improvements to the Premises or the Property.** Tenant shall at the end of the term return the Premises to Landlord in the same condition as of the beginning of this Lease, except for normal wear and tear.

10. MAINTENANCE AND REPAIRS.

Tenant shall, at its expense, maintain the Premises and every part thereof in good repair, reasonable use and normal wear and tear thereof excepted, and damage by the elements excepted. The Tenant shall not perform any acts or carry on any practices which may injure the Property or Premises, or is a nuisance or menace to other tenants in the Property, and shall keep the Premises clean and free from rubbish at all times.

The Landlord, after receiving written notice from the Tenant and having reasonable opportunity thereafter to obtain the necessary workers, agrees to keep in good order and repair the roof and the four outer walls of the Premises, including the doors and components, and the windows and components. The Landlord also agrees to maintain the heating, ventilation, air conditioning, plumbing, major electrical panels, sidewalks and parking lots.

Landlord will remove snow from the parking area, sidewalks and entrance to the Property. Landlord will mow the grounds and maintain landscaping.

Notwithstanding the above, Tenant shall be responsible for the cost of repair or replacement of any damage beyond normal wear and tear that Tenant or its customers, agents, or employees causes to the Property or Premises.

11. UTILITIES:

Tenant shall pay all utilities which are separately metered to it, including but not limited to: phone service, water, sewer, refuse, gas, and electric. For all utility services not separately metered to Tenant, Landlord shall pay such utility charges and shall allocate such charges to the tenants within the Property based on the square footage rented by each tenant as that compares to the square footage of the whole Property. Landlord reserves the right, if it determines that one tenant is using a disproportionately higher amount of a utility, to adjust the pro rata utility charges to reflect that higher use.

Tenant will be responsible for cable or high speed internet service charges as well as any costs associated with the installation of cable or high speed internet service.

12. PROPERTY INSURANCE & LIABILITY

The Landlord shall not be responsible or liable to the Tenant for any loss or damage that may be occasioned by or through the acts or omissions of persons occupying adjoining premises or any part of the Property, or for any loss or damage resulting to the Tenant or Tenant's property from bursting, stoppage, or leaking water, gas, sewer or steam pipes.

Landlord shall not be responsible for damage to Tenant's personal property from any cause whatsoever. Tenant shall, at its expense, insure the Premises against risk of loss or damage for personal property on or about the Premises, and shall name Landlord as an additional insured on such policy. The Tenant shall provide liability insurance coverage with a minimum policy of \$1,000,000. Tenant shall provide proof of such insurance,

which shall also provide that Landlord be notified at least 30 days prior to any cancellation of or material change in such insurance coverage.

Tenant shall in addition defend, hold harmless, and indemnify Landlord from any liability or claim for damages because of any accident or casualty occurring in or about the Premises, except for those caused by Landlord's negligence.

Landlord shall provide building insurance for the Property against fire and damages due to the elements.

13. ALTERATIONS:

The Tenant shall not make any alterations, additions or improvements to the Premises without the Landlord's written consent, and all alterations, additions or improvements made by either of the Parties upon the Premises, except movable office furniture and trade fixtures put in at the expense of the Tenant, shall be the property of the Landlord, and shall remain upon and be surrendered with the Premises at the termination of this Lease.

The Tenant covenants and agrees that if the Premises consist of only part of a structure owned or controlled by the Landlord, the Landlord may enter the Premises at reasonable times and install or repair pipes, wires and other appliances or make any repairs deemed by the Landlord essential to the use and occupancy of other parts of the Property.

14. ASSIGNMENT AND SUBLET:

The Tenant may not assign, transfer, or mortgage this Lease, nor sublet the Premises or any part thereof without the written consent of the Landlord. Any assignment, transfer, mortgage or subletting without written consent shall give the Landlord the right to terminate this Lease and to reenter and repossess the Premises.

15. BANKRUPTCY AND INSOLVENCY:

The Tenant agrees that if the estate created hereby is taken in execution, or by other process of law, or if the Tenant is declared bankrupt or insolvent, according to law, or any receiver is appointed for the business and property of the Tenant, or if any assignment is made of the Tenant's property for the benefit of creditors, then and in such event this Lease may be canceled at the option of the Landlord.

16. PERSONAL PROPERTY TAXES

Tenant shall pay any personal property taxes that are assessed based on any personal property located within the Premises.

17. DAMAGE OR DESTRUCTION .

If the Premises are damaged or destroyed in whole or in part by fire or other casualty during the term of this Lease, the Landlord shall elect (by written notice delivered to Tenant within 30 days of the date of such casualty) whether to repair or demolish the Premises. If the Landlord elects to demolish the Premises, the Lease shall terminate. If Landlord elects to repair the Premises, then Landlord shall repair and restore the Premises

to good and tenantable condition with reasonable dispatch, and the rent herein provided for shall abate entirely in case the entire Premises are untenable and pro rata for the portion rendered untenable, in case a part only is untenable, until the Premises are restored to tenantable condition. Notwithstanding the above if the Tenant fails to adjust its own insurance or to remove its damaged goods, wares, equipment or property within a reasonable time, and as a result thereof repair and restoration is delayed, rent shall not abate during the period of such resulting delay. Furthermore, rent shall not abate if such fire or other cause damaging or destroying the Premises resulted from the negligence or willful act of the Tenant, its agents or employees, and provided further that if the Tenant shall use any part of the Premises for storage during the period of repair a reasonable charge shall be made therefore against the Tenant.

18. QUIET-ENJOYMENT.

Landlord covenants that if Tenant faithfully performs all of the covenants and agreements herein contained, that Tenant may peacefully and quietly have, hold, occupy and enjoy the Premises for and during the term hereof.

19. ADVERTISING DISPLAY:

All signs and advertising displayed in and about the Premises shall only advertise the business carried on upon the Premises and shall comply with all sign and advertising ordinances of the Village of Dexter. Landlord shall control the character and size thereof, and no sign shall be displayed except as approved in writing by the Landlord. No awning shall be installed or used on the exterior of the Property unless approved in writing by the Landlord.

20. ACCESS TO PREMISES:

The Landlord shall have the right to enter the Premises at all reasonable hours for the purpose of inspecting the same. If Landlord deems any repairs necessary, he may demand that the Tenant make access to the Premises available to workers. If the Tenant refuses or neglects forthwith to allow such repairs to commence or to be completed with reasonable dispatch, the Landlord shall not be responsible to the Tenant for any loss or damage that may accrue to Tenant's business by reason thereof.

21. RE-ENTRY:

In case any rent or other amount due is and unpaid for a period of 30 days or if Tenant defaults in any of the covenants herein contained, or if the Premises are deserted or vacated, then the Landlord, its attorney, heirs, representatives and assigns, may reenter into and, repossess the Premises and the Tenant and each and every occupant to remove and put out, all consistent with Michigan law.

22. REMEDIES NOT EXCLUSIVE:

Each and every right, remedy and benefit provided by this Lease shall be cumulative, and shall not be exclusive of any other of said rights, remedies and benefits allowed by law.

23. WAIVER:

One or more waivers of any covenant or condition by the Landlord shall not be construed as a waiver of a future breach of the same covenant or condition.

24. DELAY OF POSSESSION:

If the Tenant is unable to enter into and occupy the Premises at the time above provided, because the Premises are not ready for occupancy, or because any previous occupant of the Premises held over, or because of any cause or reason beyond the direct control of the Landlord, then Landlord shall not be liable in damages to the Tenant, but during the period the Tenant is unable to occupy the Premises, the rent shall be abated. The Landlord is the sole judge as to when the Premises are ready for occupancy.

25. DEFAULT AND TERMINATION.

The Tenant shall be in default under this Lease if the Tenant fails two or more times in any twelve (12) consecutive months to pay rent on or before the seventh (7th) day after the Due Date, or if the Tenant fails to take action to commence and diligently complete other Tenant obligations, pursuant to this Lease, within twenty-one (21) days of delivery of written notice of the Landlord. Tenant shall also be in default, as stated in Paragraph 21, if it fails to pay rent within 30 days from the date such rent is due.

If the Tenant defaults, Landlord may, at Landlord's option, terminate the Lease, upon seven (7) days written notice to Tenant. In the event of termination by Landlord, Tenant shall remain responsible for all Tenant obligations through the effective date of termination.

26. BINDING.

This Lease shall be binding upon the heirs, assigns, representatives and assigns of the Parties.

27. NOTICES.

All notices required this Lease shall be made to the addresses shown here, or such other address as either Party may designate by written notice to the other Party, and personally delivered or sent by certified mail. Such notice shall be deemed given as of the date it is personally delivered or the date it is sent by certified mail.

TENANT: Valerie Potsos

LANDLORD: Village of Dexter

**Business: 3045 Broad Street
Suite 10, 11 & 12
Dexter, MI 48130**

**Mailing: 8140 Main Street
Dexter, MI 48130**

**Other: 3630 Meadowview
Dexter, MI 48130**

**Office Location: 8123 Main Street
Dexter, MI 48130**

28. TERMINOLOGY:

The word "he" shall be used as synonymous with the words "she", "it" and "they" and the word "his" synonymous with the words "her", "its" and "their".

29. ENTIRE AGREEMENT.

This Lease contains the entire agreement and understanding between the Parties. All prior understandings, terms, or conditions, are deemed merged in this Lease, and this Lease cannot be changed or supplemented orally.

30. SEVERABILITY.

This Lease shall be interpreted in a manner consistent with applicable law. If any portion is held to be illegal, invalid, or unenforceable, the remainder of the Lease shall be deemed severable and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands.

TENANT:

Dancer's Edge Studio

By: _____
Valerie Stead Potsos

Date _____

LANDLORD:

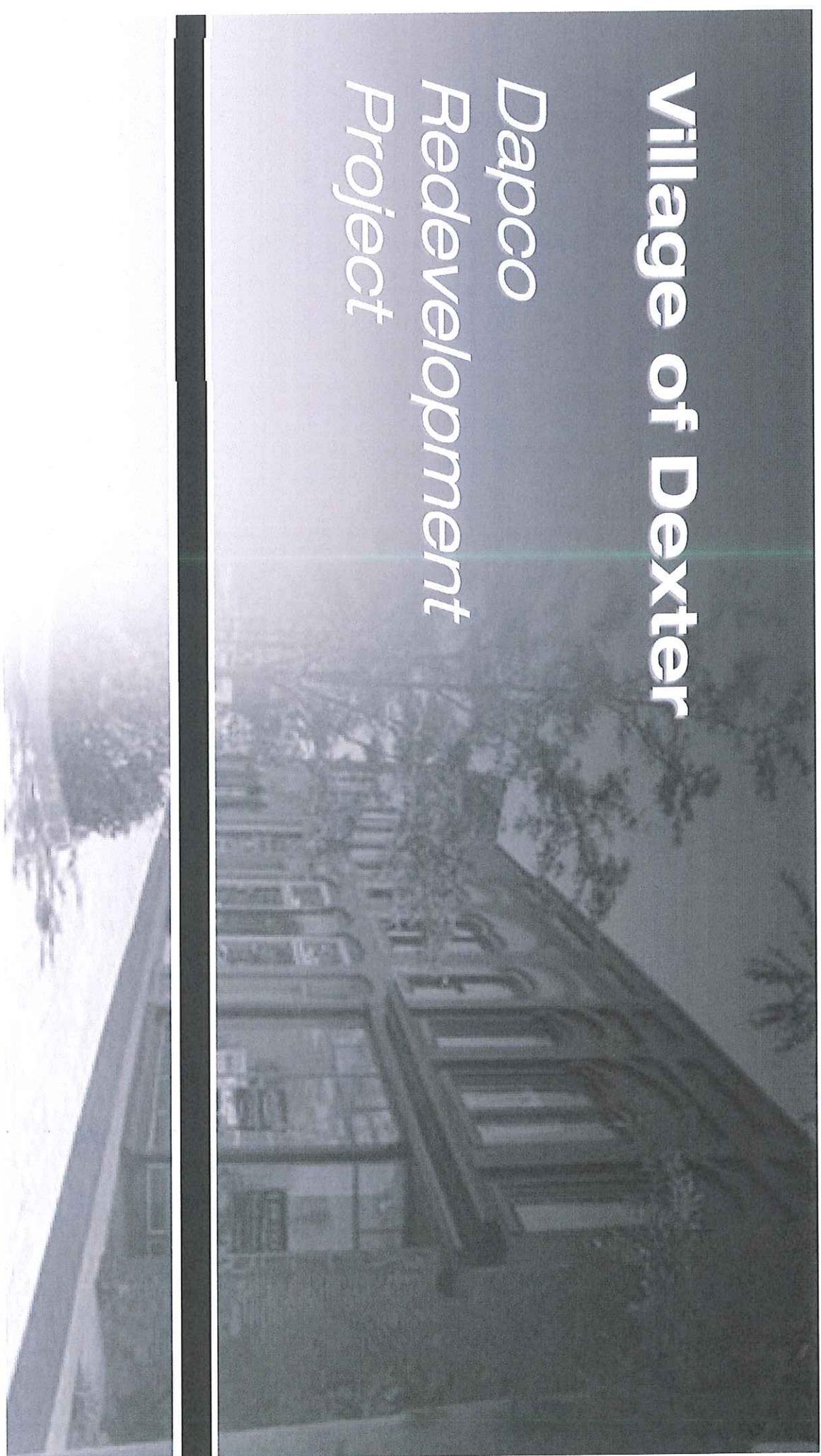
**Village of Dexter
8140 Main Street
Dexter, MI 48130**

By: _____
**Donna Dettling
Village Manager**

Date _____

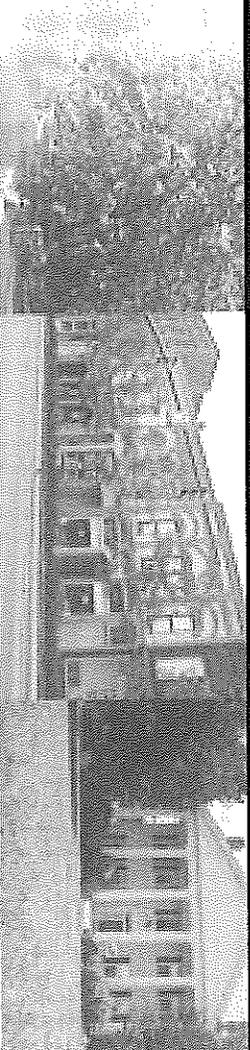
Witness:

Village of Dexter Dapco Redevelopment Project



August 27th, 2013

Meeting Agenda

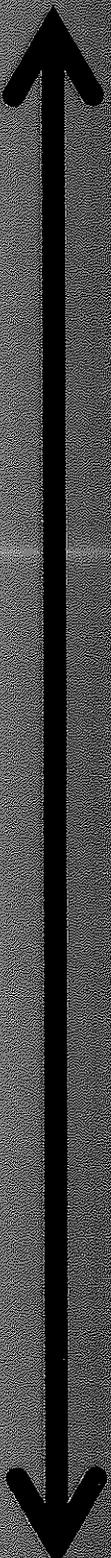
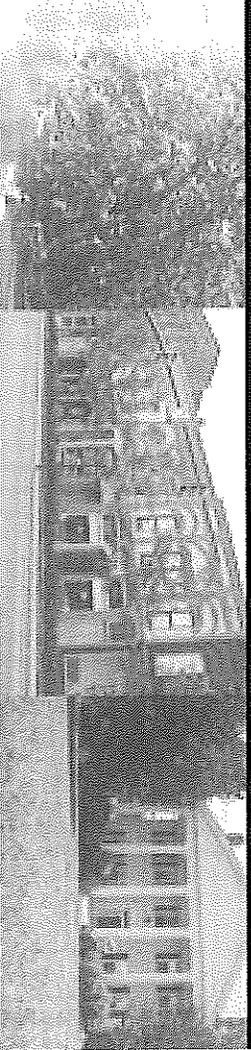


- 7:00-7:15 OVERVIEW OF MEETING EXPECTATIONS AND PREVIOUS STUDIES
- 7:15-7:30 REVIEW OF LOCAL REAL ESTATE MARKET
- 7:30-8:00 REVIEW OF GOALS AND OBJECTIVES FOR REDEVELOPMENT
- 8:00-8:30 PRIORITIZATION OF GOALS AND OBJECTIVES
- 8:30-8:50 REVIEW OF DESIGN STANDARDS AND POTENTIAL INCENTIVES FOR REDEVELOPMENT
- 8:50-9:00 RECAP AND CONFIRM RESULTS, NEXT STEPS

Meeting Expectations

- Intent: discuss and agree on desired goals and objectives for a successful sale or redevelopment of the property.
- It is imperative that Village leadership give a unified direction to the consultants and sales team so appropriate sales requirements and materials can be developed for the sales force.

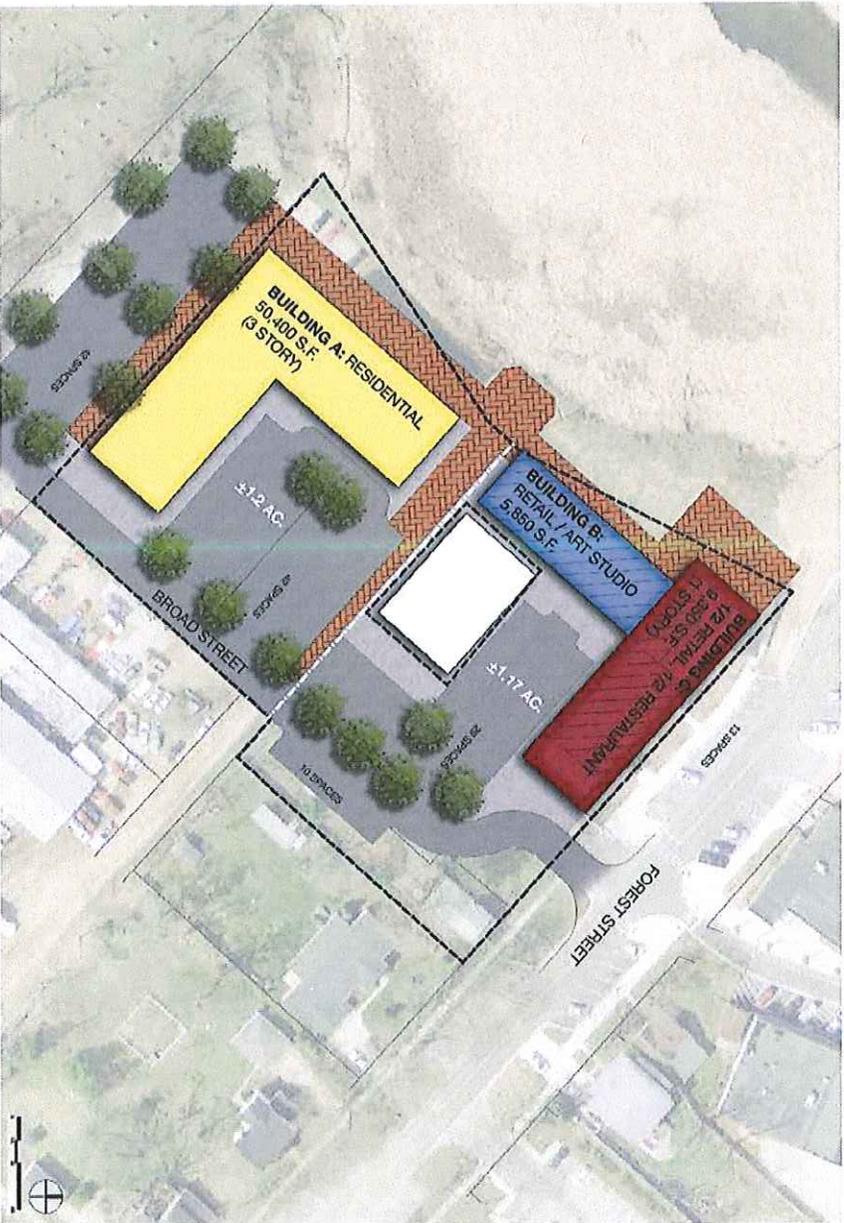
Desired Outcome



**MAX RETURN /
REVENUE FOR
VILLAGE**

**MAX DESIGN
CONTROL OVER
REDEVELOPMENT**

Capacity Study Concept A



SITE DATA

BUILDING A:	
3 STORY:	± 50,400 total s.f.
	± 54 units
BUILDING B:	
1 STORY:	± 5,850 total s.f.
BUILDING C:	
1 STORY:	± 9,350 total s.f.

Parking Data:

Building A:	
Required Parking:	117 spaces
Provided Parking:	84 spaces
Building B & C:	
Required Parking:	87 spaces
Provided Parking:	52 spaces
* 4,675 s.f. of Building C used for restaurant	

TOTAL PROVIDED PARKING: 123 spaces

LEGEND



Existing Buildings To Remain

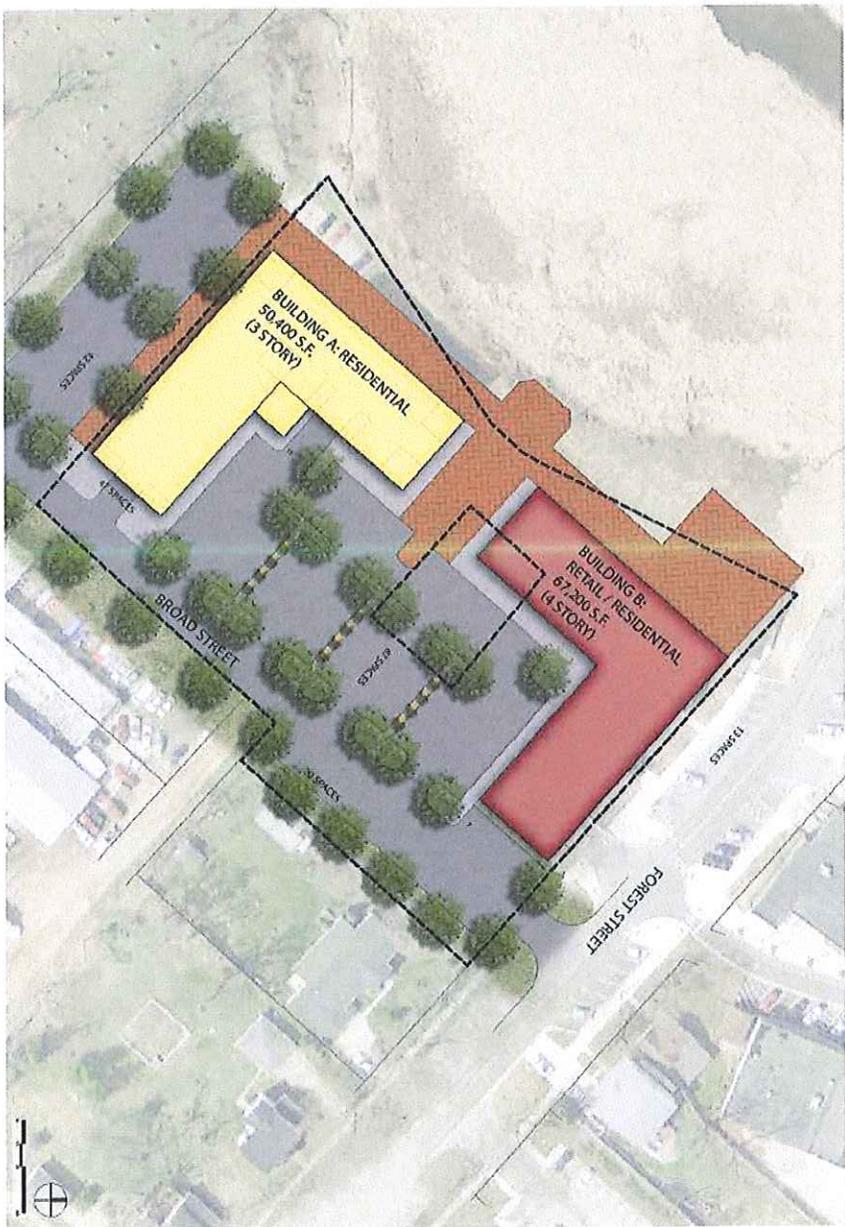
SITE CAPACITY STUDY: CONCEPT A

Dapco Property | VILLAGE OF DEXTER, MI

3.21.2012



Capacity Study Revised



Building Site Data

Building A:	
3 Story:	± 50,400 total s.f.
	± 54 units
Building B:	
4 Story:	± 67,200 total s.f.
Retail (1st Floor):	± 16,800 s.f.
Residential (3 Floors):	± 50,400 s.f.
	± 54 units

Parking Site Data Requirements

Building A:	
Required Residential Parking:	117 spaces per code
Market Requirement:	1.5 - 1.75 / unit
	81 - 94 spaces

Building B:	
Required Retail Parking:	50 spaces per code
Required Residential Parking:	117 spaces per code
Market Requirement:	1.5 - 1.75 / unit
	81 - 94 spaces

TOTALS:

Retail:	± 16,800 s.f.
Residential:	± 100,800 s.f.
	± 108 units
Parking Provided:	
Retail:	Provided On-Street
Residential:	196 provided
	1.5 / unit

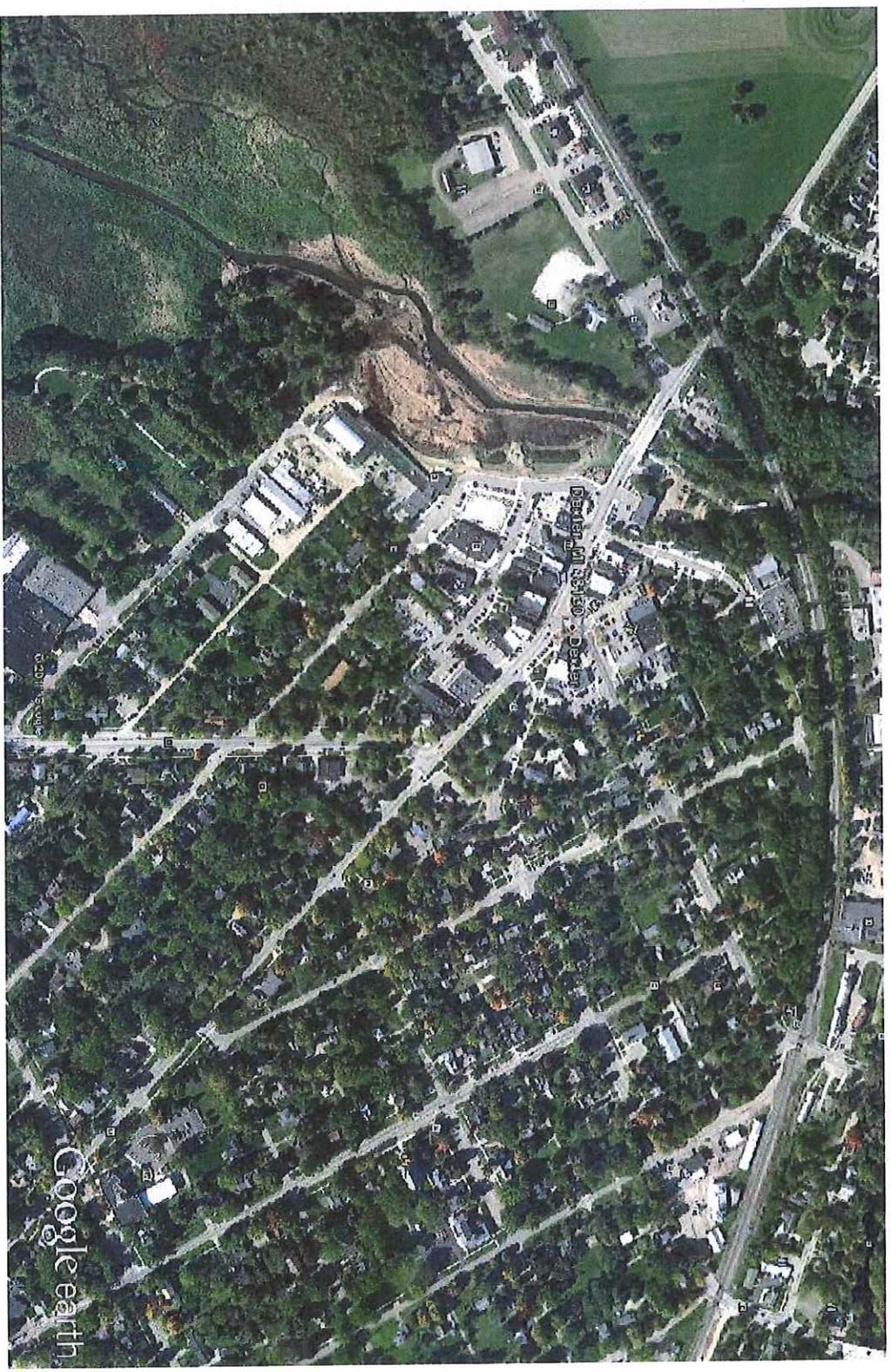
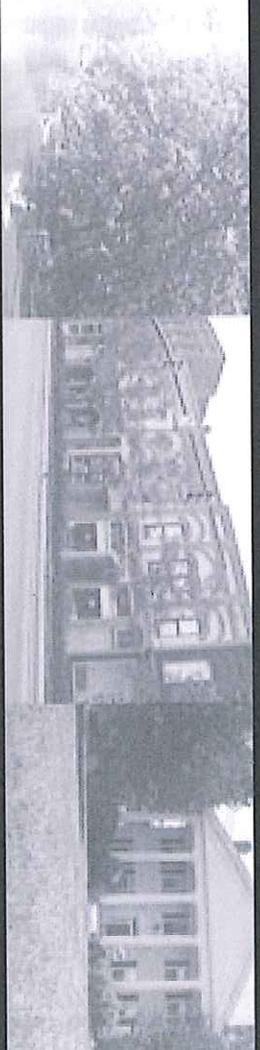
SITE CAPACITY STUDY CONCEPT

Dapco Property

VILLAGE OF DEXTER, MI

8.26.2013

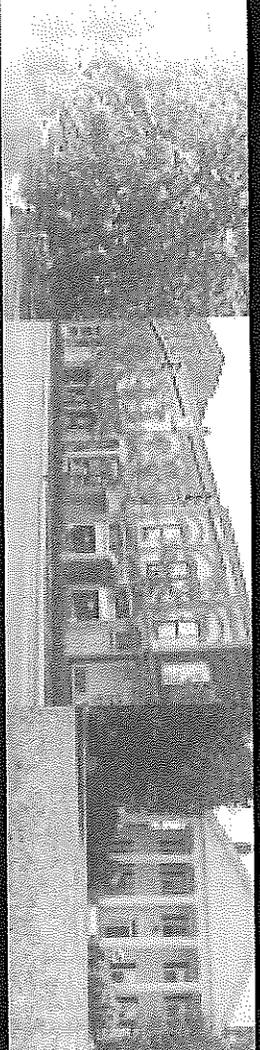




Google earth
feet
meters

3000
900





REVIEW OF LOCAL REAL ESTATE MARKET

7:15-7:30



**REVIEW OF GOALS AND
OBJECTIVES FOR
REDEVELOPMENT**

7:30-8:00



PRIORITIZATION OF GOALS AND OBJECTIVES

8:00-8:30

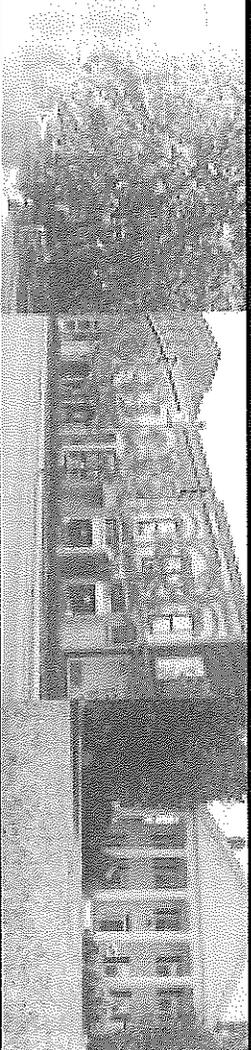
Design Standards



Why do we need design standards?

1. Define expectations from Village and potential developer/buyer.
2. Set a standard for approval through the Village of Dexter.

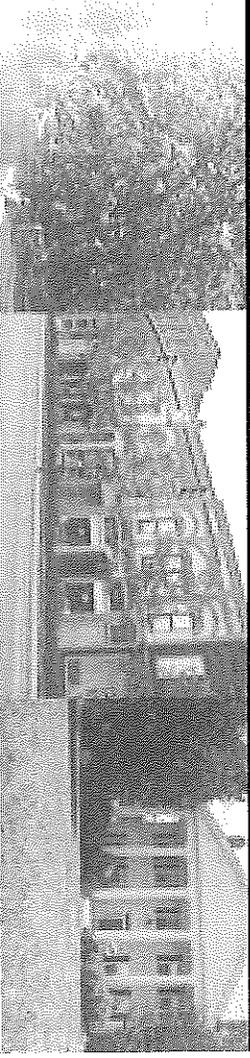
Design Standards



What will design standards do for the Village?

- Create a sense of place, attract tenants, maintain market relevance
- Enhance and improve the experience for visitors, neighbors and the community
- Establish a standard that will act as a catalyst for the redevelopment of the Northeast side of the Village Center

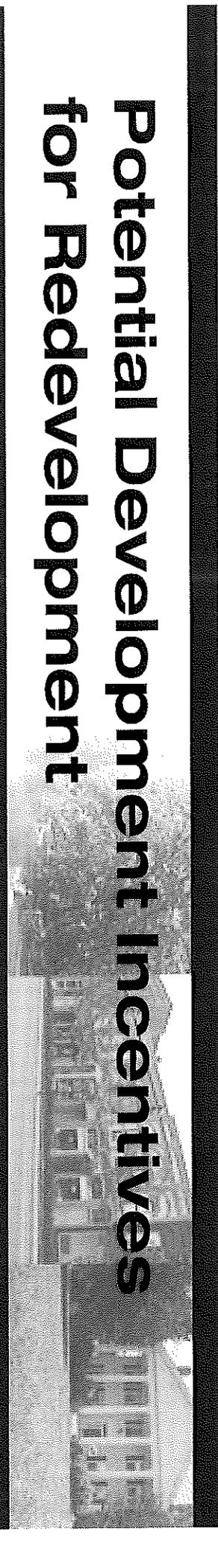
Design Standards



What will be controlled with design standards?

- Density
- Parking requirement
- Building height
- Building placement and set back
- Building design “aesthetics” (massing, proportions, **scale**, colors, use of materials)
- Signage
- Landscaping
- Etc.

(Note: Some of these may require variances from the Village)



Potential Development Incentives for Redevelopment

1. Expedite zoning approvals
2. Participate in site development cost
3. Explore alternative ownership mechanisms (land lease)
4. Abatements or other tax incentives.
5. Wave Fees (utility connection, plan review fees)
6. Assist DTE with substation relocation



RECAP & CONFIRM RESULTS

NEXT STEPS

8:50-9:00