

Dexter, Michigan
Downtown Development Authority

MEETING NOTICE

December 18, 2013

7:30 AM

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

Dexter Downtown Development Authority

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

1. Call to Order:

2. Roll Call

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

3. Approval of Minutes from the Regular November 20, 2013 Meeting

4. Approval of Agenda:

5. Pre-arranged Audience Participation: None

6. Non-Arranged Citizen Participation:

7. Treasurer's Report:

a) Invoices:

Monument Park LLC	\$ 2,500.00
OHM Broad Street Project	\$ 1,107.00
US Bank Bond Fee	\$ 500.00
Scio Township Taxes 3045 Broad Street	\$ 6,378.91
Scott Munzel	\$ 2,524.50

Total: \$13,010.41

b) Approval of Treasurer's Reports- November

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

8. Correspondence / Communications:

9. Action Items:

a) Consideration of: None

10. Discussion and Updates:

a) 3045 Broad Street Redevelopment

- Discuss asking price for listing the property.
- Updates DTE substation
- Presentation of Design Standards to PC at their January 2014 meeting.

b) Dexter Wellness Center and Chelsea Wellness Foundation- Open session updates on the purchase of the Wellness Center. Closed Session Planned with Scott Munzel, DDA Attorney.

c) Update on demolition of 3045 Broad Street

- Anything new? Not at this time.

11. Village President

12. Chairman's Report:

Items for January 15, 2014 Agenda:

-
-

13. Non-Arranged Citizen Participation:

14. Adjournment

Dexter Downtown Development Authority

November 20, 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

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

Also in attendance: Donna Dettling, Dexter Village Manager; Jim Houk of BirdHouk; Scott Munzel, Attorney for DDA; Jim Carson and Paul Cousins, Village Trustees.

3. Approval of Minutes from the Regular October 16, 2013 Meeting and Special Meeting October 30, 2013

Motion by Doug, second by Tom to approve the regular meeting minutes of October 16, 2013 and the special meeting minutes of October 30, 2013 as presented. Motion carries.

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

5. Pre-arranged Audience Participation: None

6. Non-Arranged Citizen Participation: None

7. Treasurer's Report:

a) Invoices: DTE in the amount of \$108.67 (paid to avoid late fees); PNC Commercial Loan in the amount of \$40,237.34 (paid to avoid fees); Metro Environmental invoice 49653 in the amount of \$571.25; Dykema invoice 1540960 in the amount of \$1,368.00; CMR Mechanical invoice 11397 in the amount of \$96.00; OHM invoices 143421 and 143825 in the amount of \$224.55; DTE in the amount of \$770.48; and Scott Munzel invoice 1176 in the amount of \$4,465.50 for a total of \$52,467.29. *Motion by Shawn, second by Doug to pay the invoices in the amount of \$52,467.29. Motion carries.*

Motion by Dou, second by Fred S to approve the budget amendment to create a new line item and move funds to pay the Property Tax payment on 3045 Broad Street. Motion carries.

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

8. Correspondence / Communications: None.

9. Action Items: None

10. Discussion Updates:

- a) 3045 Broad Street Redevelopment
Updates from the August 27, 2013 joint meeting for your review. Jim Houk will attend the meeting to make a presentation.

Mr. Houk gave a PowerPoint presentation regarding design standards for 3045 Broad Street. Discussion followed on the concept and standards. It was requested of Mr. Houk to put together a proposal for the Grand Street property and a proposal for the Planning Commission to review.

- b) Dexter Wellness Center and CWF – Closed Session Planned for this discussion. Attorney-Client Privilege document to be distributed at the meeting. Scott Munzel will attend the meeting.

Motion by Shawn and second by Tom to move into closed session at 8:27 AM for the purpose of discussing a document covered under Attorney/Client privilege in accordance with MCL 15.268 .

Ayes: Patrick, Rich, Steve, Tom, Doug, Carol, Shawn, Fred M, Fred S and Randy.

Nays: None

Absent: Don and Dan

Motion carries

At 8:42 Chairman Brouwer recused himself from the remainder of the meeting and Vice-Chairman Doug Finn presided.

Motion by Tom, second by Fred M to leave closed session at 9:13 AM.

Ayes: Patrick, Rich, Tom, Doug, Carol, Shawn, Fred M, Fred S, and Randy.

Nays: None

Absent: Steve, Don, and Dan

Motion carries

- c) Update on demolition of 3045 Broad Street
Anything new? Not at this time

11. Village Reports:

a) President – *Shawn reported on the following:*

Project letters have been sent to residents along Central and Ann Arbor Street regarding the 2014 road project. Also have been having discussions with the Dexter Mill owners regarding the proposed changes to their frontage with this project.

b) Staff Support Update – None

12. Chairman's Report: None

13. Non-Arranged Citizen Participation: None

14. Adjournment: *Motion by Rich and second by Fred M to adjourn the meeting at 9:20 AM. Motion carries.*

Respectfully submitted,

Carol Jones
Secretary

Invoice

Monument Park Investments, LLC

7444 Dexter-Ann Arbor Road
 Suite F
 Dexter, MI 48130

Date	Invoice #
11/15/2013	129

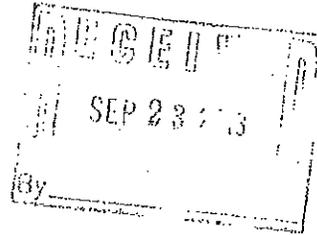
Bill To
Dexter DDA 8140 Main Street Dexter, MI 48130

Description		Amount
MONUMENT PARK BUILDING - DUMPSTER ENCLOSURE EXPANSION		
Concrete Cutting	\$ 275.00	
Masonry Work	\$ 2,400.00	
Fence Enclosure	\$ 1,735.00	
Concrete Work (Labor 20 Hrs @ \$40/hr) & Materials	\$ 1,098.00	
TOTAL DUMPSTER ENCLOSURE EXPANSION	\$ 5,508.00	
CURRENT INVOICE DUE FROM DDA		2,500.00
BALANCE DUE MONUMENT PARK INVESTMENTS	\$ 3,008.00	
<p><i>OK to pay dit</i></p> <p>248.248.000. 803.000</p>		
Total		\$2,500.00

Phone #	Fax #	E-mail	Web Site
734-426-9980	734-426-9985	mklafontaine@arbrouwer.com	www.arbrouwer.com



FMG Concrete Cutting
 3515 S. Old US 23
 Brighton, MI 48114
 (810) 227-3650 (810) 227-1290 Fax



INVOICE
 272607

A.R. BROUWER CO. LLC
 7444 DEXTER-ANN ARBOR RD.
 DEXTER MI 48130

dumpster exp.

Site Information
PARK 8031 MAIN RD DEXTER MI

Invoice Number	Invoice Date	Terms	FMG Order #	Purchase Order	Job Number
272607	09/19/13	Net 30 Days	111531		

JOB DATE	DESCRIPTION	AMOUNT
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09/18/13	104'- SLAB SAW 4" - 7" DEEP ASPHALT	275.00
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Notes:

NET INVOICE: 275.00
 TOTAL: 275.00

PLEASE INCLUDE INVOICE NUMBER WITH YOUR PAYMENT.

Koch Masonry, Inc.

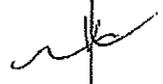
P.O. Box 447
Dexter, MI 48130

Invoice

DATE	Invoice #
10/24/2013	13-056

BILL TO
A.R. Brouwer Company 7444 Dexter-Ann Arbor Road Suite F Dexter, MI 48130

P.O. NUMBER	TERMS	PROJECT
	Net 30	Monument Park Du...

ITEM CODE	DESCRIPTION	AMOUNT
	RE: MONUMENT PARK DUMPSTER EXTENSION	
1)	Masonry Materials and Labor	2,000.00
2)	Limestone Caps	400.00
	TOTAL DUE THIS INVOICE: \$2,400	
		

Thank you for your business	Total	\$2,400.00
	Balance Due	\$2,400.00

SOUTH LYON FENCE & SUPPLY INC.

SOUTH LYON FENCE CO., INC. 53583 GRAND RIVER
NEW HUDSON, MI 48165 248-437-4445 F# 248-437-4481

INVOICE # 0014455

BILL TO:

A. R. BROUWER CO. LLC
7444 DEXTER-ANN ARBOR RD STE F
DEXTER, MI 48130

SHIP TO:

MONUMENT PARK DUMPSTER
OPEN ACCOUNT-30 DAYS
NEW ADDITION
ATTN: RON WEBER

10/22/2013

INSTALL (1) NEW 6-5/8" SCH 40 POST AND (1) NEW 5' WIDE SINGLE METAL BACK CEDAR
FRONT SLF STANDARD DUMPSTER GATE - ALL MATERIAL TO MATCH EXISTING IN SIZE AND
STYLE - COMPLETE 10/22/13

QTY.	RECORD #	ITEM	AMOUNT
1	P00203108	6 5/8" X 9' SCH 40 WEIGHT PIPE POST @ 258.58 /Ea. =	258.58
1	00282	6 5/8" PRESSED STEEL CAP @ 16.35 /Ea. =	16.35
1	NONE	72" X 5' 1 7/8" SL-20 PIPE DOUBLE SWING GATE (Gate Only) @ 180.15 =	180.15
2	00490	6 5/8" X 1 7/8" MALLEABLE INDUSTRIAL HINGE @ 45.63 /Ea. =	91.26
14	01210	6' 1X6 DOG EAR CEDAR BOARD @ 4.84 /Ea. =	67.76
3	NONE	8' 2X4 CEDAR STRINGER @ 8.82 =	26.46
84	01504	7d. (9357/Box) GALV. BOX NAIL @ .047 /Ea. =	3.95
15	01502	3/16" X 2 1/2" WOOD TO METAL SCREW @ 1.40 /Ea. =	21.00
1	00510	1 3/8" SCH 40 SOUTH LYON FENCE SPECIAL DROP ROD WELDED @ 45.85 /Ea. =	45.85
.5	00867	HAND MIXED CONCRETE @ 105.00 /yd. =	52.50
SUB TOTAL:			\$ 763.86
6.00% TAX:			45.83
LABOR TOTAL:			925.00
TOTAL AMOUNT DUE:			\$ 1734.69

1-1/2% LATE FEE EVERY 30 DAYS PAST DUE, MIN. \$5.00 MONTHLY LATE FEE. 30 DAY RETURN
POLICY WITH ORIGINAL INVOICE. NON STOCK / SPECIAL ORDER NON REFUNDABLE. CASH REFUNDS
OVER \$75.00 WILL BE MAILED TO CUSTOMER WITHIN 10 DAYS OF THE RETURN. CUSTOMER IS
REQ'D TO PICK UP MERCHANDISE W/IN 10 DAYS OF NOTIFICATION WHEN PRODUCT HAS BEEN
DELIVERED TO SLFENCE. FREIGHT CHGS WILL BE ADDED TO NON-STOCK ITEMS.

**SOUTH LYON
FENCE
& SUPPLY INC.**
53583 GRAND RIVER
NEW HUDSON, MI 48165

DATE: October 23, 2013

WARRANTY FOR:

We hereby warrant that the: Dumpster Gate

Which we have installed at the: Monument Park Dumpster
8031 Main St, Dexter, MI

has been done in strict accordance with the drawings and specifications and that the work installed will fulfill the requirements of those specifications.

We agree to repair, or replace, or cause to be repaired or replaced any or all of the work which may prove to be defective in workmanship or materials, together with any adjacent work which requires repair or replacement because of our defective work, within a period of one year from date of final acceptance by the Owner, whichever is later. Ordinary wear and tear and unusual abuse or neglect excepted.

If we fail to commence to comply with the above paragraph within 10 days after receipt of written notice from Owner to do so, or fail to pursue such compliance with diligence, we, jointly and severally, do hereby authorize the Owner to proceed to have the defects repaired and made good at our sole expense, and we will honor and pay the cost and charges for it together with the interest at the maximum rate permitted by law upon demand. If we fail to fulfill the preceding obligations, and if the Owner brings an action to enforce this warranty, we agree to pay the Owner's reasonable attorney's fees incurred in connection therewith.

Signed: _____

John Dolan
John Dolan, South Lyon Fence & Supply, Inc.

_____ / 10/23/2013
Date

Countersigned: _____

_____ / _____
Date

SWORN STATEMENT

John C. Dolan, being duly sworn, says that he is the President, of South Lyon Fence & Supply Company, Inc., which is the contractor for fence on premises known and describes as:

Monument Park Dumpster

And that to procure payment for said contractor for work completed, that he has fully and correctly set forth below the following:

1. Name of each sub-contractor, whether paid or unpaid, and if unpaid, the amount owing each for labor and material furnished to date hereof. Where no further balance owing, state "NONE".
2. Name of each of material suppliers, whether paid or unpaid, and, if unpaid, the amount owing for each material furnished to date hereof. Where no further balance owing, state "NONE".
3. Name of each employee unpaid, and the amount owing each of labor and service rendered to date hereof. Where no further balance owing, state "NONE".

<u>NAME</u>	<u>TRADE</u>	<u>AMOUNT OWING</u>
South Lyon Fence	Subcontractor	N/A
South Lyon Fence	Labor	NONE (paid in full)
South Lyon Fence	Material	NONE (from stock)

TOTAL AMOUNT OWING NONE

Signature John Dolan

Subscribed and sworn to before me on this 23 day of October, 2013

State of Michigan County of: Livingston County, acting in Oakland County

My commission expires 03/24/2017, James F. Walker
(Notary Public signature)

<p>JAMES F. WALKER Notary Public, State of Michigan County of Livingston My Commission Expires Mar. 24, 2017 Acting in The County of <u>Livingston</u></p>
--

A.R. Brouwer Co.
 Design/Build · General Contractors · Consultants

Invoice

DATE	INVOICE #
11/15/2013	2288

BILL TO
Monument Park Investments LLC 7444 Dexter-Ann Arbor Road Suite F Dexter MI 48130

TERMS	PROJECT
Net 10	Dumpster Enclo...

DESCRIPTION		AMOUNT
MONUMENT PARK INVESTMENTS - DUMPSTER ENCLOSURE EXPANSION		
Labor (2 Men, 20 hrs @ \$40.00/ Hr)	\$ 800.00	
Concrete Materials	\$ 298.00	
CURRENT AMOUNT DUE THIS INVOICE:		1,098.00
	Total	\$1,098.00

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

ARCHITECTS. ENGINEERS. PLANNERS.



VILLAGE OF DEXTER
Attn: Donna Dettling, Village Manager
8123 MAIN STREET
DEXTER MI 48130

Invoice Date : 11/11/2013
Invoice # : 144331
Project : 0130-11-0089

Project Name : Broad St. Property Sale

For Professional Services Rendered through: 10/27/2013

Salaries

Fixed Rates Labor	1,107.00	
	Total Salaries	1,107.00

Expenses

Regular Expenses	0.00	
	Total Expenses	0.00

Current Invoice		<u>1,107.00</u>
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Project Fee :	6,500.00
Prior Billings:	<u>4,615.50</u>
Total Available :	1,884.50

Total this Invoice	<u>1,107.00</u>
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Amount Due This Invoice **	<u><u>1,107.00</u></u>
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Note: Village paid this in error. It will be adjusted out of village payables and into DDA payables.

ok to pay net \$94,908,000.802,000

REMIT TO:

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com

ARCHITECTS. ENGINEERS. PLANNERS.



VILLAGE OF DEXTER
Attn: Donna Dettling, Village Manager
8123 MAIN STREET
DEXTER MI 48130

Invoice Date : 11/11/2013
Invoice # : 144331
Project : 0130-11-0089

Fixed Rates Labor

<u>Classification</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Grad. Arch./Landscape Arch. I	9.00	68.00	612.00
Principal	3.00	165.00	495.00
		Rate Schedule Labor	1,107.00

Labor : 1,107.00
Expense : 0.00

Total Project: 0130110089 -- Broad St. Property Sale

1,107.00

REMIT TO:

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 3546330
Account Number: 802503000
Invoice Date: 11/25/2013
Direct Inquiries To: TRACEY L. NAWROT
Phone: 313-234-4725

VILLAGE OF DEXTER
ATTN MARIE SHERRY TREASURER
8140 MAIN STREET
DEXTER, MI 48130

VILLAGE OF DEXTER
DOWNTWN DEV BONDS, SERIES 2008B (LTGO)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$500.00

All invoices are due upon receipt.

*394-850.000 - 992.000
mas*

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

VILLAGE OF DEXTER
DOWNTWN DEV BONDS, SERIES 2008B (LTGO)

Invoice Number: 3546330
Account Number: 802503000
Current Due: \$500.00
Direct Inquiries To: TRACEY L. NAWROT
Phone: 313-234-4725

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 802503000
Invoice # 3546330
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



SCOTT E. MUNZEL, P.C.
ATTORNEY AT LAW

603 W. HURON STREET
ANN ARBOR, MI 48103
P: 734-994-6610 Ex: 734-769-9055
E: SEM@MUNZELLAW.COM

12/7/2013

Invoice
1194

Ms. Donna Dettling
Manager
Village of Dexter
8140 Main Street
Dexter, MI 48130

Re: Invoice for Legal Services - Village/Miscellaneous

Dear Ms. Dettling:

The invoice for legal services provided in November is below. Please contact me if you have any questions.

11/1/2013	TC Donna Dettling re status of letter to Brouwer, tax issues, memo to Council re tax issues	0.5
11/4/2013	Research issue of tax assessor discretion- TC Michigan Tax Tribunal, State Tax Commission, City of Ann Arbor Assessor; TC Michigan Assessor editor re articles	1.5
11/5/2013	Draft Agreement and Mutual Release for DWC LLC re brownfield capture issue; email to Donna D.	1.5
11/6/2013	TC Jim Merte re treatment of tax-exempt entity with taxable tenants	0.3
11/11/2013	TC Donna D. re status of brownfield amendment, DWC letter, tax issues	0.3
11/14/2013	TC Tim Scnelle at State Tax Commission re issues, cases, his conclusions; review Miss Dig case, other cases on MTT website; begin draft of opinion letter	2.5
11/15/2013	Revise Facts portion; review research and conduct further research on charitable institution, user-lessee, occupancy issues; draft analysis portion, conclusion portion, and appeal portion; email to Donna D. and Courtney N.	4.2
11/16/2013	Research "standing" issue; attend Dexter Village Council re tax issues, negotiation options	2.5
11/20/2013	Attend DDA meeting to discuss tax issues	2.0
		15.3 at \$165/hr

* Current Invoice \$ 2,524.50
Expenses- none \$ -
Outstanding balance \$ 4,465.50 *paid*
Total Balance Due \$ 6,990.00

Sincerely,


Scott E. Munzel

EIN 38-3120196

<p align="center">MESSAGE TO TAXPAYER</p> <p>*POSTMARKS NOT ACCEPTED. "PAID" WHEN RECEIVED. *DEFERMENT OF PAYMENT DATE MAY BE AVAILABLE TO SENIORS, VETERANS & FARMERS. CALL THE TOWNSHIP OFFICE FOR INFORMATION. (734) 369-9400 *OFFICE HOURS - MONDAY THRU FRIDAY - 9AM - 5 PM **HOLIDAY CLOSINGS - DECEMBER 24, 25, 2013 DECEMBER 31, AFTER 3PM. JANUARY 1, 2014 3% DELINQUENT FEE ADDED ON FEBRUARY 15, 2014</p>	<p align="center">PAYMENT INFORMATION</p> <p align="center">This tax is due by: 02/14/2014</p> <p>Pay by mail to: Scio Township Treasurer 827 N Zeeb Rd Ann Arbor, MI 48103 (734) 369-9400 Fax (734) 665-0825 WWW.ScioTownship.org</p>																																																											
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: DEXTER DOWNTOWN DEVELOPMENT 8140 MAIN STREET DEXTER, MI 48130</p> <p align="right">District 81050</p> <p>Prop #: HD-08-06-280-001 School: 81050 Prop Addr: 3045 BROAD ST</p> <p>Legal Description: ALL OF LOTS 1, 2, 3, & 4, BLK 25, ORIGINAL PLAT VILLAGE OF DEXTER, ALONG WITH ADJACENT VACATED ALLEY DESCRIBED AS, BEG AT S COR LOT 1, TH NWLY ALONG SW BNDRY OF LOTS 1 & 2 TO W COR LOT 2, TH SWLY 24.75 FT TO N COR LOT 4, TH SELY ALONG NE BNDRY OF LOTS 4 & 3, TH NWLY 24.75 FT TO POB; EXC BEG AT S COR OF LOT 1, TH N 47 W 99 FT, TH N 43 E 70 FT, TH S 47 E 90 FT, TH S 43 W 70 FT TO POB. PT NE 1/4 SEC 6, T2S-R5E.</p> <p align="center">*BALANCE OF DESCRIPTION ON FILE*</p>	<p align="center">TAX DETAIL</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Taxable Value:</td> <td style="width:20%;">165,000</td> <td style="width:20%;">INDUSTRIAL</td> </tr> <tr> <td>State Equalized Value:</td> <td>165,000</td> <td>Class: 301</td> </tr> <tr> <td>PRE/MBT %:</td> <td>0.0000</td> <td>DDA 3</td> </tr> <tr> <td></td> <td></td> <td>Mort Code:</td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p align="center">Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>County</td> <td style="text-align: right;">1.2308</td> <td style="text-align: right;">203.08</td> </tr> <tr> <td>Township</td> <td style="text-align: right;">0.9518</td> <td style="text-align: right;">157.04</td> </tr> <tr> <td>School Operating</td> <td style="text-align: right;">18.0000</td> <td style="text-align: right;">2,970.00</td> </tr> <tr> <td>School Debt</td> <td style="text-align: right;">8.5000</td> <td style="text-align: right;">1,402.50</td> </tr> <tr> <td>Dexter Library</td> <td style="text-align: right;">1.6686</td> <td style="text-align: right;">275.31</td> </tr> <tr> <td>Washtenaw CC</td> <td style="text-align: right;">3.4576</td> <td style="text-align: right;">570.50</td> </tr> <tr> <td>Washtenaw ISD</td> <td style="text-align: right;">3.9745</td> <td style="text-align: right;">655.79</td> </tr> <tr> <td>Conservation</td> <td style="text-align: right;">0.4942</td> <td style="text-align: right;">81.54</td> </tr> </tbody> </table> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;"></td> <td style="text-align: right;">Total Tax</td> <td style="text-align: right;">38.27750</td> <td style="text-align: right;">6,315.76</td> </tr> <tr> <td></td> <td style="text-align: right;">Administration Fee</td> <td></td> <td style="text-align: right;">63.15</td> </tr> <tr> <td></td> <td style="text-align: right;">TOTAL AMOUNT DUE</td> <td></td> <td style="text-align: right;">6,378.91</td> </tr> <tr> <td></td> <td style="text-align: right;">PREV. PAYMENTS</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: right;">BALANCE DUE</td> <td></td> <td style="text-align: right;">6,378.91</td> </tr> </table>	Taxable Value:	165,000	INDUSTRIAL	State Equalized Value:	165,000	Class: 301	PRE/MBT %:	0.0000	DDA 3			Mort Code:	DESCRIPTION	MILLAGE	AMOUNT	County	1.2308	203.08	Township	0.9518	157.04	School Operating	18.0000	2,970.00	School Debt	8.5000	1,402.50	Dexter Library	1.6686	275.31	Washtenaw CC	3.4576	570.50	Washtenaw ISD	3.9745	655.79	Conservation	0.4942	81.54		Total Tax	38.27750	6,315.76		Administration Fee		63.15		TOTAL AMOUNT DUE		6,378.91		PREV. PAYMENTS				BALANCE DUE		6,378.91
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<p align="center">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: 01/01/2014 - 12/31/2014 Twn/Cty: 04/01/2013 - 03/31/2014 School: 07/01/2013 - 06/30/2014 State: 10/01/2013 - 09/30/2014 Does NOT affect when the tax is due or its amount</p>																																																												

Please detach along perforation. Keep the top portion.

Mort Code

DDA 3

Bill # 15550

Pay this tax to:
 Scio Township Treasurer
 827 N Zeeb Rd
 Ann Arbor, MI 48103
 (734) 369-9400 Fax (734) 665-0825
 WWW.ScioTownship.org

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.	
This tax is due by: 02/14/2014	
AFTER 02/14/2014 ADDITIONAL INTEREST AND FEES APPLY	
2013 Winter	Tax for Prop #: HD-08-06-280-001

TAXPAYER NOTE: Is your name & mailing address correct? If not, please make corrections below. Thank You.

Make Check Payable To: Scio Township Treasurer

Property Addr: 3045 BROAD ST

TOTAL AMOUNT DUE: 6,378.91

Amount Remitted: _____

To: DEXTER DOWNTOWN DEVELOPMENT
 8140 MAIN STREET
 DEXTER MI 48130

