

Dexter, Michigan
Downtown Development Authority

MEETING NOTICE

THURSDAY February 20, 2014

7:30 AM

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

Dexter Downtown Development Authority

Meeting Agenda
February 20, 2014 <> 7:30 AM
Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

1. Call to Order:
2. Roll Call

Becker, Patrick	Bellas, Rich	Brouwer, Steve
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 January 15, 2014 Meeting.
4. Approval of Agenda:
5. Pre-arranged Audience Participation: None
6. Non-Arranged Citizen Participation:
7. Treasurer's Report:
 - a) Invoices: **Total: \$18,104.20**
 - b) Approval of Treasurer's Reports- January
 - c) Review Forecast- Continue to Evaluate Capital Improvements Project Priorities
An updated version of the forecast will also be provided at the meeting
8. Correspondence / Communications: None

9. Action Items:

- a.) Consideration of: Review Options for DDA Bonds. Recommendation from Tom Traciak and Tom Colis to pay down the taxable bond using DDA reserves as soon as possible.
- b.) Consideration of: Chelsea Wellness Foundation and Brownfield Updates- See Letter dated January 28, 2014 and email dated January 31, 2014. Also included is an email from Scott Munzel after review of CWF letter. **Action: Request return of \$85,000 check from CWF, thus accepting CWF grant funds for Access Ramp to Mill Creek Park and Trails without condition.**
- c.) Consideration of: Request from Village Council to pay for street lighting costs associated with the Ann Arbor Street Improvement Project. This item was postponed from the January 15, 2014 meeting to allow for a review of the DDA Financial Forecast.
- d.) Consideration of: Financial Audit for Year End June 30, 2013. Several copies of the Audit will be available at the meeting. I attached several pages from the Audit specific to the DDA, for your review.

10. Discussion and Updates:

- a) 3045 Broad Street Redevelopment
 - Presentation of Design Standards by Jim Houk to PC moved to **March 3, 2014 meeting.**
 - Update on demolition of 3045 Broad Street. Contractor is completing exterior demolition of everything but the Dancer's Edge portion of the building.
- b) Update LaFontaine Brownfield
 - Nathan Voght provided an update on the LaFontaine Brownfield as requested at the last meeting.

11. Village President and Staff Reports

- Michelle Aniol will be attending the meeting; she is the new Community Development Manager. Included for your review is an introduction memo, her resume and cover letter. Michelle is being transitioned into the DDA Staff Liaison role.

12. Chairman's Report:

Items for March 20, 2014 Agenda:

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13. Non-Arranged Citizen Participation:

14. Adjournment

Dexter Downtown Development Authority

January 15, 2014 <> 7:30 AM

Dexter Senior Center

7720 Ann Arbor Street

Dexter, MI 48130

MINUTES

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

2. Roll Call

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

Also in attendance: Donna Dettling, Dexter Village Manager; Jim Carson, Village Trustee; Valerie and Pete Potsos, Dancer's Edge; and media.

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

Motion by Randy, second by Don to approve the regular meeting minutes of December 18, 2013 with the following correction under Village President's Report to remove the line in the fourth bullet point, "This being reviewed and payment of \$84,000 for the ADA Ramp will take place in the next grant cycle (did not feel that the Main Street Crosswalk project qualified)." and replace with the line "They will review both projects on December 20". Motion carries.

4. Approval of Agenda: *Motion by Rich, second by Don 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: Invoice 014-01080 from Universal Consolidated Services for \$7,113.49 and invoice 466742700167 from DTE for \$134.60 for a total of \$7,248.09. *Motion by Randy, second by Don to pay the invoices in the amount of \$7,248.09. Motion carries.*

b) Approval of Treasurer's Reports – *Motion by Rich, second by Don to accept the December Treasurer's report with Tom's changes on the qualifying statements. Motion carries.*

c) Review Forecast – Continue to Evaluate Capital Improvements Project Priorities. .

8. Correspondence / Communications:
a) Updated DDA Membership Roster

9. Action Items:

- a) Consideration of: Dancer's Edge Lease Extension, Pete and Valerie Potsos to attend the meeting.

Motion Tom; second by Rich to extend the lease agreement for the use of the building in the current structure for another three months. Motion carries.

- b) Consideration of: Authorization to sign the Listing Agreement with Colliers dated December 27, 2013.

Motion Don; second by Randy to authorize Steve Brouwer to sign the Listing Agreement with Colliers. Motion carries.

- c) Consideration of: Request from Village Council to pay for street lighting costs associated with the Ann Arbor Street Improvement Project.

Motion Shawn; second by Don to postpone action on this item until the February meeting. Motion carries.

10. Discussion Updates:

- a) 3045 Broad Street Redevelopment
- Presentation of Design Standards to Planning Commission moved to February 2014 meeting. Attached is a rendering of the proposed redevelopment that Jim Houk is planning to use when he presents to the Planning Commission at the February 2014 meeting. This view is taken from Forest and Jeffords looking southwest.

Comment: Need for a feasibility study to see if such a building is possible.

- b) Chelsea Wellness Foundation and Brownfield Updates – See memo
- *The Brownfield was signed by Mr. Brouwer on January 8 to get the DDA out from the obligation and DWC will be paying the DDA the \$37,500 by May.*
 - *Chelsea Wellness Foundation reviewed the two projects – the ADA Ramp and the Main Street Crosswalk. They awarded \$85,000 for the ADA Ramp (felt that the Main Street Crosswalk did not fit the mission of the CWF). The check was delivered with a letter that included a clause that was not a part of the agreement regarding future taxation on the property. At this*

point it has been recommended to return the check to CWF until the condition imposed can be resolved.

- *Motion Shawn; seconded by Tom to follow through with a letter to CWF indicating that we are returning the check for \$85,000 and the reason for this action. Motion carries with Steve Brouwer recused from voting.*

c) Update on demolition of 3045 Broad Street
Anything new?

The bid will need to be adjusted for the demolition due to the loss of copper from of the salvage rights and there is a question regarding asbestos. Interior removal will begin on the southern portion.

Motion Randy; second Don to approve and add an additional \$7,500 to the demolition bid. Motion carries.

d) Discuss meeting day change to Thursday.

Motion Don; second by Randy to change the DDA meeting to the third Thursday of the month. Motion carries.

11. Village Reports:

a) President –

- *Working on a letter to DTE to find out what plans they may have on moving the substation and included in this letter will be a listing of power outages incurred by the largest employer in the Business and Research Park, Dextech.*
- *On January 24 there will be a Business Summit at UIS in the Business and Research Park. All are invited.*

b) Staff Support Update – None

12. Chairman's Report: None

Items for February 20, 2014 Agenda:

- *Annual Audit*
- *Main Street Lighting*
- *LaFontaine submittal for Brownfield.*

13. Non-Arranged Citizen Participation: None

14. Adjournment: *Motion by Randy, second by Tom to adjourn the meeting at 8:06 AM. Motion carries.*

Respectfully submitted,
Carol Jones
Secretary

Memo

To: Donna Dettling, Village Manager

From: Marie Sherry, Treasurer

CC:

Date: 2/13/2014

Re: Meeting Regarding Bonds

Following is a recap of our meeting with Tom Traciak (Finance Advisor from H.J. Umbaugh & Associates) and Tom Colis (Bond Counsel from Dykema Gossett) about the current DDA and Village bonds. Also in attendance were Marie Sherry, Donna Dettling, Michelle Aniol, Shawn Keough, and Tom Covert.

- 2011 DDA Refunding Bond: This bond has already been refunded, and there are no further refinancing opportunities. The last payment is May 2020.
- 2008 DDA Tax Exempt Bond: The first call date for this bond is in 2018. Conditions are not favorable at this time to do an advance call. The DDA should revisit this bond in 2016.
- 2008 DDA Taxable Bond: This bond is currently callable.
 - Can this bond be refinanced as a non-taxable bond? Yes, if the use is 100% public, such as a public parking lot or parkland. If it is going to be sold to a private developer at any time in the future, then no. Since the stated DDA intent is to sell the property as is contained in the DDA plan, we are proceeding under the assumption that it will not become non-taxable.
 - What are the options for the taxable bonds?
 - The DDA can use reserves to pay down the debt. In order to do so, Bond Counsel stated that the following should happen:
 - The DDA should determine how much they would like to use to pay down the bonds.
 - 30-day notice shall be given to the bond holders that the bonds in the 20xx-20xx range are being called. This can be done through the bond payers, which is US Bank. US Bank would need a week or two to have time to create and send the notices.
 - The DDA can refund the bonds if the conditions are favorable. The refunding can be done immediately, after paying down debt, or after the sale of the property (or

a combination of one or more). It is important to remember that there will be costs of approximately \$17,000-\$20,000 associated with any refunding.

- Next steps:
 - Tom Traciak will develop new debt schedules for various principal payment options (i.e. \$450,000 \$675,000) on the Taxable bond.
 - Upon receipt of Tom Traciak's report, Tom Covert will prepare a spreadsheet showing the different options and how they affect the DDA's financial future.
 - Tom Colis is to draft a memo about the allowable uses for DDA funds in regard to public improvements.
- 2006 Village Facilities Bond: This bond is not callable until 2016. Conditions are not favorable at this time to do an advance call.
- Future bond after the 2002 Streetscape Bond is paid off:
 - There are two types of voted approvals for bonds.
 - Millage-based: A set millage amount (ie 1 mill) that can be used for the purpose stated in the ballot language. For example, language stating "1 mill for 10 years for facilities improvements" could be used for a fire hall, a village office, etc and could be used either for bond payments or for pay-as-you-go costs.
 - Bond based: Based on the amount of a specific bond, and the mills raised cannot be more than needed to pay off the bond. This is how our current Streetscape Bond is structured.
 - Voters can approve the language in one year, but the Village does not have to bond in the year approved. However, in the case of the millage-based bond, the Headlee Amendment would apply immediately. Monies raised by a millage-based bond would be held in a special revenue fund (similar to the Streets Millage) until such time as they need to be used.
- Sewer and Water Debt: The debt in these funds are not subject to refinancing, either because they are too new or have already been refinanced.

394-850.000-977.005

2011 Refunding Bond

Due Date	Principal	Interest	Month Due	Fiscal Due	Interest
November-11	10,000	2,701.38	12,701.38		
May-12	59,000	9,027.00	68,027.00	80,728.38	11,728.38
November-12	31,000	8,156.75	39,156.75		
May-13	30,000	7,699.50	37,699.50	76,856.25	15,856.25
November-13	33,000	7,257.00	40,257.00		
May-14	33,000	6,770.25	39,770.25	80,027.25	14,027.25
November-14	35,000	6,283.50	41,283.50		
May-15	34,000	5,767.25	39,767.25	81,050.75	12,050.75
November-15	37,000	5,265.75	42,265.75		
May-16	36,000	4,720.00	40,720.00	82,985.75	9,985.75
November-16	36,000	4,189.00	40,189.00		
May-17	36,000	3,658.00	39,658.00	79,847.00	7,847.00
November-17	35,000	3,127.00	38,127.00		
May-18	35,000	2,610.75	37,610.75	75,737.75	5,737.75
November-18	35,000	2,094.50	37,094.50		
May-19	34,000	1,578.25	35,578.25	72,672.75	3,672.75
November-19	37,000	1,076.75	38,076.75		
May-20	36,000	531.00	36,531.00	74,607.75	1,607.75

492,000

394-850.000-997.004

2008 Non-Taxable Bond Series 2008B

Due Date	Principal	Interest	Month Due	Fiscal Due	Interest
November-08	-	29,953	29,953		
May-09	-	48,139	48,139	78,093	78,093
November-09	-	48,139	48,139		
May-10	-	48,139	48,139	96,279	96,279
November-10	-	48,139	48,139		
May-11	-	48,139	48,139	96,279	96,279
November-11	-	48,139	48,139		
May-12	25,000	48,139	73,139	121,279	96,279
November-12	-	47,689	47,689		
May-13	25,000	47,689	72,689	120,379	95,379
November-13	-	47,221	47,221		
May-14	25,000	47,221	72,221	119,441	94,441
November-14	-	46,721	46,721		
May-15	25,000	46,721	71,721	118,441	93,441
November-15	-	46,221	46,221		
May-16	25,000	46,221	71,221	117,441	92,441
November-16	-	45,689	45,689		
May-17	25,000	45,689	70,689	116,379	91,379
November-17	-	45,143	45,143		
May-18	35,000	45,143	80,143	125,285	90,285
November-18	-	44,355	44,355		
May-19	50,000	44,355	94,355	138,710	88,710
November-19	-	43,205	43,205		
May-20	65,000	43,205	108,205	151,410	86,410
November-20	-	41,710	41,710		
May-21	140,000	41,710	181,710	223,420	83,420
November-21	-	38,490	38,490		
May-22	155,000	38,490	193,490	231,980	76,980
November-22	-	34,770	34,770		
May-23	165,000	34,770	199,770	234,540	69,540
November-23	-	30,810	30,810		
May-24	190,000	30,810	220,810	251,620	61,620
November-24	-	26,250	26,250		
May-25	225,000	26,250	251,250	277,500	52,500
November-25	-	20,625	20,625		
May-26	250,000	20,625	270,625	291,250	41,250
November-26	-	14,375	14,375		
May-27	275,000	14,375	289,375	303,750	28,750
November-27	-	7,500	7,500		
May-28	300,000	7,500	307,500	315,000	15,000

1,950,000

394-850.000-997.003

2008 Taxable Bond Series 2008A

Due Date	Principal	Interest	Month Due	Fiscal Due	Interest
November-08	-	57,018	57,018		
May-09	-	61,826	61,826	118,844	118,844
November-09	-	61,826	61,826		
May-10	-	61,826	61,826	123,653	123,653
November-10	-	61,826	61,826		
May-11	-	61,826	61,826	123,653	123,653
November-11	-	61,826	61,826		
May-12	15,000	61,826	76,826	138,653	123,653
November-12	-	61,273	61,273		
May-13	15,000	61,273	76,273	137,546	122,546
November-13	-	60,720	60,720		
May-14	15,000	60,720	75,720	136,440	121,440
November-14	-	60,167	60,167		
May-15	15,000	60,167	75,167	135,334	120,334
November-15	-	59,614	59,614		
May-16	15,000	59,614	74,614	134,228	119,228
November-16	-	59,061	59,061		
May-17	15,000	59,061	74,061	133,121	118,121
November-17	-	58,508	58,508		
May-18	15,000	58,508	73,508	132,015	117,015
November-18	-	57,954	57,954		
May-19	15,000	57,954	72,954	130,909	115,909
November-19	-	57,401	57,401		
May-20	15,000	57,401	72,401	129,803	114,803
November-20	-	56,848	56,848		
May-21	45,000	56,848	101,848	158,696	113,696
November-21	-	55,189	55,189		
May-22	45,000	55,189	100,189	155,378	110,378
November-22	-	53,529	53,529		
May-23	45,000	53,529	98,529	152,059	107,059
November-23	-	51,870	51,870		
May-24	45,000	51,870	96,870	148,740	103,740
November-24	-	50,115	50,115		
May-25	45,000	50,115	95,115	145,230	100,230
November-25	-	48,360	48,360		
May-26	45,000	48,360	93,360	141,720	96,720
November-26	-	46,605	46,605		
May-27	45,000	46,605	91,605	138,210	93,210
November-27	-	44,850	44,850		
May-28	45,000	44,850	89,850	134,700	89,700
November-28	-	43,095	43,095		
May-29	205,000	43,095	248,095	291,190	86,190
November-29	-	35,100	35,100		
May-30	225,000	35,100	260,100	295,200	70,200
November-30	-	26,325	26,325		
May-31	225,000	26,325	251,325	277,650	52,650
November-31	-	17,550	17,550		
May-32	225,000	17,550	242,550	260,100	35,100
November-32	-	8,775	8,775		
May-33	225,000	8,775	233,775	242,550	17,550
	1,570,000				

VILLAGE OF DEXTER

Downtown Development Bonds, Series 2008A (Remaining Maturities)

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/01/2014	-	-	-	-	-
11/01/2014	-	-	60,166.88	60,166.88	-
05/01/2015	15,000.00	7.375%	60,166.88	75,166.88	135,333.76
11/01/2015	-	-	59,613.75	59,613.75	-
05/01/2016	15,000.00	7.375%	59,613.75	74,613.75	134,227.50
11/01/2016	-	-	59,060.63	59,060.63	-
05/01/2017	15,000.00	7.375%	59,060.63	74,060.63	133,121.26
11/01/2017	-	-	58,507.50	58,507.50	-
05/01/2018	15,000.00	7.375%	58,507.50	73,507.50	132,015.00
11/01/2018	-	-	57,954.38	57,954.38	-
05/01/2019	15,000.00	7.375%	57,954.38	72,954.38	130,908.76
11/01/2019	-	-	57,401.25	57,401.25	-
05/01/2020	15,000.00	7.375%	57,401.25	72,401.25	129,802.50
11/01/2020	-	-	56,848.13	56,848.13	-
05/01/2021	45,000.00	7.375%	56,848.13	101,848.13	158,696.26
11/01/2021	-	-	55,188.75	55,188.75	-
05/01/2022	45,000.00	7.375%	55,188.75	100,188.75	155,377.50
11/01/2022	-	-	53,529.38	53,529.38	-
05/01/2023	45,000.00	7.375%	53,529.38	98,529.38	152,058.76
11/01/2023	-	-	51,870.00	51,870.00	-
05/01/2024	45,000.00	7.800%	51,870.00	96,870.00	148,740.00
11/01/2024	-	-	50,115.00	50,115.00	-
05/01/2025	45,000.00	7.800%	50,115.00	95,115.00	145,230.00
11/01/2025	-	-	48,360.00	48,360.00	-
05/01/2026	45,000.00	7.800%	48,360.00	93,360.00	141,720.00
11/01/2026	-	-	46,605.00	46,605.00	-
05/01/2027	45,000.00	7.800%	46,605.00	91,605.00	138,210.00
11/01/2027	-	-	44,850.00	44,850.00	-
05/01/2028	45,000.00	7.800%	44,850.00	89,850.00	134,700.00
11/01/2028	-	-	43,095.00	43,095.00	-
05/01/2029	205,000.00	7.800%	43,095.00	248,095.00	291,190.00
11/01/2029	-	-	35,100.00	35,100.00	-
05/01/2030	225,000.00	7.800%	35,100.00	260,100.00	295,200.00
11/01/2030	-	-	26,325.00	26,325.00	-
05/01/2031	225,000.00	7.800%	26,325.00	251,325.00	277,650.00
11/01/2031	-	-	17,550.00	17,550.00	-
05/01/2032	225,000.00	7.800%	17,550.00	242,550.00	260,100.00
11/01/2032	-	-	8,775.00	8,775.00	-
05/01/2033	225,000.00	7.800%	8,775.00	233,775.00	242,550.00
Total	\$1,555,000.00	-	\$1,781,831.30	\$3,336,831.30	-

VILLAGE OF DEXTER

Downtown Development Bonds, Series 2008A (Remaining Maturities)

Debt Service Schedule

Part 2 of 2

Yield Statistics

Bond Year Dollars	\$22,920.00
Average Life	14.740 Years
Average Coupon	7.7741331%
Net Interest Cost (NIC)	7.7741331%
True Interest Cost (TIC)	7.7657791%
Bond Yield for Arbitrage Purposes	7.7657791%
All Inclusive Cost (AIC)	7.7657791%
IRS Form 8038	
Net Interest Cost	7.7741331%
Weighted Average Maturity	14.740 Years

VILLAGE OF DEXTER

Downtown Development Bonds, Series 2008A (Payoff of Last 3 Maturities)

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/01/2014	-	-	-	-	-
11/01/2014	-	-	33,841.88	33,841.88	-
05/01/2015	15,000.00	7.375%	33,841.88	48,841.88	82,683.76
11/01/2015	-	-	33,288.75	33,288.75	-
05/01/2016	15,000.00	7.375%	33,288.75	48,288.75	81,577.50
11/01/2016	-	-	32,735.63	32,735.63	-
05/01/2017	15,000.00	7.375%	32,735.63	47,735.63	80,471.26
11/01/2017	-	-	32,182.50	32,182.50	-
05/01/2018	15,000.00	7.375%	32,182.50	47,182.50	79,365.00
11/01/2018	-	-	31,629.38	31,629.38	-
05/01/2019	15,000.00	7.375%	31,629.38	46,629.38	78,258.76
11/01/2019	-	-	31,076.25	31,076.25	-
05/01/2020	15,000.00	7.375%	31,076.25	46,076.25	77,152.50
11/01/2020	-	-	30,523.13	30,523.13	-
05/01/2021	45,000.00	7.375%	30,523.13	75,523.13	106,046.26
11/01/2021	-	-	28,863.75	28,863.75	-
05/01/2022	45,000.00	7.375%	28,863.75	73,863.75	102,727.50
11/01/2022	-	-	27,204.38	27,204.38	-
05/01/2023	45,000.00	7.375%	27,204.38	72,204.38	99,408.76
11/01/2023	-	-	25,545.00	25,545.00	-
05/01/2024	45,000.00	7.800%	25,545.00	70,545.00	96,090.00
11/01/2024	-	-	23,790.00	23,790.00	-
05/01/2025	45,000.00	7.800%	23,790.00	68,790.00	92,580.00
11/01/2025	-	-	22,035.00	22,035.00	-
05/01/2026	45,000.00	7.800%	22,035.00	67,035.00	89,070.00
11/01/2026	-	-	20,280.00	20,280.00	-
05/01/2027	45,000.00	7.800%	20,280.00	65,280.00	85,560.00
11/01/2027	-	-	18,525.00	18,525.00	-
05/01/2028	45,000.00	7.800%	18,525.00	63,525.00	82,050.00
11/01/2028	-	-	16,770.00	16,770.00	-
05/01/2029	205,000.00	7.800%	16,770.00	221,770.00	238,540.00
11/01/2029	-	-	8,775.00	8,775.00	-
05/01/2030	225,000.00	7.800%	8,775.00	233,775.00	242,550.00
Total	\$880,000.00	-	\$834,131.30	\$1,714,131.30	-

VILLAGE OF DEXTER

Downtown Development Bonds, Series 2008A (Payoff of Last 3 Maturities)

Debt Service Schedule

Part 2 of 2

Yield Statistics

Bond Year Dollars	\$10,770.00
Average Life	12.239 Years
Average Coupon	7.7449517%
Net Interest Cost (NIC)	7.7449517%
True Interest Cost (TIC)	7.7323387%
Bond Yield for Arbitrage Purposes	7.7323387%
All Inclusive Cost (AIC)	7.7323387%
IRS Form 8038	
Net Interest Cost	7.7449517%
Weighted Average Maturity	12.239 Years

VILLAGE OF DEXTER

Downtown Development Bonds, Series 2008A (Payoff of Last 2 Maturities)

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/01/2014	-	-	-	-	-
11/01/2014	-	-	42,616.88	42,616.88	-
05/01/2015	15,000.00	7.375%	42,616.88	57,616.88	100,233.76
11/01/2015	-	-	42,063.75	42,063.75	-
05/01/2016	15,000.00	7.375%	42,063.75	57,063.75	99,127.50
11/01/2016	-	-	41,510.63	41,510.63	-
05/01/2017	15,000.00	7.375%	41,510.63	56,510.63	98,021.26
11/01/2017	-	-	40,957.50	40,957.50	-
05/01/2018	15,000.00	7.375%	40,957.50	55,957.50	96,915.00
11/01/2018	-	-	40,404.38	40,404.38	-
05/01/2019	15,000.00	7.375%	40,404.38	55,404.38	95,808.76
11/01/2019	-	-	39,851.25	39,851.25	-
05/01/2020	15,000.00	7.375%	39,851.25	54,851.25	94,702.50
11/01/2020	-	-	39,298.13	39,298.13	-
05/01/2021	45,000.00	7.375%	39,298.13	84,298.13	123,596.26
11/01/2021	-	-	37,638.75	37,638.75	-
05/01/2022	45,000.00	7.375%	37,638.75	82,638.75	120,277.50
11/01/2022	-	-	35,979.38	35,979.38	-
05/01/2023	45,000.00	7.375%	35,979.38	80,979.38	116,958.76
11/01/2023	-	-	34,320.00	34,320.00	-
05/01/2024	45,000.00	7.800%	34,320.00	79,320.00	113,640.00
11/01/2024	-	-	32,565.00	32,565.00	-
05/01/2025	45,000.00	7.800%	32,565.00	77,565.00	110,130.00
11/01/2025	-	-	30,810.00	30,810.00	-
05/01/2026	45,000.00	7.800%	30,810.00	75,810.00	106,620.00
11/01/2026	-	-	29,055.00	29,055.00	-
05/01/2027	45,000.00	7.800%	29,055.00	74,055.00	103,110.00
11/01/2027	-	-	27,300.00	27,300.00	-
05/01/2028	45,000.00	7.800%	27,300.00	72,300.00	99,600.00
11/01/2028	-	-	25,545.00	25,545.00	-
05/01/2029	205,000.00	7.800%	25,545.00	230,545.00	256,090.00
11/01/2029	-	-	17,550.00	17,550.00	-
05/01/2030	225,000.00	7.800%	17,550.00	242,550.00	260,100.00
11/01/2030	-	-	8,775.00	8,775.00	-
05/01/2031	225,000.00	7.800%	8,775.00	233,775.00	242,550.00
Total	\$1,105,000.00	-	\$1,132,481.30	\$2,237,481.30	-

VILLAGE OF DEXTER

Downtown Development Bonds, Series 2008A (Payoff of Last 2 Maturities)

Debt Service Schedule

Part 2 of 2

Yield Statistics

Bond Year Dollars	\$14,595.00
Average Life	13.208 Years
Average Coupon	7.7593786%
Net Interest Cost (NIC)	7.7593786%
True Interest Cost (TIC)	7.7486338%
Bond Yield for Arbitrage Purposes	7.7486338%
All Inclusive Cost (AIC)	7.7486338%

IRS Form 8038

Net Interest Cost	7.7593786%
Weighted Average Maturity	13.208 Years

9(b.)

Donna Dettling

From: Keough, Shawn <SKEOUGH@WadeTrim.com>
Sent: Friday, January 31, 2014 11:47 AM
To: Patrick Becker (patrickbecker@icloud.com); stevebrouwer@arbrouwer.com; Tom Covert; fredrx68@aol.com; fredmodel@aol.com; 'Rich Bellas'; 'Randy Willis'; dano@danoland.com; dondarnell@darnell-law.com; doug@finnsins.com; cjones@dextermi.gov
Cc: Donna Dettling (ddettling@dextermi.gov); Courtney Nicholls (cnicholls@dextermi.gov); maniol@dextermi.gov
Subject: Letter from Chelsea Wellness Foundation
Attachments: Jan 28 2014 Letter from CWF.pdf

Good morning DDA members,

I received the attached letter yesterday from the CWF (Amy Heydlauff). It is 3 pages long and says that they didn't mean to attach any conditions to the \$85,000 grant to the DDA for the ADA ramp. They have indicated that they would be happy to deliver the check (that we sent back to them) to the Village. I sent a similar note to Council to alert them of the letter that was received.

The letter seems to clear up our prior concerns, but I think we should let the DDA make the final decision to accept the check. In preparation for that, I have asked Donna to please share this letter with Scott Munzel to see if he has any concerns with it before we contact Amy and/or accept the check again. I am thinking that the DDA can confirm this at their February 20th meeting (pending Scott's review). I hope that sounds ok to everyone.

Please let me know if you have any questions. I hope everyone has a great weekend!

Shawn

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CWF \$85,000

Donna Dettling

From: SE Munzel <sem@munzellow.com>
Sent: Monday, February 03, 2014 3:31 PM
To: Keough, Shawn; Donna Dettling
Subject: CWF Contribution to Dexter

Hi Shawn and Donna-

Donna has forwarded to me CWF's letter dated January 28, 2014 regarding the \$85,000 contribution to the Village. As of course you are aware, CWF and the Village reached an agreement that the Village would not oppose CWF's request to the MSF in exchange for CWF's consideration of funding certain improvements in the Village. However, in its letter of December 27, 2013 delivering the \$85,000 check, CWF included an additional restriction (waiver of potential property tax claims) upon the acceptance of the funds. The Village returned those funds via a letter dated January 4, 2014.

CWF has now provided a letter to the Village, dated January 28, 2014, in which it removes that restriction and makes clear that the \$85,000 is available "for the funding of the Mill Creek park and Trails access ramp, **without condition.**" The language of this letter removes the condition contained in the December 27 letter, such that accepting the \$85,000 check is now only based on the original agreement between CWF and the Village. (The Village has already complied with its portion of the agreement.) As such, accepting the funds now seems to be appropriate.

Let me know if you have any questions. Scott

Scott E. Munzel
Scott E. Munzel, P.C.
603 W. Huron Street
Ann Arbor, MI 48103
T 734 994 6610
F 734 769 9055
E sem@munzellow.com

Scott Broshar

Larry Bohler

Pat Conlin

Kevin Dombkowski

Randy Forsch

Ken Gietzen

Nancy Grabner

Jeff Hardcastle

Amy Heydlauff

Susan Rhoder

Anne Kittendorf

Karl Newman

Judy Noid

Allison Pollard

Jack Wheeler

January 28, 2014

Shawn W. Keough
Village of Dexter President and DDA Member
8140 Main Street
Dexter, MI 48130-1092

RE: Response to letter dated January 3, 2014, from Village of Dexter, regarding
"Grant Approval and letter dated January 15, 2014, from Village of Dexter,
regarding "\$85,000 Grant Check"

Dear Mr. Keough:

Please consider this correspondence as Chelsea-Area Wellness Foundation's (CWF) response to the letters dated January 3, 2014 and January 15, 2014, from the Village of Dexter DDA. Both letters appear to have been sent in response to my letter of December 27, 2013, in which a certain statement, in retrospect perhaps imprudently made, caused the Village/DDA to reach the wrong conclusion regarding the basis on which CWF agreed to fund the \$85,000 grant requested by the Village/DDA, as described in the Village's letter of December 12, 2013, and in prior communications from the Village/DDA. CWF's statement that its payment [of the \$85,000 grant] was being submitted "on the basis that this grant resolves any claim of the Village of Dexter with regard to real estate taxation of the Dexter Wellness Center," was NOT intended to suggest that CWF's payment was in exchange for the Village/DDA granting the Center an exemption from ad valorem property taxes. Indeed, it would be inappropriate for either CWF or the Village/DDA to attempt to enter into such an agreement or arrangement as the Village/DDA does not have the legal authority to confer, or establish by contractual agreement or otherwise, a property tax exemption on CWF's Center. The Center's exemption from property taxes is established under the law. I therefore appreciate your trepidation in accepting the \$85,000 grant given your interpretation of the statement I made in my letter of December 27, 2013.

Hopefully, the explanation that follows of what was intended by my reference to *the Village's claim with regard to real estate taxation*, will assuage the Village/DDA's concerns regarding accepting the \$85,000 grant, which CWF agreed to pay in order to fund the construction of the access ramp to Mill Creek Park and Trails, without conditions. As you know, the CWF grant committee approved the funding of the grant because (1) it is consistent with CWF's charitable and philanthropic mission; (2) it completes a project that meets mission elements that CWF and the Village of Dexter/DDA share, namely, improving access to healthy opportunities to the general public in Dexter regardless of their financial resources; and (3) it leverages local government money, foundation money and money from other sources to the community's advantage. These are *the* reasons for, and the motives behind, CWF's funding of the \$85,000 grant. There are *no* other reasons or motives and there are certainly *no* conditions attached to the Village/DDA accepting the grant.

310 N Main
Suite 203
Chelsea, MI
48118

(734)433-4599

5healthytowns.org



The \$85,000 returned check is in CWF's safe and remains dedicated and available to the Village/DDA for the funding of the Mill Creek Park and Trails access ramp, *without condition*. Upon request, we would be pleased to hand deliver it to the Village/DDA designee.

Hopefully, the following background will shed some light on what was intended by my reference to *the Village's claim with regard to real estate taxation* in my December 27, 2013 letter. Since it was first learned that the Dexter Wellness Center property was being sold to CWF, a tax-exempt organization, the Village/DDA understandably expressed concern with the loss of tax revenue that would result from that sale. That concern with the property being removed from the tax rolls and the resulting loss in tax revenue was expressed in numerous correspondence and newspaper articles. To use the Village/DDA's words, the result of the sale would, "place the Village's DDA in a negative capture (approximately \$12,600 per year) situation for the foreseeable future and cause increased strain on the DDA budget. . . . With the sale of the largest building to non-profit organization, the result is a redevelopment that does not benefit the tax payers of the community financially. . . . The sale of this building to a non-profit organization significantly hampers our vision for increased tax revenue via the redevelopment. . . ." (See correspondence from Shawn Keough, President, Village of Dexter, to Mr. Michael Finney, MSF Board President and Chairman, dated October 23, 2013.) The Village/DDA expressed these same concerns to the developer, Steve Brouwer of BST Investments LLC, stating in a letter dated October 31, 2013, "As the Dexter Downtown Development Authority understands it, the current owner of the property on which the Wellness Center is located intends to sell that property to the Chelsea Wellness Foundation, a tax-exempt organization. Such a sale will have a significant impact on future tax revenue to the DDA." In a letter dated November 16, 2013, addressed to the undersigned, the Village of Dexter DDA, relayed these same concerns to CWF, stating,

"The Dexter Downtown Development Authority would like to request that the Wellness Foundation Board consider a solution to help make the DDA whole with regard to the tax implications created with the removal of the Dexter Wellness Center from the Tax Roll. . . . Considering the CWF desire to purchase the Dexter Wellness Center through the use of tax exempt bonds issued by the Michigan Strategic Fund, as well as attain tax exempt status on the Dexter Wellness Center; the CWF will benefit from significant savings in the following ways;

- Approximately \$1,000,000 in interest savings from bond financing,
- Annual tax savings of approximately \$210,000 (62 mills times 2012 taxable value of the Dexter Wellness Center \$3.4 million)

"In light of these significant savings and the Impact to the DDA described above, the DDA is respectfully requesting that the CWF consider sharing some of these savings by replacing lost revenue in the amount of \$76,000 in annual disbursements to the DDA for the next ten years."

And, just last week, an article in the Heritage Newspapers (heritage.com), reported as follows:

"Council president Shawn Keough reported that DWC Investments, LLC, developer of the Dexter Wellness Center property, has agreed to donate \$37,500 to the Downtown Development Authority.

“This is in a ‘spirit of fairness’ Keough said, because sale of the property to Chelsea Wellness Foundation, a tax-exempt organization, will deprive the village of tax revenues that it had anticipated when it assisted with the property development.

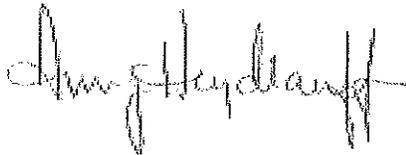
“Also, the Chelsea Wellness Foundation has offered a \$85,000 contribution to the DDA to cover the cost of an ADA compliant ramp that was built at Mill Creek Park. This is in exchange for the village not contesting Michigan Strategic Fund financing of the purchase of the Dexter Wellness Center. However, a condition was added to the original agreement, and Keough will seek clarification before cashing the check.”

There are more correspondence and articles which express the same understandable concern of the Village/DDA. It is with respect to that repeated expressed concern of the Village/DDA with the loss of tax revenue to which my reference to *the Village's claim with regard to real estate taxation* in my December 27, 2013 letter was made. Again, it was NOT in any way intended to suggest that the \$85,000 grant was being made conditioned upon the Village/DDA conferring exempt status on CWF; CWF's exempt status is already established under the law. Rather, it was made in reference to CWF agreeing to fund the \$85,000 grant on the three grounds stated in the December 27, 2013 letter, and quoted above, and for no other reason, including compensating for the loss of real estate tax revenue which results from ownership of the Dexter Wellness Center by CWF, a tax-exempt entity.

I now see in retrospect that my statement was less than clear and regret that it was misinterpreted by the Village/DDA. **So, to reiterate and make clear, the CWF's funding of the Village/DDA's grant request for \$85,000 to fund the Mill Creek Park and Trails access ramp is being made without any conditions. The returned check is in CWF's safe and remains dedicated and available to the Village/DDA for the funding of the Mill Creek Park and Trails access ramp, without condition.**

We trust that the foregoing provides the clarification requested by the Village/DDA regarding CWF's intentions in funding the \$85,000 grant request of the Village/DDA. CWF looks forward to a productive and long-term relationship with the Village of Dexter as we both work together for the betterment of the community's health and well-being.

Sincerely,



Amy Heydlauff, RN, MHSA
Executive Director
Chelsea-Area Wellness Foundation
734.433.4599

Cc: Jeff Hardcastle
Jay Hughes

9 (c)

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

ddettling@dextermi.gov

Phone (734)426-8303 Fax (734)426-5614

MEMO

To: DDA Board Members

From: Donna Dettling, Village Manager

Date: February 20, 2014

Re: Postponed from the January DDA Meeting - Consideration of cost share for lighting improvements along Ann Arbor Street Improvement Project

At the October DDA meeting the DDA was asked to consider paying for Street Lights on Ann Arbor Street. 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 and would close wide gaps in lighting along Ann Arbor Street. It would be optimal if the final decision to include the lighting is made before the project is bid, in order to avoid contractor bid adjustments if this is pulled from the contract after the bid is submitted. Patrick Droze provided an explanation of the MDOT rules that create this challenge. Patrick is continuing to investigate the village options on this matter.

In October the DDA was asked to consider paying for the lighting and at that time asked that this item be brought back on a future DDA agenda. Attached are the Ann Arbor Street Lighting Plan and an opinion of probable cost for the lighting.

It would be ideal if the DDA would make a motion that this item would be included in their 2014-15 budget committing to 100% of the cost or a portion of the cost currently estimated at \$107,637.50.

From: Droze, Patrick
Sent: Friday, January 10, 2014 10:29 AM
To: Loch, Mark
Subject: RE: AA Street Estimate

Donna:

The main issue is that if we place this in the bid, get prices, then remove the work from the contract, the Contractor may be able to file a claim and will be able to renegotiate the prices of the remaining light poles on the project (Central Street portion). The renegotiated price could be as much as 75% of the original contract value of the work. That's not to say that the contractor would absolutely go after this amount, but they potentially could. An example of how this might play out would be:

Original Bid (Ann Arbor and Central Street Lighting)			
Item	Quantity	Bid Price	
Light Poles	18	\$ 5,000.00	\$90,000.00
New Quantity after removing Ann Arbor Street Poles			
Item	Quantity	Bid Price	
Light Poles	6	\$ 5,000.00	\$30,000.00
75% of original contract quantity times contract unit price			
		\$67,500.00	
New Quantity after price negotiation			
Item	Quantity	Negotiated Bid Price	
Light Poles	6	\$11,250.00	\$67,500.00

MDOT's specification outlines how it could play out:

B. Significant Changes in the Character of Work. If alterations or changes in quantities significantly change the character of the work under the contract, whether such alterations or changes are in themselves significant changes to the character of the work, or by affecting other work, cause such other work to become significantly different in character, an adjustment, excluding anticipated profit, will be made to the contract. The basis for the adjustment must be agreed upon prior to the performance of the work in accordance with subsection 109.05.

The term significant change will be construed to apply only to the following circumstances:

1. When the character of the work, as altered, differs materially in kind or nature from that involved or included in the original proposed construction.
2. When a major pay item, as defined in subsection 101.03, is increased in excess of 125 percent or decreased below 75 percent of the original contract quantity. Any allowance for increase in quantity will apply only to that portion in excess of 125 percent of original pay item quantity, or in case of a decrease below 75 percent, to the actual amount of work performed. For decreases below 75 percent, the maximum allowable adjustment will not exceed an amount equal to 75 percent of the original contract quantity times the contract unit price.
3. When the Engineer increases the quantity of a minor pay item such that the revised quantity meets the criteria for a major pay item. The Department will make an adjustment in the contract unit price that applies only to the quantity of that pay item that exceeds the quantity meeting the criteria for a major pay item.

PATRICK M. Droze, P.E.
 PROJECT ENGINEER



OPINION OF PROBABLE CONSTRUCTION COST

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

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

PROJECT: Ann Arbor Street Resurfacing
 LOCATION: Dexter
 WORK: Corridor Lighting Improvements

DATE: January 9, 2014
 PROJECT #: 130130050
 ESTIMATOR: zdf
 CHECKED BY: pmd
 CURRENT ENR: _____

ITEM CODE	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST
8190146	Conduit, Schedule 40, 1 1/2 inch	Ft	2260	\$ 4.00	\$ 9,040.00
8190147	Conduit, Schedule 40, 2 inch	Ft	305	\$ 4.50	\$ 1,372.50
8190148	Conduit, Schedule 40, 2 1/2 inch	Ft	60	\$ 5.00	\$ 300.00
8190211	DB Cable, in Conduit, 600V, 1/C#6	Ft	6550	\$ 1.50	\$ 9,825.00
8190212	DB Cable, in Conduit, 600V, 1/C#8	Ft	5500	\$ 1.00	\$ 5,500.00
8190236	Cable, Equipment Grounding Wire, 1/C#6	Ft	2900	\$ 1.00	\$ 2,900.00
8190261	Hh, Square	Ea	6	\$ 600.00	\$ 3,600.00
8197050	Light Standard, Decorative Luminaire, Modified	Ea	16	\$ 4,000.00	\$ 64,000.00
8197050	Light Standard, Foundation, Modified	Ea	16	\$ 600.00	\$ 9,600.00
8197050	Metered Service, Modified	Ea	2	\$ 750.00	\$ 1,500.00
Subtotal (lighting only)					\$ 107,637.50

9(d.)

VILLAGE OF DEXTER
Notes to Financial Statements
June 30, 2013

III. DETAILED NOTES ON ALL FUNDS – Continued

D. Long-Term Debt – Continued

DDA Debt

2008A Village of Dexter Downtown Development Bonds

On May 15, 2008, the Village of Dexter issued General Obligation Limited Tax Bonds on behalf of the Downtown Development Authority in the amount of \$1,600,000 to finance downtown improvement projects. The principal and interest amounts are due over 25 years starting November 1, 2008 through May 1, 2033. The interest rates range from 7.375% to 7.80%.

2008B Village of Dexter Downtown Development Bonds

On July 9, 2008, the Village of Dexter issued General Obligation Limited Tax Bonds on behalf of the Downtown Development Authority in the amount of \$2,000,000 to finance downtown improvement projects. The principal and interest amounts are due over 20 years starting November 1, 2008 through May 1, 2028. The interest rates range from 3.60% to 5.00%.

2011 Village of Dexter Downtown Development Refunding Bonds

In September 2011, the Village of Dexter Downtown Development Authority issued the 2011 Downtown Development Limited Tax General Obligation Refunding Bonds in the amount of \$622,000. The bonds were issued to refinance the 2001 Downtown Development Limited Tax General Obligation bonds with principal outstanding of \$590,000, interest rates ranging from 4.50-7.00% and debt maturing in May 2020. The refunding bonds have an interest rate of 2.95% and mature in May 2020.

	Balance <u>June 30, 2012</u>	<u>Additions</u>	<u>Reductions</u>	Balance <u>June 30, 2013</u>	Due Within <u>One Year</u>
<u>Business-type Activities:</u>					
1998 Water General Oblig. Bonds	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ -
2012 Water GO Refunding Bonds	1,770,000	-	60,000	1,710,000	70,000
2012 Sewer GO Refunding Bonds	2,255,000	-	85,000	2,170,000	90,000
2009 State Revolving Fund Bonds	1,610,290	-	65,000	1,545,290	70,000
2012 State Revolving Fund Bonds	-	2,070,931	-	2,070,931	-
2010 Drinking Water Rev Fund Bonds	1,174,226	-	50,000	1,124,226	50,000
2011 Drinking Water Rev Fund Bonds	763,659	139,976	35,000	868,635	35,000
Totals	<u>\$ 7,628,175</u>	<u>\$ 2,210,907</u>	<u>\$ 350,000</u>	<u>\$ 9,489,082</u>	<u>\$ 315,000</u>

VILLAGE OF DEXTER
Downtown Development Authority Special Revenue Fund
Statement of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual
For the Year Ended June 30, 2013

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues:				
Property Taxes	\$ 363,700	\$ 363,700	\$ 350,115	\$ (13,585)
Rent	38,000	38,000	25,854	(12,146)
Interest	1,500	1,600	2,436	836
Other	266,900	516,900	596,276	79,376
Total Revenues	<u>670,100</u>	<u>920,200</u>	<u>974,681</u>	<u>54,481</u>
Expenditures:				
Community Development	89,258	110,258	76,021	34,237
Debt Service:				
Principal	101,000	101,000	101,000	-
Interest	240,660	240,660	234,764	5,896
Total Expenditures	<u>430,918</u>	<u>451,918</u>	<u>411,785</u>	<u>40,133</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>\$ 239,182</u>	<u>\$ 468,282</u>	562,896	<u>\$ 94,614</u>
Fund Balance - July 1			<u>321,349</u>	
Fund Balance - June 30			<u>\$ 884,245</u>	

VILLAGE OF DEXTER
Combining Balance Sheet
Downtown Development Authority
June 30, 2013

	<u>Downtown Development Authority</u>	<u>DDA Debt</u>	<u>DDA Project Fund</u>	<u>Total</u>
<u>ASSETS</u>				
Cash	\$ 347,853	\$ 330,449	\$ 212,185	\$ 890,487
Accounts Receivable	-	-	4,300	4,300
Total Assets	<u>\$ 347,853</u>	<u>\$ 330,449</u>	<u>\$ 216,485</u>	<u>\$ 894,787</u>
 <u>LIABILITIES AND FUND BALANCE</u>				
Liabilities:				
Accounts Payable	\$ 4,946	\$ 500	\$ 5,096	\$ 10,542
Fund Balance:				
Restricted for:				
Debt	-	329,949	-	329,949
Downtown Development	342,907	-	211,389	554,296
Total Fund Balance	<u>342,907</u>	<u>329,949</u>	<u>211,389</u>	<u>884,245</u>
Total Liabilities and Fund Balance	<u>\$ 347,853</u>	<u>\$ 330,449</u>	<u>\$ 216,485</u>	<u>\$ 894,787</u>

VILLAGE OF DEXTER
Combining Statement of Revenues, Expenditures, and Changes in Fund Balance
Downtown Development Authority
For the Year Ended June 30, 2013

	<u>Downtown Development Authority</u>	<u>DDA Debt</u>	<u>DDA Project Fund</u>	<u>Total</u>
Revenues:				
Property Taxes	\$ 350,115	\$ -	\$ -	\$ 350,115
Rent	25,854	-	-	25,854
Interest	817	1,574	45	2,436
Other	266,276	80,000	250,000	596,276
Total Revenues	<u>643,062</u>	<u>81,574</u>	<u>250,045</u>	<u>974,681</u>
Expenditures:				
Community Development	29,065	-	46,956	76,021
Debt Service:				
Principal	-	101,000	-	101,000
Interest and Fees	-	234,764	-	234,764
Total Expenditures	<u>29,065</u>	<u>335,764</u>	<u>46,956</u>	<u>411,785</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>613,997</u>	<u>(254,190)</u>	<u>203,089</u>	<u>562,896</u>
Other Financing Sources (Uses):				
Operating Transfers In	-	336,500	-	336,500
Operating Transfers Out	(336,500)	-	-	(336,500)
Total Other Financing Sources (Uses)	<u>(336,500)</u>	<u>336,500</u>	<u>-</u>	<u>-</u>
Change in Fund Balance	277,497	82,310	203,089	562,896
Fund Balance - July 1	<u>65,410</u>	<u>247,639</u>	<u>8,300</u>	<u>321,349</u>
Fund Balance - June 30	<u>\$ 342,907</u>	<u>\$ 329,949</u>	<u>\$ 211,389</u>	<u>\$ 884,245</u>

10 (b.)

Donna Dettling

From: Nathan Voght <voghtn@washtenaw.org>
Sent: Thursday, January 23, 2014 4:29 PM
To: 'Donna Dettling'
Subject: LaFontaine Update
Attachments: Copy of La Fontaine Tax Increment Financing Table 5-8-12 (12-5-12).xls

Donna,

LaFontaine's environmental consultant submitted all brownfield expenses in September 2013. The attached spreadsheet is a summary of all expenses, which totaled \$95,067.81, with up to \$11,500 and \$23,000 in Administrative fees and LSRRF funding to be captured in addition.

Staff reviewed the expenses and forwarded them to the Brownfield Redevelopment Authority for certification/approval in November 2013. The BRA approved the expenses in November.

According to initial 2013 estimates from the Village treasurer, it's anticipated \$33,000 in brownfield tax increment financing will be captured on the project from 2013, which was based on a 100% completion. These funds will be transferred to the County Brownfield Authority this spring, and then sent for reimbursement to the owner at that time.

It's estimated that the brownfield TIF will be fully paid within four years with 2016 or 2017 being the year of any capture.

If you have any questions, please contact me.

Thank you,

Nathan Voght
Economic Development Specialist
Washtenaw County Office of Community & Economic Development
110 N. Fourth Ave., Garden Level
Ann Arbor, MI 48103
Ph. 734-222-3860
Fx. 734-222-6531

Schedule 1 - Eligible Activities Table
 LaFontaine Chevrolet, Dexter, Michigan

Eligible Activity	Total Amount	Local Only	State/Local	Actual Cost
Brownfield Plan	\$ 5,500	\$ 5,500	\$ -	5,490.00
Act 381 Workplan				
Act 381 Workplan Review Fee				
Subtotal	\$ 5,500	\$ 5,500	\$ -	
MEGA Activities				
Demolition	\$ 25,000	\$ 25,000		
Asbestos Abatement	\$ 5,000	\$ 5,000		
Subtotal	\$ 30,000	\$ 30,000	\$ -	17,662.05
MDEC Activities				
Due Care & Additional Response Activities	\$ 50,000	\$ 50,000		56,560.07
Environmental Project Management	\$ 8,500	\$ 8,500		6,251.25
Field Oversight	\$ 5,000	\$ 5,000		4,828.19
Due Care Reporting	\$ 4,000	\$ 4,000		4,276.25
Subtotal	\$ 67,500	\$ 67,500	\$ -	
Contingency 15% (Only Demo, Asbestos, Due Care & ARA)	\$ 12,000	\$ 12,000	\$ -	
Total Reimbursable Activities	\$ 115,000	\$ 115,000	\$ -	95,067.81
WCBRA Administrative	\$ 11,500	\$ 11,500		
LSRRF				
Total Tax Increment Activities	\$ 126,500	\$ 126,500	\$ -	
LSRRF Target	\$ 23,000			

Due Care & Additional Response Activities includes the following:
 \$42,581.79 - G&W Construction - Soil Excavation, removal and transport
 \$1,725.00 - Usher Oil - Contaminated groundwater removal
 \$10,084.38 - Veolia Landfill - Soil disposal
 \$2,168.90 - Fibertec Laboratory - Soil sample costs
 \$17,662.05 - Blue Star - Demolition/Asbestos abatement
 \$20,845.69 - AKT Peerless/Canopus Env. Group

Schedule 2 - Projected Tax Increment Financing Capture by Jurisdiction

La Fontaine, Dexter-Ann Arbor Road, Village of Dexter

	State Portion	Local Portion
Eligible Expenses for Reimbursement under Public Act 381	\$0	\$40,000
Eligible Project Activities (Brownfield Plan, Demo, Asbestos)	\$0	\$75,000
Eligible Project Activities (Source Removal)	\$0	\$11,500
Brownfield Program Administrative Fee (10% of Eligible Activities)	\$0	\$23,000
Local Site Remediation Revolving Fund (20% of Eligible Activities)	\$0	\$149,500

Estimated Taxable Value	2011 Taxable	2011 Taxable Est. reduction to demo	2011 Taxable Est. new taxable investment
\$ 885,236	\$ 1,573,071	\$ (300,000)	\$ 2,600,000
\$ 420,135	\$ 1,573,071	\$ (300,000)	\$ 2,600,000
\$ 267,700	\$ 1,573,071	\$ (300,000)	\$ 2,600,000
\$ 3,873,071	\$ 3,873,071	\$ (300,000)	\$ 3,873,071

	2011	2012	2013	2014	2015
Initial Taxable Value (2011)	\$1,573,071	\$1,573,071	\$1,573,071	\$1,573,071	\$1,573,071
New Taxable Value:	\$0	\$3,873,071	\$3,873,071	\$3,873,071	\$3,873,071
Captured Taxable Value:	\$0	\$2,300,000	\$2,300,000	\$2,300,000	\$2,300,000

Village Category	Last Years Capture Factors				
	State	Local	0	1	0
State Capture					
State Education Tax (SET)	\$ -	\$ -	\$ -	\$ -	\$ -
Dexter School Operating	\$ -	\$ -	\$ -	\$ -	\$ -
School Debt (not allowed to be captured)	\$ -	\$ -	\$ -	\$ -	\$ -
STATE TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture					
Intermediate School District (ISD)	\$ -	\$ 9,141	\$ 9,141	\$ 2,391	\$ -
Community College**	\$ -	\$ 8,477	\$ 8,477	\$ 2,218	\$ -
County Operating**	\$ -	\$ 6,603	\$ 6,603	\$ 1,727	\$ -
County Operating (DDA exempt)	\$ -	\$ 6,603	\$ 6,603	\$ 1,727	\$ -
Village of Dexter - Operating**	\$ -	\$ 22,575	\$ 22,575	\$ 5,908	\$ -
Library**	\$ -	\$ 2,504	\$ 2,504	\$ 655	\$ -
Village of Dexter - Streets**	\$ -	\$ 6,875	\$ 6,875	\$ 1,799	\$ -
Village of Dexter - G.O. Bond (Debt no capture)	\$ -	\$ -	\$ -	\$ -	\$ -
Soc. Township - Operating**	\$ -	\$ 2,189	\$ 2,189	\$ 573	\$ -
Conservation (Soc)**	\$ -	\$ 1,137	\$ 1,137	\$ 297	\$ -
LOCAL TOTAL CAPTURE	\$ 28,740	\$ 86,104	\$ 86,104	\$ 17,293	\$ -
TOTALS	\$ -	\$ 8,470	\$ 3,030	\$ -	\$ -

	2011	2012	2013	2014	2015
Local Tax Capture for WCBRA Administrative Costs (Annual)	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture for WCBRA Administrative Costs (Cumulative)	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture for WCBRA LSRFF (Annual)	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture for WCBRA LSRFF (Cumulative)	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture for Eligible Activity Reimbursement (Annual)	\$ -	\$ 57,634	\$ 57,367	\$ -	\$ -
Local Tax Capture for Eligible Activity Reimbursement (Cumulative)	\$ -	\$ 57,634	\$ 115,000	\$ -	\$ -
State Tax Capture for Eligible Activity Reimbursement (Annual)	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture for Eligible Activity Reimbursement (Cumulative)	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture for LSRFF (Annual)	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture for LSRFF (Cumulative)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Eligible Activities Reimbursed (Annual)	\$ -	\$ 57,634	\$ 57,367	\$ -	\$ -
Total Eligible Activities Reimbursed (Cumulative)	\$ -	\$ 57,634	\$ 115,000	\$ -	\$ -

Local Capture of taxes through a local agreement executed by Dexter DDA Estimated Total: \$13,692



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

January 27, 2014

LaFontaine Chevrolet
c/o AML Dexter LLC
7120 Dexter Ann Arbor Rd.
Dexter, MI 48130

RE: LaFontaine Brownfield Expense Certification

Dear Mr. LaFontaine,

This is to inform you that the Washtenaw County Brownfield Redevelopment Authority approved a total of \$95,067.81 in Eligible Brownfield Expenses related to the above project at their November 7, 2013 meeting.

It is anticipated that approximately \$33,000 in Tax Increment Revenues will be captured from the 2013 tax year. The Village of Dexter will transfer those funds to the Brownfield Authority sometime in the next few months, then after collection of Brownfield Authority Administrative Fees (10%), the remainder will be paid to AML Dexter LLC. This will happen every year until the full amount of certified expenses is reimbursed.

Please contact me at 734-222-3860 or voghtn@ewashtenaw.org if I can provide any additional information, or if you have any questions.

Sincerely,

Nathan Voght
Economic Development Specialist
Washtenaw County Brownfield Redevelopment Authority

Cc: File
Donna Dettling, Village of Dexter Manager
Marie Sherry, Village of Dexter Finance Director

FOR MORE
INFORMATION:

WORKFORCE & ECONOMIC DEVELOPMENT

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Michigan Works! Offices*
michiganworks.ewashtenaw.org

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Collaborative solutions for a promising future

VILLAGE OF DEXTER

ddettling@dextermi.gov

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303 ext 11 Fax (734)426-5614

MEMO

To: DDA Chair-Brouwer and DDA Board Members
From: Donna Dettling, Village Manager
Date: February 20, 2014
**Re: Council Supported Recommendation to hire Michelle Aniol
as the Community Development Manager**

At the Council meeting on Monday, January 27, 2014 Council unanimously supported the staff recommendation to hire Michelle E. Aniol (pronounced "An-yol") for the Community Development Director. Provided for DDA is a brief overview of the hiring process and information about Michelle. Michelle will be attending the February DDA meeting. A copy of Michelle's resume and cover letter are provided for your review, her starting date was Wednesday January 29, 2014.

The interview "Team" of Marie Sherry, Courtney Nicholls and I, started out with 32 applications. We narrowed the candidates to the top ten candidates, conducted phone interviews, and called their references. The team picked 6 candidates for face to face interviews, and 4 interviews were conducted on January 2nd and 3rd (two of the candidates had already accepted other positions). Two candidates stood out and the team decided to bring them back the week of January 13th for further interaction. This led to a unanimous decision on the best fit for our organization.

Michelle has 14 years of varied experience in planning and zoning, as well as a strong Economic Development background. She worked for the Washtenaw Development Council (now known as Ann Arbor SPARK) for 2 years prior to accepting a position with McKenna Associates where she spent 8 years serving a number of communities similar to Dexter. Currently she is working for the Charter Township of Lyon in the role of DDA Administrator and Economic Development Coordinator.

The team's decision was further supported by several references; a supervisor that worked with her in Williamston, which is one of the contract communities Michelle worked for at McKenna. The supervisor shared that Michelle's most valuable asset is her willingness to get a job done and do it with a positive attitude. She has the ability to put a positive spin on everything. Another reference from the City of South Lyon, said that Michelle is professional, thorough and extremely knowledgeable. She did an excellent job building rapport with residents and business owners and is very good at explaining planning and zoning issues.

Michelle brings a sound technical planning and zoning advisory skill set with her to Dexter's Community Development position, as well as extensive experience in economic development, which will serve the Village's needs both today and into the future. In addition to her work experience, she has served on several boards, commissions and associations such as the Michigan Economic Developer Association, Michigan Association of Planning, Wayne County Community College, Northville DDA, and SEMCOG. These networking connections will bring immediate and long-term value to the village.

michelle

ANIOL

402 Yerkes
Northville, Michigan 48167
248.721.5076 maniol2328@gmail.com

education

Eastern Michigan University

- Bachelors of Science, Urban and Regional Planning (2000)
- Master of Geography w/ concentration in Urban and Regional Planning, anticipated graduation in 2015

experience

DDA Administrator/Economic Development Coordinator

August 2010 – Present

Charter Township of Lyon Oakland County, MI

- Coordinate activities of the DDA/Township to promote and encourage economic development in the largest DDA District in Oakland County.
- Assist local companies and those seeking to locate in Lyon Township through a wide range of state, county and local resources, programs and services, from site locallon assistance and tax incentives to workforce development and financing.
- Develop programs and policies, formulate recommendations to the DDA and Township Boards, act as liaison between local government and private business, and coordinate all internal and external activities that support business retention, expansion or attraction.
- Build and maintain collaborative working relationships with state, county and local agencies and officials.
- Research and analyze demographic, housing, income and industry data to provide elected and appointed officials, residents and business owners a clear understanding of the economic health of the community and market trends within the local economy.
- Manage and administer day-to-day operations of the DDA; prepare agendas, board packets, and attend monthly Board meetings; provide guidance to volunteers and oversee consultants; prepare bids, contracts and proposals from 3rd parties; assist in the preparation of annual budget and development reviews; manage planned improvement projects; and prepare and present annual reports.
- Coordinate and manage real estate property acquisition within the DDA District; conduct due diligence; coordinate real estate appraisals; process land division applications, and assist Township officials in negotiations process.

Principal Planner

September 2002 - February 2010

McKenna Associates, Inc. Northville, MI

Planning and Zoning

- Provided professional and technical planning and zoning advisory services, including written reports, public presentations, and detailed reviews and recommendations for development and use approval applications.
- Facilitated public participation and focus groups at visioning sessions for downtown revitalization, master planning and community development workshops.
- Supervised and participated in the preparation of master plans for southeast Michigan communities, with populations ranging from 2,000 to over 100,000.
- Directed and prepared zoning ordinances, including comprehensive zoning ordinance updates and routine maintenance, such as amendments regarding administrative site plan review, mixed use districts, signs, landscaping, parking, residential and commercial planned development and environmental (wetland and woodland) regulations.
- Created land use regulations and procedures to streamline the development review process for Redevelopment Ready Certification of a client community.

Economic Development

- Advised and administered Downtown Development Authorities (DDA), an Economic Development Corporation (EDC) and Tax Increment Financing Authority (TIFA) using a variety of county, state and federal economic development tools to facilitate revitalization, promote job growth and increase community tax base.
- Prepared Community Development Block Grant (CDBG) applications, resulting in \$190,000 in funding from the Michigan Economic Development Corporation (MEDC) and the creation of 9.5 new full-time jobs.
- Amended and restated an outdated downtown development and tax increment financing plan and developed an implementation action and project prioritization plan.
- Collaborated with local and county officials in the preparation of Federal and County economic development grant applications.

Historic Preservation

- Developed and administered a sign improvement grant program and façade improvement program.
- Oversaw historic preservation and conservation easements in coordination with the Michigan Historic Preservation Network, Michigan Department of Natural Resources and Environment (MDNRE), and Six Rivers Land Conservancy.

Economic Development Planner

March 2000 - June 2002

Washtenaw Development Council | Ann Arbor, MI

- Provided site selection services to clients, business owners, and site selectors, including analysis of utilities, zoning, land use, parking and area demographics, and site location services to commercial/industrial businesses locating/expanding in Washtenaw County.
- Assisted Michigan Economic Development Corporation (MEDC) with business recruitment/retention in Washtenaw County.
- Prepared annual benchmarking report.
- Assisted with the preparation of the economic development element for countywide Master Plan.
- Coordinated in the preparation of the LinkMichigan Initiative Notice of Intent for Washtenaw County telecommunications infrastructure implementation plan.
- Collaborated with DTE Energy and maintained the MISiteNet database of available commercial (non-retail) and industrial properties for Washtenaw County.

professional memberships/achievements

- Eastern Michigan University Urban Planning Program Professionals Advisory Board (2000-present)
- Northville DDA, Business Mix Committee (2005-present), Sub-Committee Chair, Cady Town/DDA District boundary expansion (2009), Joint Master Plan Update Committee (2013)
- Michigan Economic Developers Association (MEDA) (2007-present), Chair, Annual Meeting Committee (2012) Presidents Award (2012) Board of Directors (2013-2015)
- Automation Alley, International Business Advisory Board (2011-present)
- Wayne County Community College Eastern Campus, Right Skills Now Steering Committee (2012- present)
- Michigan Association of Planning (MAP) (1997- present); Volunteer of the Year Award (2004)
- SEMCOG, Vice Chair Township Caucus (2012-present)

additional training

International Economic Development Council (IEDC): Economic Development Marketing and Attraction (2010); Economic Development Credit Analysis (2010) Economic Development Financing Programs (2010); Real Estate Development and Reuse (2009), and Business Retention and Expansion (2009)

Michigan Economic Developers Association (MEDA): Basic Economic Development (2009)

National Trust for Historic Preservation: Main Street 101 (2009)

