

Dexter, Michigan
Downtown Development Authority

MEETING NOTICE

October 16, 2013
7:30 AM

DEXTER SENIOR CENTER
7720 ANN ARBOR STREET
DEXTER, MICHIGAN 48130

Dexter Downtown Development Authority

Meeting Agenda
October 16, 2013 <> 7:30 AM
Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

1. Call to Order:

2. Roll Call

Becker, Patrick
Covert, Tom
Jones, Carol
O'Haver, Dan

Bellas, Rich
Darnell, Don
Keough, Shawn
Schmid, Fred

Brouwer, Steve
Finn, Doug
Model, Fred
Willis, Randy

Please help welcome Patrick Becker to the DDA Board, he was appointed by Council at the 10-14-13 Council Meeting. He will be finishing Dick Lundy's term which expires 2015.

3. Approval of Minutes from the Regular September 18, 2013 Meeting.

4. Approval of Agenda:

5. Pre-arranged Audience Participation: None

6. Non-Arranged Citizen Participation:

7. Treasurer's Report:

a) Invoices: **Paid to avoid late fees- DTE \$142.86**
Due 11-1-13 US Bank \$60,720 and \$47,220.63

Total: \$108,083.49

b) Approval of Treasurer's Reports- September

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

8. Correspondence / Communications: None

9. Action Items:

- a) Consideration of: None

10. Discussion and Updates:

- a) Wellness Center- **Closed Session Planned for part of this discussion.**

b) 3045 Broad Street Redevelopment

- Updates from the August 27, 2013 join meeting are included. Jim Houk will attend the meeting to make a presentation.

c) 2014 Village Roadway Projects

- Summary of Central Street and Ann Arbor Street Improvements
- Ann Arbor Street Lighting Costs

d) Update on demolition of 3045 Broad Street

- Meeting with the demo contractor to discuss financial compensation from copper theft – estimate by Village \$4,000 – estimate by contractor \$9,000. He has secured his permits and the asbestos remediation is complete. Staff suggests that doing the demo after Valerie moves out as a possible cost savings, and it would likely be better due to unknowns with the building and concerns about how the site will be left in the interim.

11. Village President

12. Chairman's Report:

Items for November Agenda:

-
-

13. Non-Arranged Citizen Participation:

14. Adjournment



Dexter Downtown Development Authority

September 18, 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

Darnell, Don-ab

Keough, Shawn

O'Haver, Dan-ab

Brouwer, Steve

Finn, Doug

Lundy, Dick-ab

Schmid, Fred

Covert, Tom

Jones, Carol

Model, Fred

Willis, Randy

Also in attendance: Courtney Nicholls, Dexter Assistant Village Manager; Marie Sherry, Finance Director/Treasurer; Nathan Voght, Washtenaw County Brownfield Authority; residents and media.

3. Approval of Regular Minutes from August 21, 2013: *Motion by Fred S, second by Fred M to approve the regular meeting minutes of August 21, 2013 as presented. Motion carries.*

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

5. Pre-arranged Audience Participation:

Nathan Voght, County Brownfield Authority
Marie Sherry, Village Treasurer
Review Brownfield Wellness Brownfield Capture

Discussion focused on the possible sale of the Dexter Wellness Center to the Chelsea Wellness Foundation. Marie Sherry spoke of the differences between a DDA District and a Brownfield and explained the Brownfield calculations with the Dexter Wellness Center. Discussion followed on working out the Brownfield issue at the Wellness Center.

6. Non-Arranged Citizen Participation:

None

7. Treasurer's Report:

a) Invoices: DTE in the amount of \$215.59 (paid to avoid late fees); Metro Sewer invoice #48579 for \$982.50; and Mastercraft invoice #15247 for \$5,140 for a total of \$6,338.09. *Motion by Randy, second by Doug to pay the invoices in the amount of \$6,338.09. Motion carries.*

- b) Approval of Treasurer's Reports – *Motion by Fred S, second by Rich to accept the July Treasurer's report. Motion carries.*
- c) Review Forecast – Continue to evaluate Capital Improvements Project Priorities. .

8. Correspondence / Communications: None.

Courtney mentioned the letter that had be sent to property owners in the DDA District

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%.
Motion by Doug, second by Tom to approve the Amended Lease with Dancer's Edge with a one month extension and a reduction in the lease by 50% from September 1, 2013 through January 31, 2014. Motion carries.

10. Discussion 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.
OHM is waiting to report back in October after DTE makes a decision on possible move of sub-station. Also have a person interested in purchasing the Village owned Dan Hoey property.

11. Village Reports:

- a) President – *Shawn reported on the following:*
 - Mill Creek Park – have received the last reimbursement through the Michigan Trust Fund and the project is done. Now will be discussing maintenance of the property*
 - Union Negotiations- Have opened up talks with the staff as contracts come up in 2014.*
 - Facilities Committee – met last Tuesday (September 10) with Chief Yates and Assistant Chief Wagner and will be touring newer stations in the area to compare facilities.*
 - Ann Arbor Street/Central Street Projects – continue to work on the design such as the placement of the lights on Ann Arbor Street and the re-design around the Dexter Mill*

- b) Staff Support Update – None

12. Chairman's Report: None

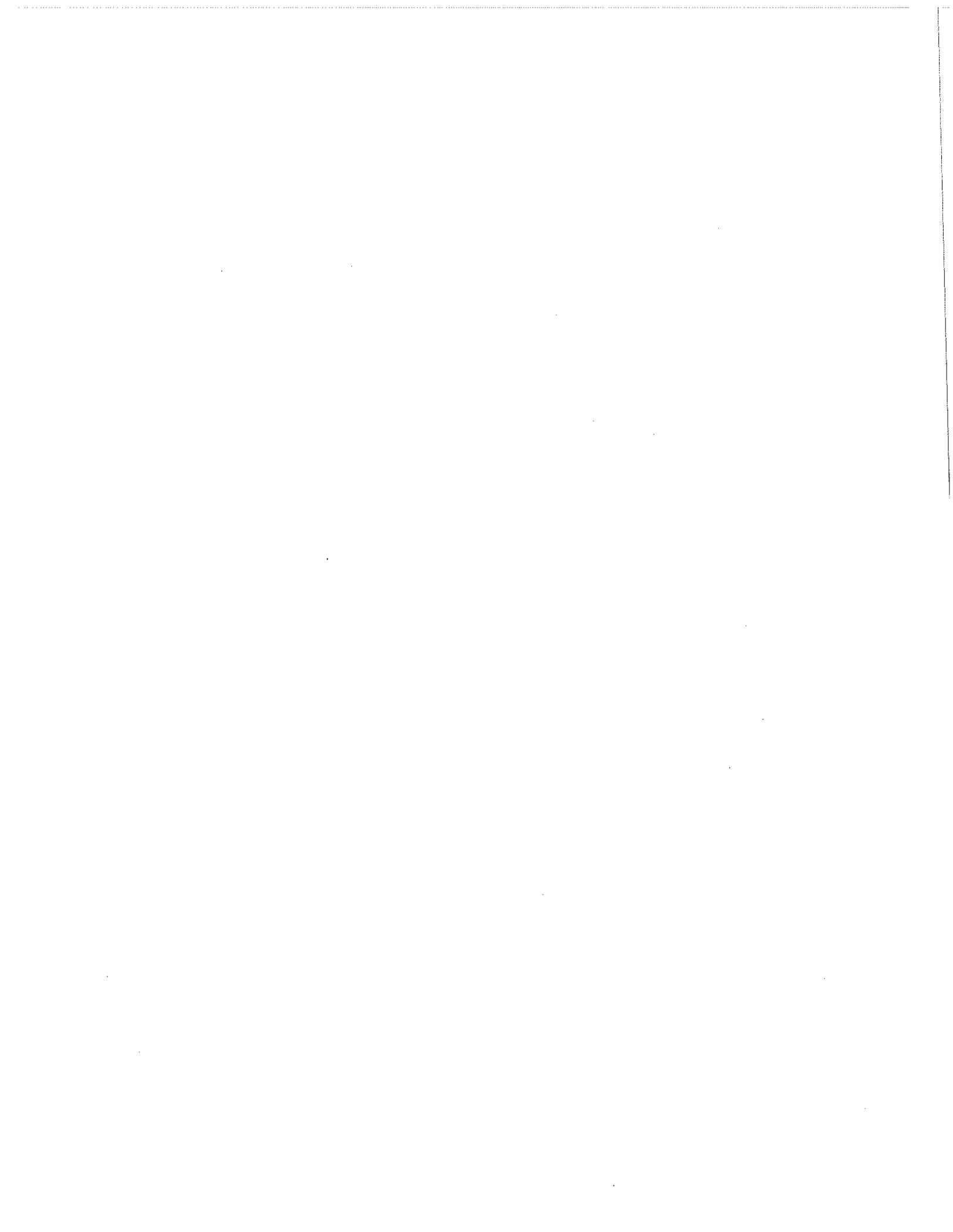
Items for the September Agenda

13. Non-Arranged Citizen Participation: None

14. Adjournment: *Motion by Fred S and second by Doug to adjourn the meeting at 8:18 AM. Motion carries.*

Respectfully submitted,

Carol Jones
Secretary



**DDA Cash Balances Report
9-30-13**

Fund	Account Name	General Ledger Balance	Notes
248 - DDA General	DDA Pooled Account	\$ 452,918.44	
394 - DDA Debt	DDA Pooled Account	\$ 593.66	
494 - DDA Project	DDA Pooled Account	\$ 7,090.78	
	Total DDA Pooled Account	\$ 460,602.88	
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	\$ 81,235.04	For general debt use - Matures 9/4/2014 @ .45%
394 - DDA Debt	Ann Arbor State Bank CD	\$ 121,589.75	For 11/13 Bond Payment - Matures 05/20/2014 @ .40%
394 - DDA Debt	United Bank CD	\$ 127,288.69	For 5/14 Bond Payment - Matures 5/22/2014 @ .30%
494 - DDA Project	Flagstar Bank	\$ 200,000.00	For projects - Matures 1/13/2014 @ .55%
	Total Certificates of Deposit	\$ 730,113.48	
Total General Cash		\$ 452,918.44	
Total Debt Cash		\$ 730,707.14	
Total Project Cash		\$ 7,090.78	
		\$ 1,190,716.36	
Month End Cash		\$ 1,190,716.36	
Projected FY 13/14 Revenue All Funds		\$ 571,588.47	
Projected FY 13/14 Expenditures All Funds		\$ (791,366.39)	
Due to Other Units		\$ -	
Projected Year End Cash		\$ 970,938.44	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF DEXTER

10/09/2013 04:57 PM
 User: marie
 DB: Dexter

PERIOD ENDING 09/30/2013

GL NUMBER	DESCRIPTION	2013-14 AMENDED BUDGET	YTD BALANCE 09/30/2013 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 09/30/2013 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000-ASSETS, LIABILITIES & REVENUE		348,000.00	210,539.99	210,539.99	137,460.01	60.50
248-000.000-415.000	TAX CAPTURE REVENUE	500.00	407.36	19.22	92.64	81.47
248-000.000-665.000	INTEREST EARNED	0.00	0.00	0.00	0.00	0.00
248-000.000-665.003	DAPCO CD INTEREST	22,000.00	5,604.37	1,868.12	16,395.63	25.47
248-000.000-667.000	RENTS (GENERAL)	0.00	0.00	0.00	0.00	0.00
248-000.000-671.000	OTHER REVENUE					
Total Dept 000.000-ASSETS, LIABILITIES & REVENUE		370,500.00	216,551.72	212,427.33	153,948.28	58.45
TOTAL Revenues						
Expenditures						
Dept 248.000-ADMINISTRATION		1,500.00	1,915.50	0.00	(415.50)	127.70
248-248.000-803.000	CONTRACTED SERVICES	7,000.00	0.00	0.00	7,000.00	0.00
248-248.000-820.000	PLANNING CONSULTING	0.00	3,994.79	0.00	(3,994.79)	100.00
248-248.000-843.000	PROPERTY TAXES	700.00	0.00	0.00	700.00	0.00
248-248.000-880.000	DOWNTOWN EVENTS	8,600.00	323.32	215.59	8,276.68	3.76
248-248.000-935.002	DAPCO BUILDING MAINTENANCE	5,000.00	0.00	0.00	5,000.00	0.00
248-248.000-957.002	DDA CAPTURE REFUNDS					
Total Dept 248.000-ADMINISTRATION		22,800.00	6,233.61	215.59	16,566.39	27.34
Dept 442.000-DOWNTOWN PUBLIC WORKS						
248-442.000-803.015	VILLAGE MAINTENANCE	10,000.00	0.00	0.00	10,000.00	0.00
248-442.000-970.000	CAPITAL IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
Total Dept 442.000-DOWNTOWN PUBLIC WORKS		10,000.00	0.00	0.00	10,000.00	0.00
Dept 965.000-TRANSFERS OUT - CONTROL						
248-965.000-999.394	TR OUT FOR BOND PAYMENTS - 394	257,100.00	0.00	0.00	257,100.00	0.00
248-965.000-999.494	TR TO DDA PROJECT FUND - 494	80,600.00	0.00	0.00	80,600.00	0.00
Total Dept 965.000-TRANSFERS OUT - CONTROL		337,700.00	0.00	0.00	337,700.00	0.00
TOTAL Expenditures						
Fund 248:						
TOTAL REVENUES		370,500.00	216,551.72	212,427.33	153,948.28	58.45
TOTAL EXPENDITURES		370,500.00	6,233.61	215.59	364,266.39	1.68
NET OF REVENUES & EXPENDITURES		0.00	210,318.11	212,211.74	(210,318.11)	100.00

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF DEXTER
 PERIOD ENDING 09/30/2013

10/09/2013 04:57 PM
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 DB: Dexter

GL NUMBER	DESCRIPTION	2013-14 AMENDED BUDGET	YTD BALANCE 09/30/2013 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 09/30/2013 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 394 - DDA DEBT FUND						
Revenues						
Dept 000.000-ASSETS, LIABILITIES & REVENUE		500.00	758.17	304.33	(258.17)	151.63
394-000.000-665.000	INTEREST EARNED	80,000.00	0.00	0.00	80,000.00	0.00
394-000.000-671.000	OTHER REVENUE	257,100.00	0.00	0.00	257,100.00	0.00
394-000.000-695.248	TRANSFER IN FROM DDA FUND 248					
		<u>337,600.00</u>	<u>758.17</u>	<u>304.33</u>	<u>336,841.83</u>	<u>0.22</u>
Total Dept 000.000-ASSETS, LIABILITIES & REVENUE						
		<u>337,600.00</u>	<u>758.17</u>	<u>304.33</u>	<u>336,841.83</u>	<u>0.22</u>
TOTAL Revenues						
Expenditures						
Dept 850.000-LONG-TERM DEBT		1,000.00	0.00	0.00	1,000.00	0.00
394-850.000-992.000	BOND FEES	0.00	0.00	0.00	0.00	0.00
394-850.000-997.001	DDA 2001 BOND (\$900K)	136,500.00	0.00	0.00	136,500.00	0.00
394-850.000-997.003	DDA 2008 TAXABLE BOND (\$1.6M)	119,500.00	0.00	0.00	119,500.00	0.00
394-850.000-997.004	DDA 2008 BOND (\$2+M)	80,100.00	0.00	0.00	80,100.00	0.00
394-850.000-997.005	2011 REFUNDING BOND (\$620K)					
		<u>337,100.00</u>	<u>0.00</u>	<u>0.00</u>	<u>337,100.00</u>	<u>0.00</u>
Total Dept 850.000-LONG-TERM DEBT						
		<u>337,100.00</u>	<u>0.00</u>	<u>0.00</u>	<u>337,100.00</u>	<u>0.00</u>
TOTAL Expenditures						
		<u>337,600.00</u>	<u>758.17</u>	<u>304.33</u>	<u>336,841.83</u>	<u>0.22</u>
Fund 394:		<u>337,100.00</u>	<u>0.00</u>	<u>0.00</u>	<u>337,100.00</u>	<u>0.00</u>
TOTAL REVENUES		<u>500.00</u>	<u>758.17</u>	<u>304.33</u>	<u>(258.17)</u>	<u>151.63</u>
TOTAL EXPENDITURES						
NET OF REVENUES & EXPENDITURES						

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REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF DEXTER
 PERIOD ENDING 09/30/2013

GL NUMBER	DESCRIPTION	2013-14 AMENDED BUDGET	YTD BALANCE 09/30/2013 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 09/30/2013 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 494 - DDA PROJECT FUND						
Revenues						
Dept 000.000-ASSETS, LIABILITIES & REVENUE						
494-000.000-665.000	INTEREST EARNED	200.00	1.64	0.70	198.36	0.82
494-000.000-671.000	OTHER REVENUE	0.00	0.00	0.00	0.00	0.00
494-000.000-695.248	TRANSFER IN FROM DDA FUND 248	80,600.00	0.00	0.00	80,600.00	0.00
Total Dept 000.000-ASSETS, LIABILITIES & REVENUE		80,800.00	1.64	0.70	80,798.36	0.00
TOTAL Revenues		80,800.00	1.64	0.70	80,798.36	0.00
Expenditures						
Dept 248.000-ADMINISTRATION						
494-248.000-820.000	PLANNING CONSULTING	0.00	0.00	0.00	0.00	0.00
Total Dept 248.000-ADMINISTRATION		0.00	0.00	0.00	0.00	0.00
Dept 908.000-TUPPER REDEVELOPMENT						
494-908.000-802.000	PROFESSIONAL SERVICES	50,000.00	0.00	0.00	50,000.00	0.00
494-908.000-810.000	ATTORNEY FEES	0.00	0.00	0.00	0.00	0.00
494-908.000-830.000	ENGINEERING CONSULTING	0.00	0.00	0.00	0.00	0.00
494-908.000-830.008	ENVIRONMENTAL STUDY	0.00	0.00	0.00	0.00	0.00
Total Dept 908.000-TUPPER REDEVELOPMENT		50,000.00	0.00	0.00	50,000.00	0.00
Dept 965.000-TRANSFERS OUT - CONTROL						
494-965.000-999.001	TRANSFER OUT TO GENERAL FUND - ADA RAMP	20,000.00	0.00	0.00	20,000.00	0.00
494-965.000-999.002	TRANSFER OUT TO GENERAL FUND - HOUSES	20,000.00	0.00	0.00	20,000.00	0.00
Total Dept 965.000-TRANSFERS OUT - CONTROL		40,000.00	0.00	0.00	40,000.00	0.00
TOTAL Expenditures		90,000.00	0.00	0.00	90,000.00	0.00
Fund 494:						
TOTAL REVENUES		80,800.00	1.64	0.70	80,798.36	0.00
TOTAL EXPENDITURES		90,000.00	0.00	0.00	90,000.00	0.00
NET OF REVENUES & EXPENDITURES		(9,200.00)	1.64	0.70	(9,201.64)	0.02
TOTAL REVENUES - ALL FUNDS						
TOTAL REVENUES - ALL FUNDS		788,900.00	217,311.53	212,732.36	571,588.47	27.55
TOTAL EXPENDITURES - ALL FUNDS		797,600.00	6,233.61	215.59	791,366.39	0.78
NET OF REVENUES & EXPENDITURES		(8,700.00)	211,077.92	212,516.77	(219,777.92)	2,426.18

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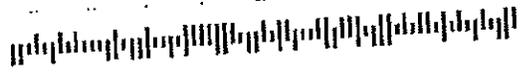
Payment Coupon

MULTIPLE PAYMENT COUPONS ENCLOSED

Please indicate amount paying \$_____	
Account Number	4667 427 0016 7
Due Date:	October 22, 2013
Total Due:	\$76.49

T038*2*P01***AUTO**5-DIGIT 48130
 VILLAGE OF DEXTER
 8140 MAIN ST
 DEXTER MI 48130-1044

Mail Payments To:
 DTE Energy
 P.O. Box 740786
 Cincinnati OH 45274-0786



For address corrections, please visit dteenergy.com
 or call 800.477.4747.

Return upper portion with your payment 602780602
 Keep lower portion for your records.

MULTIPLE PAYMENT COUPONS ENCLOSED

Contact Information

Gas Leak or Gas Emergency	800.947.5000
Customer Service or Power Outage	800.477.4747
Hearing-Impaired TDD Line	800.888.6886 (Mon-Fri 8am-5pm)
Web Site	dteenergy.com

Dancer's Edge

Summary of Charges

Account Number	4667 427 0016 7
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Account Balance as of Aug 29, 2013	85.38
Payment Received Sep 19, 2013 Thank You!	- 85.38
Balance Prior to Current Charges	0.00
Current Charges	
DTE Electric Company Business Electric Service	15.23
DTE Electric Company Interruptible Heating / Cooling Service	8.27
DTE Gas Company Gas Industrial	33.17
Outdoor Lighting Service	19.82
Total Current Charges	76.49

paid 10-14-13
248.248.935.002

Account Balance as of September 30, 2013 **\$76.49**
 Your current charges are due on October 22, 2013. A 2% late payment charge will be applied if paid after the due date.

Important Information

The MPSC is providing an opportunity to comment on our proposed Customer Data Privacy tariff which can be found at <http://efile.mpsc.state.mi.us/efile/viewcase.php?casenum=17102>. Send comments to www.michigan.gov/mpsc, Reference Case No. U-17102.

The U-16472 Rate Realignment Adjustment (U-16472 RRA) credit will change effective for service rendered on and after October 1, 2013. This change reduces average full service commercial rates by approximately 1.7 percent. The purpose of the U-16472 RRA is to adjust rates to the cost of providing service to each customer class.

The U-16472 Rate Realignment Adjustment (U-16472 RRA) surcharge/credit will change effective for service rendered on and after October 1, 2013. The purpose of the U-16472 RRA is to adjust rates to the cost of providing service to each customer class.

Beginning with your usage on October 1, 2013, your bill will reflect the 2012 U-17214 Uncollectible Expense True-up Mechanism (UETM) credit pursuant to the MPSC's order.

Your October bill includes a one month surcharge for the final reconciliation of DTE Electric's 2011 Restoration Expense Tracker (RET). This surcharge collects a portion of the expenses related to restoring power to customers after storms and other outages, as approved by the MPSC.

603840400064 0006637 B



Payment Coupon

Please indicate amount paying \$ _____

Account Number	6038 404 0006 4
Past Due - Pay Now	50.15
Due October 30, 2013	16.22
Total Due:	\$66.37

122*2*P02***AUTO**3-DIGIT 401
 UPPER PROPERTIES LLC
 2500 BISHOP CIR E
 DEXTER MI 48130-1566

*Correcting address
 and getting
 removed from
 DTE service.*

Mail Payments To:

DTE Energy
 P.O. Box 740786
 Cincinnati OH 45274-0786

For address corrections, please visit dteenergy.com
 or call 800.477.4747.

Return upper portion with your payment 603322050
 Keep lower portion for your records

URGENT

Contact Information

Gas Leak or Gas Emergency 800.947.5000
 Customer Service or Power Outage 800.477.4747
 Hearing-Impaired TDD Line 800.888.6886 (Mon-Fri 8am-5pm)
 Web Site dteenergy.com

Summary of Charges

Account Number 6038 404 0006 4

Account Balance as of Sep 06, 2013	50.15
Payment Received	0.00
Balance Prior to Current Charges	50.15
Prompt payment of your past-due balance will avoid further collection action.	
Current Charges:	
DTE Electric Company Business Electric Service	15.23
Other Charges and Credits	0.99
Total Current Charges	16.22
Account Balance as of October 07, 2013	\$66.37

*Paid
 10-14-13
 248.248.935.002*

Service period May, June, July

Your current charges are due on October 30, 2013. A 2% late payment charge will be applied if paid after the due date.

Important Information

The U-16472 Rate Realignment Adjustment (U-16472 RRA) credit will change effective for service rendered on and after October 1, 2013. This change reduces average full service commercial rates by approximately 1.7 percent. The purpose of the U-16472 RRA is to adjust rates to the cost of providing service to each customer class.

Your October bill includes a one month surcharge for the final reconciliation of DTE Electric's 2011 Restoration-Expense Tracker (RET). This surcharge collects a portion of the expenses related to restoring power to customers after storms and other outages, as approved by the MPSC.

Detail of Current Charges

For Service at 3045 Broad St, Ste A, Dexter, MI

DTE Electric Company Business Electric Service

Current Charges

Power Supply Charges:

Renewable Energy Plan Surchg 4.00

Delivery Charges:

Service Charge 8.78

VHWF Credit -1.35

Energy Optimization 0.71

Total DTE Electric Company Current Charges 12.14

Current Billing Information

Service Period **May 01, 2013 - May 31, 2013**

Days Billed 30

Meter Number 8123905 01

Meter Reading 7 Actual - 7 Actual

Difference 0

Multiplier 160

KWH Used 0

Your next scheduled meter read date is on or around AUG 29, 2013

Usage History - Average per day

	Current Month	Last Month	Year Ago
KWH Usage	0.0	0.0	0.0
Change		0%	0%

DTE Electric Company Business Electric Service

Current Charges

Power Supply Charges:

Renewable Energy Plan Surchg 4.00

Delivery Charges:

Service Charge 8.78

VHWF Credit -1.35

Energy Optimization 0.71

Total DTE Electric Company Current Charges 12.14

Current Billing Information

Service Period **May 31, 2013 - Jul 01, 2013**

Days Billed 31

Meter Number 8123905 01

Meter Reading 7 Actual - 7 Actual

Difference 0

Multiplier 160

KWH Used 0

Your next scheduled meter read date is on or around AUG 29, 2013

Usage History - Average per day

	Current Month	Last Month	Year Ago
KWH Usage	0.0	0.0	0.0
Change		0%	0%

DTE Electric Company Business Electric Service

Current Charges

Power Supply Charges:

Renewable Energy Plan Surchg 4.00

Delivery Charges:

Service Charge 8.78

VHWF Credit -1.35

Energy Optimization 0.71

Other Delivery Surcharges** -0.13

Total DTE Electric Company Current Charges 12.01

Total DTE Electric Company Business Electric Service Charges 36.29

Current Billing Information

Service Period **Jul 01, 2013 - Jul 31, 2013**

Days Billed 30

Meter Number 8123905 01

Meter Reading 7 Actual - 7 Est.

Difference 0

Multiplier 160

KWH Used 0

Your next scheduled meter read date is on or around AUG 29, 2013

Usage History - Average per day

	Current Month	Last Month	Year Ago
KWH Usage	0.0	0.0	0.0
Change		0%	0%

Total Current Charges

36.29

** Other Delivery Surcharges include Nuclear Decommissioning, Securitization Bond, Securitization Tax charges, U-16472 RRA, Uncollectible Expense True-Up Mechanism, and LIEEF Refund.

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: 11/01/2013
Payment Due Date: 11/01/2013
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%	240,000.00	05/01/2013	10/31/2013	8,850.00	0.00	0.00
05/01/2033	7.80%	1,330,000.00	05/01/2013	10/31/2013	51,870.00	0.00	0.00
Totals		1,570,000.00			60,720.00	0.00	0.00
Total Amount Due:						\$60,720.00	

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: JEFFREY RECK 0031

DDA

394-850.000-997.003

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:	11/01/2013
Payment Due On:	11/01/2013
Net Amount Due:	\$60,720.00
Amount Enclosed:	

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

Change of Address:

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

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: 11/01/2013
Payment Due Date: 11/01/2013
Page: 1 of 1

Maturity Date	Rate	Principal Outstanding	Accrual Start Date	Accrual End Date	Interest Due	Principal Due	Call Premium
05/01/2014	4.00%	25,000.00	05/01/2013	10/31/2013	500.00	0.00	0.00
05/01/2015	4.00%	25,000.00	05/01/2013	10/31/2013	500.00	0.00	0.00
05/01/2016	4.25%	25,000.00	05/01/2013	10/31/2013	531.25	0.00	0.00
05/01/2017	4.375%	25,000.00	05/01/2013	10/31/2013	546.88	0.00	0.00
05/01/2018	4.50%	35,000.00	05/01/2013	10/31/2013	787.50	0.00	0.00
05/01/2021	4.60%	255,000.00	05/01/2013	10/31/2013	5,865.00	0.00	0.00
05/01/2024	4.80%	510,000.00	05/01/2013	10/31/2013	12,240.00	0.00	0.00
05/01/2028	5.00%	475,000.00	05/01/2013	10/31/2013	11,875.00	0.00	0.00
05/01/2028	5.00%	575,000.00	05/01/2013	10/31/2013	14,375.00	0.00	0.00
Totals		1,950,000.00			47,220.83	0.00	0.00

Total Amount Due: \$47,220.63

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: JEFFREY RECK 0031

DDA

394-850.000-997.004

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:	11/01/2013
Payment Due On:	11/01/2013
Net Amount Due:	\$47,220.63
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:

Item 10. (a)

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

ddettling@vdextermi.gov

Phone (734)426-8303

Fax (734)426-5614

MEMO

To: DDA Board
From: Donna Dettling, Village Manager
Date: October 16, 2013
Re: Discussion of Wellness Center Sale and Brownfield

Provided for your review are several updates on the Wellness Center Sale and the Brownfield Capture.

Attached is a document from Steve Brouwer summarizing the Dexter Wellness Center LLC Partner's position on the Wellness Center Sale and the Brownfield Capture. Included in this summary is the offer made on October 8, 2013 by DWC Partners to forgo approximately \$165,000 in future (2014 and 2015) brownfield reimbursements and split the current 2013 brownfield reimbursement, estimated at \$75,000.

A meeting was held Tuesday, October 15, 2013 with Nathan Voght, Washtenaw County Brownfield Authority, Curtis Hedger, Attorney for the Brownfield Authority, Mark Jacobs, Village Environmental Attorney an update from this meeting will be provided.

Scott Munzel, DDA Attorney will be attending the meeting to provide a legal opinion regarding any options available to the DDA and Village. Mr. Munzel will bring an Attorney/Client communication that is not subject FOIA and will require a closed session for discussion.

DWC Investments/DDA Meeting
October 8, 2013

DWC Investments Vision

The vision for the Dexter Wellness Center was to create a first class, family focused facility for the greater Dexter community. The center's mission is to support the members in improving their physical and emotional well-being in a friendly, supportive atmosphere assisted by committed health and wellness professionals.

The anticipated additional tax revenue generated by the project was a by-product of this vision. It is not now nor has it even been an integral part of the vision.

Approximately 2,000 community members are currently utilizing the facility and improving their health. CWF projects the membership will increase to 4,000 members over time. We believe that no dollar amount can be placed on an individual's health or the benefits this brings to the community.

We are also very proud to help bring 61 jobs to the Village with the possibility of another 39. We see this as another tremendous benefit.

Village of Dexter Vision

The primary goals for the Village of Dexter for this property according to the 2012 Master Plan include the following:

- Protect and maintain the Village's natural resources, particularly the Huron River and the Mill Creek Areas.
- Provide various passive and active recreational opportunities of all residents of the Village including programs and activities offered by the Village and other agencies. Encourage healthy lifestyles for Village residents. Continue to cooperate with other organizations such as the Five Healthy Towns.
- Encourage development in the Baker Rd corridor that is separate and distinct from the downtown that serves the needs of Dexter's growing population.
- Encourage common design elements such as: architecture, streetscape, signage and landscaping that promote a continuation of the downtown theme along Baker Rd.
- Provide commercial areas that meet the needs of the Village residents in terms of location and services offered.
- Promote quality, job producing economic development within the Village that serves the needs of the Village residents.

The Dexter Wellness Center and Dexter Town Center meet every one of these goals.

Purchase

Throughout the planning, construction and operation of the Dexter Wellness Center there was never any agreement between CWF and DWC Investments (DWC) regarding the purchase. Originally, CWF indicated that they would require a lease to proceed with the project. They stated this requirement publicly at a Village Council meeting. DWC had to work very diligently to secure financing for the project based on this criteria. DWC was turned down by multiple banks. After

many months a financing package was finally approved, the lease signed and the project constructed. After the building was finished, CWF approached DWC about purchasing it. CWF had created a new business model that indicated they would be better able to support the long term DWC mission and ensure its community-wide success if they owned the building. DWC had no idea that this was going on nor did they participate in the analysis. DWC believed that supporting this purchase was in keeping with their initial vision and agreed it was the best way to ensure the project's long term success and the ability of the CWF to continue to support the community through their annual grant funding.

Additional Revenue

DWC Investments has already paid the Village \$96,628 for water and sewer tap fees and will pay an additional \$48,314 prior to December 31, 2013 for a total \$144,942.00.

The third building on site is expected to provide approximately \$80,000 in additional tap fee revenue to the Village when's it's constructed.

With the completion of the third building, the DDA is expected to capture approximately \$20,000 to \$25,000 per year in additional revenue from the Dexter Town Center development.

MBT Credit

SRG North and SRG South have a MBT Credit from the State of Michigan for \$700,000.00. This grant was supported by a \$100,000 redevelopment commitment from the DDA. It has been suggested that DWC should refund this commitment.

First, DWC Investments has nothing to do with the MBT tax credit or any DDA funds to support it. The MBT approval letter from the State of Michigan specifically excludes the Wellness Center project. The funds were/are for two building pads along Baker Rd.

Second, the Village/DDA have received the following benefits for their contribution:

- The Baker Rd. right-of-way has been increased by 27 FT along the entire property frontage at no cost to the Village. This property cost BST over \$100,000 in 2007.
- The entire street scape on the east side of Baker Rd has been transformed by eliminating two curb cuts, removing, relocating and replacing the sidewalk, installing one (1) primary curb cut and re-landscaping the entire footage. Additional cost to the DDA \$0.00.
- A detention pond was constructed to control storm water run-off from the site. Additional cost to the Village \$0.00.
- The ColorBok office area was demolished eliminating a functionally obsolete building. Additional cost to the Village/DDA \$0.00.
- The existing underground storage tank and contaminated soil were removed from the site and disposed of properly. Additional cost to the DDA \$0.00.
- The Dexter Retail/Office building was constructed. Additional cost to the Village/DDA \$0.00
- A new dental practice opened on the second floor of the building. Additional cost to the Village/DDA \$0.00.
- A new Physical Therapy practice opened on the second floor of the building. Additional cost to the Village/DDA \$0.00.

- Additional water main was installed and later looped into the dead end main on the Bates Elementary School property as part of the Wellness Center construction thereby improving the water system for the school and the Village. Additional cost to the Village/DDA \$0.00.
- The final building pad on the Dexter Town Center site is ready for development and the building is site plan approved. Additional cost to the Village/DDA \$0.00.

Third, the Village/DDA would not have completed the items listed above for \$100,000.

Fourth, the MBT funds are for both buildings along Baker Rd. SRG-North received a portion of the \$700,000 to help offset the additional costs incurred to re-claim a brownfield site.

Fifth, SRG-South is only eligible for the remaining MBT funds (or a portion there of) upon completion of the third building on the site.

Sixth, the re-development at the site will likely foster other re-development and development projects in the Village.

Seventh, there is no legal agreement between the DDA, BST, SRG-North or SRG-South for the repayment of the \$100,000.00.

TIF

The Village and the BRA approved the \$312,000 TIF for the project, \$240,000 for eligible activities and \$62,000 in BRA fees/costs. BST/DWC funded the \$240,000 to complete the demolition. To date the DDA has not contributed any funds for construction of the Dexter Wellness Center. The BRA tax capture for 2013 is approximately \$99,000.00. \$75,000 is due to BST and \$24,000 is due to the BRA in March or April 2014 and the remaining \$165,000 in subsequent years. Per the BRA agreement, BST/DWC is due these funds and has no legal obligation to share them with the DDA. DWC had previously indicated that they were willing to forgo the remaining \$165,000. After further discussion, DWC is willing to accept \$37,500.00 as payment in full for the \$240,000.00. This represents a \$202,500 gift to the DDA. The DDA may also elect to discuss revenue sharing arrangement with the BRA on their \$24,000. DWC leaves that to the DDA and the BRA. If the BRA was willing to split their proceeds, the DDA would receive \$214,500.00 or \$49,500 more than originally contemplated.

Moving Forward

DWC/BST's offer to waive \$202,500 of the TIF recapture expires on November 1, 2013. This date was extended from October 17, 2013 at the Village's request to accommodate the DDA and Village Council.

Item 10(b)

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

ddettling@vdextermi.gov

Phone (734)426-8303

Fax (734)426-5614

MEMO

To: DDA Board
From: Donna Dettling, Village Manager
Date: October 16, 2013
Re: Redevelopment of 3045 Broad Street
Review updates from the August 27, 2013 joint meeting.

Attached for your review are several documents to assist in the ongoing discussion of the redevelopment of 3045 Board Street, the former DAPCO property. Jim Houk will be attending the meeting to review this information with the DDA.

- Proposed Draft Design Standards (Relevant Conditions)
- Minutes from the Board Street Redevelopment Joint Meeting of 8-27-13
- The Power Point from the Joint Meeting is provided again for your review.

3045 BROAD STREET PROPERTY
 PROPOSED DRAFT DESIGN STANDARDS (RELEVANT CONDITIONS)
 PREPARED BY OHM ADVISORS OCTOBER 11, 2013

NOTE: UNLESS OTHERWISE STATED BELOW, ALL PROPOSED BUILDINGS SHALL MEET ALL CURRENT REQUIREMENTS SET FORTH IN THE VILLAGE OF DEXTER ZONING ORDINANCE

REQUIRED CONDITIONS PER ARTICLE XV(A): CBD CENTRAL BUSINESS DISTRICT	ADDITIONAL DESIGN STANDARDS: 3045 BROAD ST., BUILDINGS A AND B
<p>Desirable materials include brick, stone, wood siding and glass. Exterior materials that should not be used in large application, but can be used as detail material or as a small application include EIFS, vinyl siding, asphalt or metal siding, composite fiberglass and reflective glass.</p>	<p>Exterior walls must consist of natural or natural appearing materials.</p> <ul style="list-style-type: none"> a. Brick: earth tone, standard size, laid in a standard masonry pattern shall be the primary building material. b. Stone: natural or simulated material may be used as accent as long as it does not exceed 50% of the facade. c. Stucco, EIFS: to be used in limited quantities as accent pieces. Not permitted at grade level.
<p>Exterior walls facing public rights-of-way, customer parking areas, and adjoining property that is zoned or used for residential purposes shall have a finished appearance, using the same materials as used on the front of the building.</p>	<p>Four sided architecture is required. The building must exhibit the same high standard of detail and finish on all elevations.</p> <p>Blank or empty elevations are not permitted. Windows and an appropriate amount of articulation is required on all elevations.</p> <p>Masonry materials are required at grade level.</p> <p>Exposed foundations are not permitted.</p> <p>Balconies are suggested on the facade overlooking the river. Balconies must have style appropriate guardrails, finishes and detailing. The size of the balconies must be in proportion to the overall mass of the building.</p>
<p>All new buildings shall have at least 70% of their first floor facade on the street-facing sidewalk as non-reflective/non-tinted glass. The use of reflective/tinted glass on the first floor side and rear windows is discouraged.</p>	<p>Building B shall have at least 70% of the first floor facade facing Forest Street to be clear glass, per Article XV(A). All retail and restaurant entry facades shall have at least 70% clear glass on the front facade. The facade facing the river shall have at least 40% of the first floor as clear glass. All other glass must be clear.</p>

REQUIRED CONDITIONS PER ARTICLE XV(A): CBD CENTRAL BUSINESS DISTRICT	ADDITIONAL DESIGN STANDARDS: 3045 BROAD ST., BUILDINGS A AND B
<p>Architectural standards for approval include the following items: rooflines and cornices, fenestrations and brackets, shape and style of windows, shape and style of lights within windows, colors, and finish materials.</p> <p>General architecture, front facade, and overall building appointments should be as consistent with the historical buildings of the downtown Main Street area.</p>	<p>All windows and doors are required to have style appropriate trim, materials and detailing. The building shall have a roof that is flat in appearance with an articulate cornice. Portions of the building may have sloped roofs as accents.</p> <p>Windows must be vertical in proportion.</p>
<p>The site design shall be sensitive to pedestrian and bicycle needs.</p>	<p>Decorative pavers are suggested along the facade facing the river to allow pedestrian movement between Building A and Building B. A pedestrian connection is required from the river side facade to relocated Broad Street. Additional decorative paving at Building B is suggested to allow for outside dining. All walkways or pedestrian plazas on the riverside shall be intergrated into the existing</p>
<p>Refer to 'Article VII, Sign regulations in the Zoning Ordinance for sign standards.</p>	<p>Maximum text height is 18" All signage shall be integrated into the building facade treatment and exterior illumination via gooseneck or similar lighting fixture is required. Internal illumination shall be prohibited.</p>

PROPOSED VARIANCES	
<p>The 'Village of Dexter Zoning Ordinance' allows for a maximum of three stories at 45 feet. Building height is defined as 'the vertical distance measured from the established grade of the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs.</p>	<p>A variance is required for an additional fourth story and an additional 15 feet of building height for a total 60 feet maximum height. The forth story building facade, shall be set back a minimum of six feet from the first through third story facade.</p>
<p>Parking: Required parking: Building A - Residential 117 spaces Building B - Retail/office 50 spaces</p>	<p>Parking Variance: Building A - Residential 89 spaces (1.65/unit) Building B - Retail/commercial - 0 required (use existing on street) Residential 89 spaces or 1.65/unit</p>

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

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

Attendees:

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

Representing:

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

Dunlavy, Blossom, Blossom, Stacey
Semifero
Dettling, Nicholls

Guests:

Early Dismissal:

Recording Secretary:

GENERAL BUSINESS

Goals and Objectives for Redevelopment:

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

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

Zoning/Village Commercial/DDA

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

Multi-family Condos

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

Grand Issues

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

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

Desirable Uses

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

Design Standards

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

Zoning Standards

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

Incentives Discussion:

- Request to Continue this discussion at later date

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

Environmental Concerns

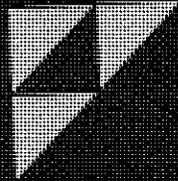
- No discussion; discuss at later date

Next Steps

- Go to DDA first, then to council (do we get this through PC in some fashion, yes)
- Timing - 3rd week of September for DDA
- Put package together; bring buyers to table (Chaconas, Houk)
- Edison Substation in October – wait until we find out what DTE is planning to do.
- Land to unit value: Wait until DTE has made a decision or develop both Land to Unit Value scenarios, both with substation and without. (Chaconas)

Village of Dexter

Dapco Redevelopment Project



August 27th, 2013

Administrative Committee

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

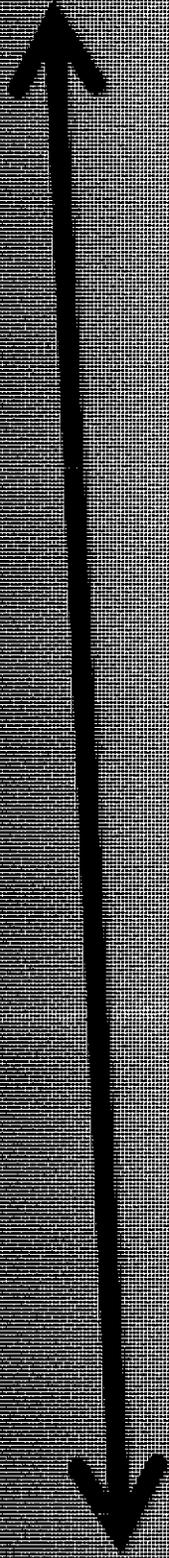
Meeting Expectations

- 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:
± 5,950 total s.f.

BUILDING C:
1 STORY:
± 9,350 total s.f.

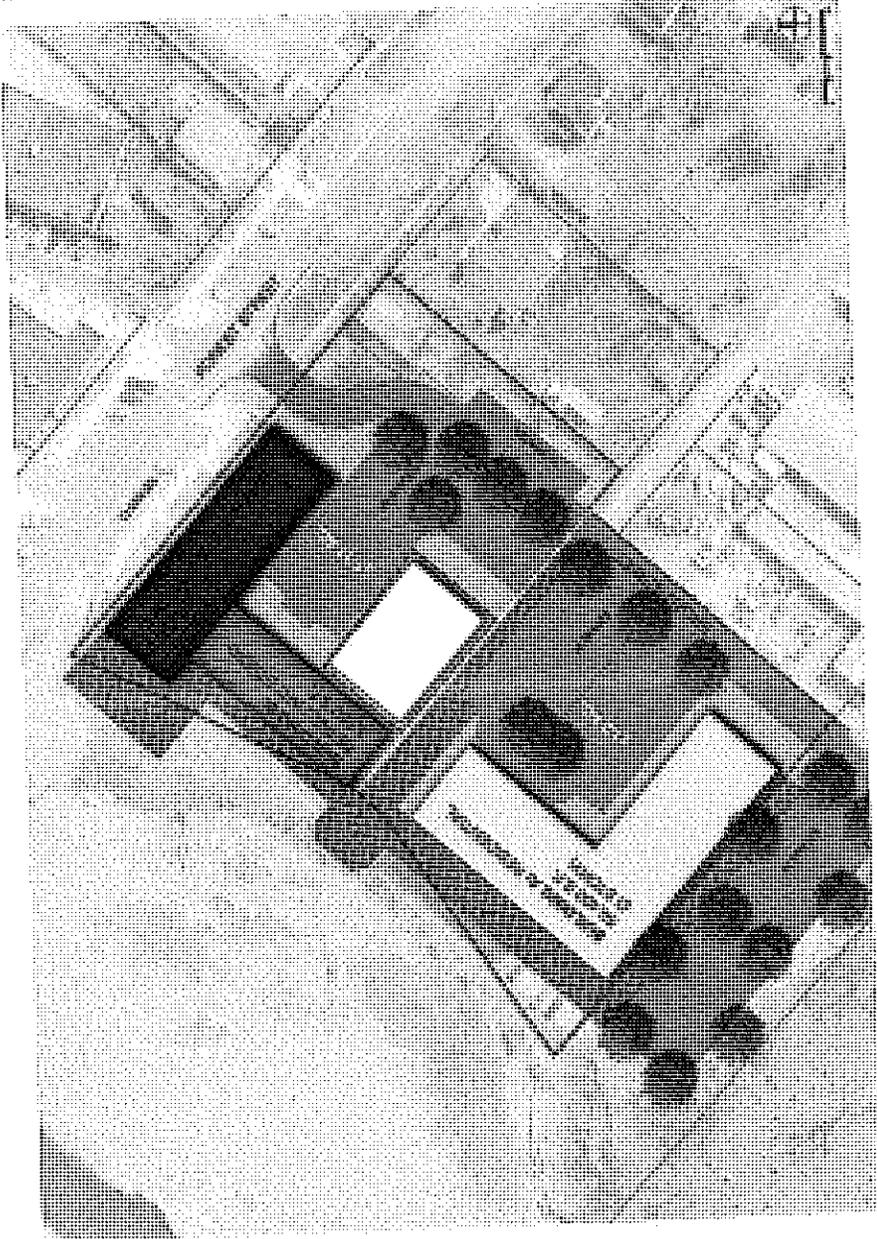
Parking Data:
Building A:
Required Parking: 117 spaces
Provided Parking: 84 spaces

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



Capacity Study Revised



Building Site Data

Building A:
Story: 3
± 50,400 total s.f.
± 54 units

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

Parking Site Data Requirements

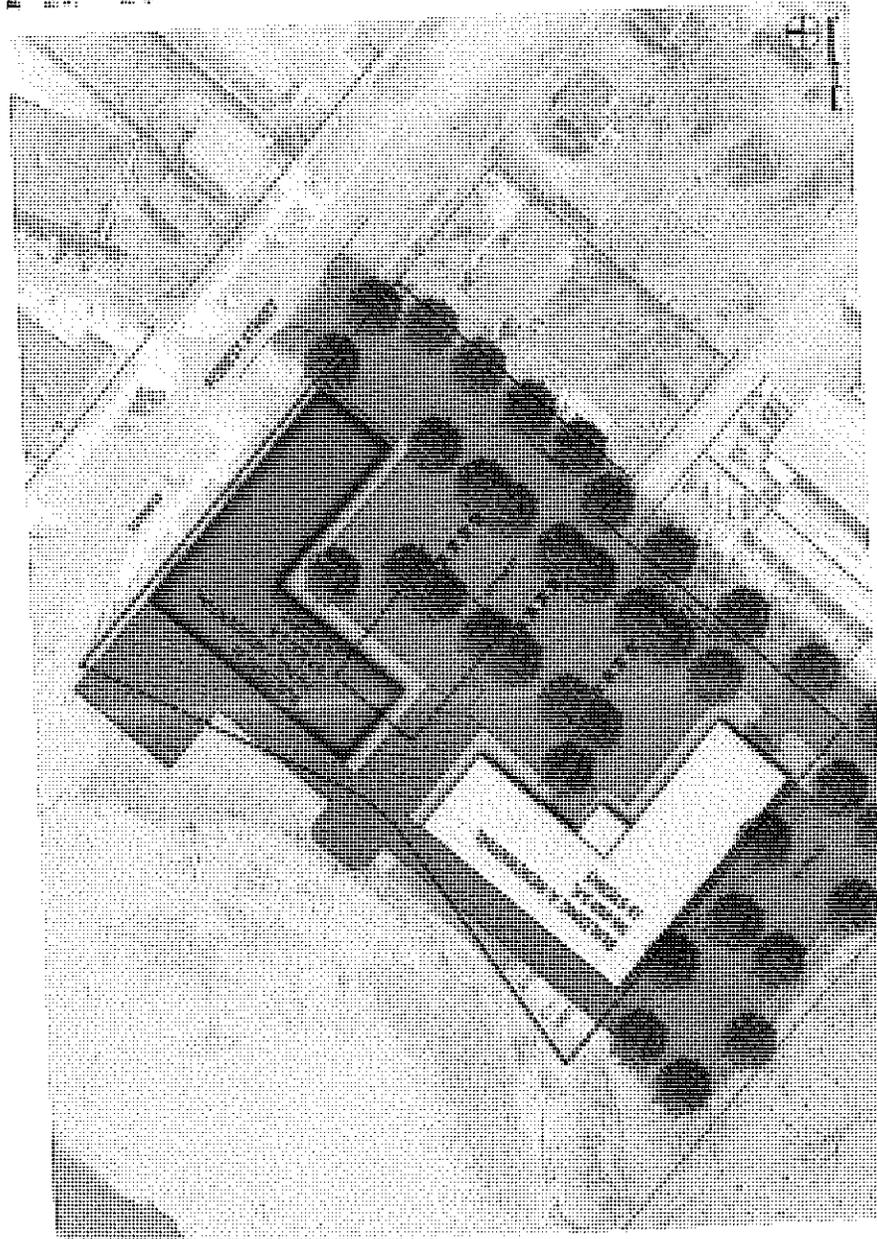
Building A:
Required Residential Parking:
Market Requirement:
117 spaces per code
1.5 - 1.75 / unit
81 - 94 spaces

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

TOTALS:

Retail: ± 16,800 s.f.
Residential: ± 100,800 s.f.
± 108 units

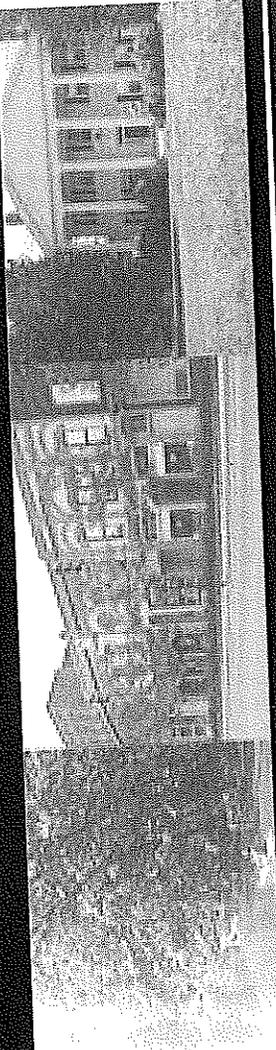
Parking Provided:
Retail: Provided On-Street
Residential: 196 provided
1.8 / unit



SITE CAPACITY STUDY CONCEPT

Dapco Property | VILLAGE OF DEXTER, MI

8.26.2013



**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

Item 10.(c)

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

ddettling@vdextermi.gov

Phone (734)426-8303

Fax (734)426-5614

MEMO

To: DDA Board Members
From: Donna Dettling, Village Manager
Date: October 16, 2013
Re: 2014 Village Roadway Projects- Central Street Improvement Project and Ann Arbor Street Improvement Project

Attached is a cover memo from OHM that provides an overview of the 2014 Village Roadway Improvement Projects. These projects will be bid in February 2014 and constructed in June of 2014. OHM is currently working on final design documents, which are due to MDOT by the end of November. The Ann Arbor Street Improvement is in the DDA, but the Central Street project is outside the DDA district. DDA's review and input on both these projects is requested.

Further discussion and additional information on the Ann Arbor Street Project regarding lighting is included in a separate item.



ARCHITECTS. ENGINEERS. PLANNERS.

memorandum

Date: October 1, 2013

To: Courtney Nicholls, Assistant Village Manager
From: Patrick M. Droze, P.E.

Re: 2014 Village Roadway Improvements

In 2014, the Village will undertake two road reconstruction projects. This includes an asphalt mill and overlay of Ann Arbor Street from Kensington to Baker and the reconstruction of Central Street between Second and Third Street. The projects will be combined into a single contract which will allow the Village to work with a single contractor. The projects are currently planned for construction in June of 2014 with a bid letting scheduled for February. The projects will be administered through MDOT's local agency program due to the federal funding component of both projects.

The intent of this memorandum is to inform the planning commission on key design elements with the projects.

CONSTRUCTION WORK

Ann Arbor Street

- 0.5 miles of mill and overlay of existing hot mix asphalt pavement;
- Removal and replacement of concrete curb and gutter;
- Water main replacement from Dover to Inverness

Central Street

- 0.09 miles of hot mix asphalt reconstruction
- Extension of storm sewer from Phase 1 of Central Street
- The addition of bike on each side of the road
- Construction of a paved parking lane on the east side of the road
- Construction of sidewalk along the mill (west) side of the road
- Extension of street lighting from Phase 1 of Central Street.

DETAILED DISCUSSION OF STREET ELEMENTS

Both projects will adhere to the Village's complete streets resolution and will implement facilities to improve pedestrian and bicyclist mobility.

Bike Facilities

Central Street will include the construction of directional bike lanes. The bike lanes will continue through the intersection of Third Street after which bicyclists will share the roadway. Ann Arbor Street will utilize "sharrows" which will be placed approximately 14' off the curb in areas where parallel parking is present. The location of these is determined by placing bicyclist as far to the right as possible while keeping them safely away from dangers raised by open car doors.



Decorative Cross Walks

Both projects will include the installation of decorative crosswalks at all intersections along the corridor where crosswalks are currently present. The recommended locations of these crosswalks are listed in Table 1 and 2.

TABLE 1: Ann Arbor Street Crosswalks

Street	Southwest	Northwest	Northeast	Southeast
Baker*	Installed	Installed	N/A	Installed
Dover	N/A	No Crosswalk	Proposed	No Crosswalk
Edison	N/A	No Crosswalk	Proposed	Proposed
Hudson	Proposed	Proposed	Proposed	No Crosswalk
Inverness	Proposed	Proposed	Proposed	No Crosswalk
Kensington	Proposed	Proposed	No Crosswalk	No Crosswalk

*Crosswalks installed in 2012 as part of the Main Street project.

TABLE 2: Central Street Crosswalks

Street	Southwest	Northwest	Northeast	Southeast
Third	Proposed	Proposed	Proposed	Proposed

Street Lighting

The Central Street project will continue the installation of street lights through the Central and Third Street intersection. OHM is also reviewing the lighting on Ann Arbor Street and will discuss this at the next Village Council meeting.

OTHER DESIGN ISSUES

Angle Parking

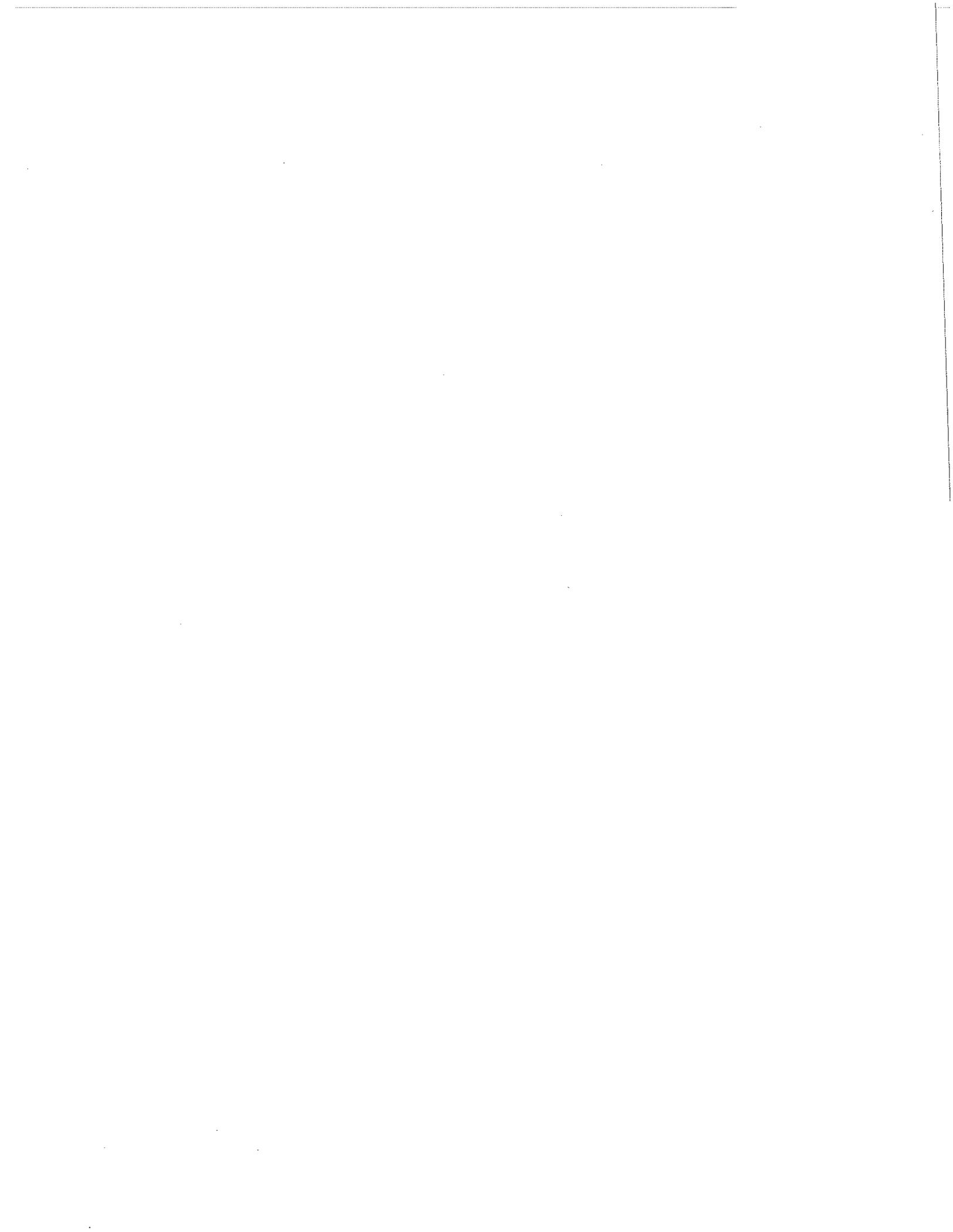
There are three angle parking spaces near the intersection of Baker Road and Ann Arbor Street that serve 7955 Ann Arbor Street (Strang State Farm Insurance Agency). As part of federally funded projects, MDOT will require that these parking spaces are reviewed for safety. In general, these reviews almost always recommend that the spots be removed and changed to parallel parking. Based on discussions with council, we are proceeding with the recommended conversion.

Dexter Mill

The Dexter Mill is located within the Central Street project. The site currently has uninterrupted driveway access across its entire Central and Third Street frontage. In addition, the Dexter Mill has a significant portion of its parking lot within the Village right of way. OHM and the Village are currently working with ownership to define either one or two access points from Central Street. In addition, the Village is considering providing public parking within the right of way but isolated from traffic to ensure that roadway capacity and safety is maintained.

Street Signs

The federal funding may require that the existing decorative, non-reflective signs are replaced as part of this project. The project is currently under review with MDOT. OHM will report back to the Village on whether replacement will be required as part of this project.



VILLAGE OF DEXTER

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MEMO

To: DDA Board Members
From: Donna Dettling, Village Manager
Date: October 16, 2013
Re: Discussion of paying for Street Lights
Ann Arbor Street Improvement Project

Attached is the October 14, 2013 Village Council Agenda item for Ann Arbor Street Lighting Improvements. The DDA is being asked to consider paying for Street Lights on Ann Arbor Street. Under discussion items on the agenda is an update on the 2014 Village Roadway Projects, which provides additional information on the Ann Arbor Street Improvement Project.

Staff recommended that lighting be included in the Ann Arbor Street Improvement Project as an alternate bid to provide an opportunity to determine how the cost of the lighting could be incorporated into this project. The bid letting is scheduled for February 2014 with construction in June 2014.

DDA members may recall that we discussed the development of a Comprehensive Street Lighting Plan for the DDA District at our May 15, 2013 meeting. At that time the DDA was asked to weigh-in on the suspension of Street Lighting Standards due to a Site Plan requirement for the 3rd Building at Dexter Town Center on Baker Road. The DDA made a motion to advise Village Council that the DDA supports the position that Ornamental Street Lights should not be a Private Developer's responsibility in the DDA District.

The Ann Arbor Street Improvement Project is in the DDA district and is primarily residential. The proposed lighting plan adds 12 Ornamental Street Lights, spaced at 100 feet apart. This would close wide gaps in lighting along Ann Arbor Street.

The final decision to add the lights will need to be made before a contractor bid award.

AGENDA 10-14-13

ITEM 6-4

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

ddettling@dextermi.gov

Phone (734)426-8303

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MEMO

To: President Keough and Council
From: Donna Dettling, Village Manager
Date: October 14, 2013
Re: Ann Arbor Street Lighting Improvement

Attached is a copy of the memo that was included with the last Village Manager Report, which requires decision from Council to determine street lighting changes for the Ann Arbor Street Project.

Staff is recommending that too many lights as opposed to too few along this important corridor is optimal. We also feel moving lights could create avoidable maintenance problems and lighting failures in the future. There are gaps along Ann Arbor Street that are void of lighting, and it would be logical to include a consistent lighting pattern along these main routes into the downtown. Lighting, like the decorative stamped concrete cross walks is the appearance we're striving for in the Village.

Patrick Droze and Kurt Augustine made a field visit on October 7, 2013 to determine how many lights we'd need and if the electric cabinets already in place would accommodate additional lights. The lighting costs for the Ann Arbor Street project would NOT be covered by grant dollars however; this is an area where the DDA could participate to cover the cost. The DDA will be asked to consider this at their next meeting. 10-16-13 DDA Meeting ✓

Staff is recommending that we include the lighting in the project for Ann Arbor Street bid as an alternate and not part of the base bid. A preliminary cost estimate \$71,621 for the lighting prepared by OHM is attached. We estimate the annual electric cost at \$480 (\$40 per month) for 12 led streetlights.



ARCHITECTS. ENGINEERS. PLANNERS.

memorandum

Date: September 17, 2013

To: Courtney Nicholls, Assistant Village Manager
 From: Patrick Droze, P.E.

Re: Ann Arbor Street Lighting Improvements

At the September 9, 2013 Council work session, Councilman Cousins requested that OHM review the possibility of moving extra street lights from the Edison and Inverness Street intersections to the Hudson Street intersection. As a point of reference, we have tabulated street lights that are in place along Ann Arbor Street. A summary of this is shown in Table 1.

TABLE 1: Existing Lighting on Ann Arbor Street

Start	End	Lighting	Spacing / Number of Lights
Baker Intersection		Yes	Varies (5 total)
Baker	Dover	Yes	+/- 100'
Dover Intersection		Yes	100' (2 total)
Dover	Edison	Yes	+/- 100'
Edison Intersection		Yes	45' (6 total)
Edison	Hudson	No	None
Hudson Intersection		Yes (Overhead Wire)	1
Hudson	Inverness	No	None
Inverness Intersection		Yes	75' (8 total)
Inverness	Kensington	No	None
Kensington Intersection		Yes ("Cobrahead")	1

Table 1 shows the inconsistency of street lights along the corridor and at intersections. Based on a cursory review of the information, it appears that lights could be moved from the Inverness and Edison intersections to the Hudson Intersection which would still maintain at least 4 lights at each intersection.

Power for this intersection could likely be provided by an existing electrical system in place. Village records indicate that the current decorative street light system on Ann Arbor is served by three separate circuits. The first circuit includes the Baker Road intersection and is connected to Monument Park. The second is located at Lions Park and serves Ann Arbor between Baker and Edison. The third is located within Peace Park and serves the Inverness intersection.

As a result of the segmented lighting system, street lighting conduit is not present at the intersection of Hudson Street as originally suspected. The lack of conduit at this intersection would require that either new conduit is run from one of the adjacent system or that a new cabinet and service is installed for the completion of lights. For your consideration, the DTE Service connection and new panel constructed on Central Street in 2012 was roughly \$7000.00. Installed conduit cost approximately \$7/foot for direct bury installation and \$15/foot for directionally drilled conduit.



If the Village wishes to proceed with adding lights at this intersection, further analysis will be necessary to determine whether connecting to existing systems is feasible. As part of this exercise, we would also estimate on the amount of conduit and cable would be necessary to connect potential lights to existing power sources. In the event that connecting to an existing system is not possible, we would also review the potential to install an additional DTE service at Hudson.



OPINION OF PROBABLE CONSTRUCTION COST

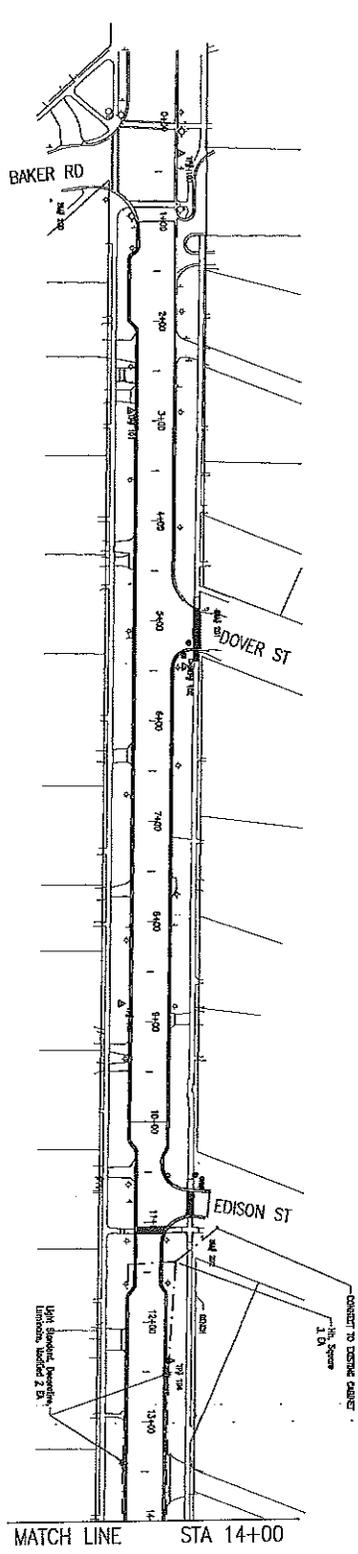
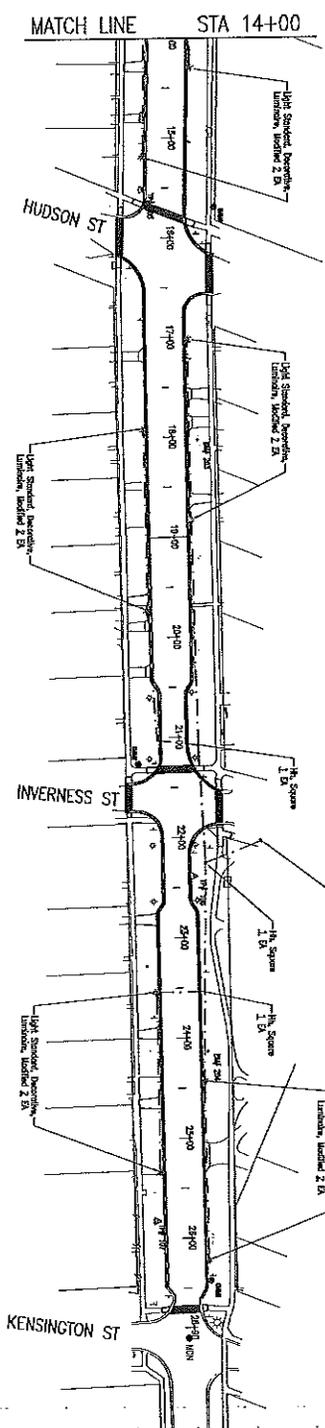
ORCHARD, HILTZ & McCLIMENT, INC.
34000 Plymouth Road, Livonia, Michigan, 48150

Telephone: (734) 522-6711 FAX: (734) 466-4557

PROJECT: _____
LOCATION: _____
WORK: _____

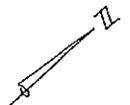
DATE: _____
PROJECT #: _____
ESTIMATOR: _____
CHECKED BY: _____
CURRENT ENR: _____

ITEM CODE	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST
8190146	Conduit, Schedule 40, 1 1/2 inch	Ft	2426	\$ 7.00	\$ 16,982.00
8190212	DB Cable, in Conduit, 600V, 1/C#8	Ft	2426	\$ 1.00	\$ 2,426.00
8190239	Cable, Equipment Grounding Wire, 1/C#12	Ft	2426	\$ 0.50	\$ 1,213.00
8190261	Hh, Square	Ea	3	\$ 1,000.00	\$ 3,000.00
8197050	Light Standard, Decorative, Luminaire, Modified	Ea	12	\$ 3,500.00	\$ 42,000.00
8207050	Light Std, Fdn, Modified	Ea	12	\$ 500.00	\$ 6,000.00
					\$ 71,621.00
TOTAL OPINION OF PROBABLE CONSTRUCTION COST =					\$ 71,621.00



ANN ARBOR STREET

12"=60'
 ○ EXISTING LIGHT POLE
 * PROPOSED LIGHT POLE



<p>VILLAGE OF DEXTER ANN ARBOR STREET LIGHTING PLAN SIGN REMOVAL</p>		<p>VILLAGE OF DEXTER</p>										<p>0130-13-0051</p>	
<p>34000 Plymouth Road Livonia, MI 48150 P (734) 522-8711 F (734) 522-8427</p>		<p>WWW.OHM-ADVISORS.COM</p>											