

Dexter, Michigan
Downtown Development Authority

MEETING NOTICE

THURSDAY March 20, 2014
7:30 AM

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

Dexter Downtown Development Authority

Meeting Agenda
March 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, Chair
Covert, Tom, Treasurer	Darnell, Don	Finn, Doug
Jones, Carol, Secretary	Keough, Shawn, Village President	Model, Fred
O'Haver, Dan	Schmid, Fred	Willis, Randy

3. Approval of Minutes from the Regular February 20, 2014 Meeting

4. Approval of Agenda

5. Pre-arranged Audience Participation: None

6. Non-Arranged Citizen Participation:

7. Treasurer's Report:

- a) Invoices: **Total: \$2,987.60**
- b) Approval of Treasurer's Reports- February
- c) Review Draft Fiscal Year Budget 2014-15
- d) Taxable Bond Pay Down - Cash Flow Strategy \$675,000

8. Correspondence / Communications:

- a) CWF \$85,000 Grant Check Follow-up Letters
- b) MMRMA Insurance Claim -Stolen Copper \$6,500
- c) Notice of Assessment
- d) Affidavit of Publication- Annual DDA Report

9. Action Items:

- a) Consideration of OHM Proposal for Additional Services for 3045 Broad Street Redevelopment- Work Steps 2-5

10. Discussion and Updates:

- a) 3045 Broad Street Redevelopment
 - Update on demolition of 3045 Broad Street. Contractor completed exterior demolition of everything but the Dancer's Edge portion of the building. Contractor will return in May to complete the demolition.

11. Village President and Staff Reports

12. Chairman's Report:

- Items for April 17, 2014 Agenda

13. Non-Arranged Citizen Participation:

14. Adjournment

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Finn, Doug
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Dexter Downtown Development Authority

February 20, 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-ab	Brouwer, Steve
Covert, Tom	Darnell, Don	Finn, Doug-ab
Jones, Carol	Keough, Shawn	Model, Fred-ab
O'Haver, Dan-ab	Schmid, Fred	Willis, Randy-ab

Also in attendance: Donna Dettling, Dexter Village Manager; Michelle Aniol, Community Development Manager; and media.

3. Approval of Minutes from the Regular January 15, 2014 Meeting:
Motion by Don, second by Tom to approve the regular meeting minutes of January 15, 2013 as presented.

4. Approval of Agenda:
Motion by Tom, second by Fred S to approve the agenda with the addition of a closed session at the end of the meeting. Motion carries.

5. Pre-arranged Audience Participation: None

6. Non-Arranged Citizen Participation: None

7. Treasurer's Report:

a) Invoices: Invoice 46624 from PSLZ LLP for \$1,500; invoice 1236 from Scott Munzel for \$849.75; invoice 144677 from OHM for \$742.50; invoice 14-0000215 from the Village of Dexter for \$10,000; invoice 13103 from CMR for \$2,272; Invoice 00167 from DTE for \$210.76; invoice from Village of Dexter for \$163.11; invoice from Village of Dexter for \$368.08; invoice from Knight's for \$1,660; invoice 60902 from Cribley for \$95; and invoice 22649 from Haley for \$225 for a total of \$18,104.20. *Motion by Fred S, second by Don to pay the invoices in the amount of \$18,104.20. Motion carries.*

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

c) Review Forecast – Continue to Evaluate Capital Improvements Project Priorities. *Tom presented and reviewed the updated forecast.*

8. Correspondence / Communications: None

9. Action Items:

- a) Consideration of: Review Options for DDA Bonds.

Recommendations from Tom Traciak and Tom Colis to pay down the taxable bond using DDA reserves as soon as possible.

Motion by Tom, second by Fred S to pay down the 2008 Taxable Bond by \$675,000 and send a letter regarding this. Motion carries.

- 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 conditions.** *Motion by Shawn, second by Don to have the Village Manager contact CWF to them for the \$85,000 grant for the Access Ramp to Mill Creek Park and Trails and have the check returned to the DDA. Motion carries.*

- 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. *Motion by Don, second by Fred S to approve up to but not exceed \$110,000 for the street lighting project on Ann Arbor Street. Motion carries.*

- d) Consideration of: Financial Audit for the Year End June 30, 2013.

Several copies of the Audit will be available at the meeting. Attached are several pages from the Audit specific to the DDA for review. *Motion by Tom, second by Fred S to approve the DDA's portion of the Village of Dexter Audit. Motion carries.*

10. Discussion 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

- *LaFontaine has provided the necessary documents and Nathan from the County has provided a schedule as to when the property will be back on the books.*

11. Village 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.

a) President –

- *Ann Arbor Street/Central Street Projects are out for bid and anticipate starting on Ann Arbor Street in April and Central in June.*
- *Noticed that there have been a lot of digs on the water lines this winter due to freezing.*
- *The Facility Committee met on February 7 and will be meeting again this Friday (February 21) to come up with an organized approach to Village needs.*
- *Business Summit – held at UIS at the end of January. It was co-hosted by the Village and Ann Arbor Spark and they are looking to do this type of event quarterly. May be looking for the Village to join Spark and may ask the DDA to help out.*

b) Staff Support Update – Michelle

- *Mentioned the potential amendment to the DDA/TIF agreement at the state level.*
- *Explained the use of the MEDC Redevelopment Ready Communities Application as a means for marketing efforts.*

12. Chairman's Report: None

Items for March 20, 2014 Agenda:

13. Non-Arranged Citizen Participation: None

14. Closed Session:

Motion by Tom, second by Don to move into Closed Session for the purpose of discussing a document covered under Attorney/Client privilege in accordance with MCL 15.268 at 8:29 AM.

Ayes: Patrick Becker, Steve Brouwer, Tom Covert, Don Darnell, Carol Jones, Shawn Keough and Fred Schmid.

Nays: None

Absent: Rich Bellas, Doug Finn, Fred Model, Dan O'Haver and Randy Willis.

Steve Brouwer recused himself from the meeting following the motion and Fred Schmid left the meeting at 8:30 AM.

There was no quorum to take a vote to leave closed session.

15. Adjournment: No quorum for a vote.

Respectfully submitted,
Carol Jones
Secretary

Memo

To: Dexter DDA
From: Thomas Covert
Date: 3.17.14
Re: Treasurer's Report – March 2013

Invoicing

Feb - 14

<u>Date</u>	<u>Invoice No.</u>	<u>From</u>	<u>Project / For</u>	<u>Amount</u>	<u>Budget</u>	<u>Project/Budget Number</u>
	1250	Munzel		\$2,252.25		494.908.000.810.000
	S5930	Hopp	Tupper Demo	\$245		248.248.000.935.002
	1350	CMR	Gas Leak	\$424		248.248.000.935.002
		DTE	Dancer's Edge	\$66.35		248.248.000.935.002
			Total	\$2,987.60		

Cash Status

- Current worksheets attached (through February 28; FY 13/14)
 - Total DDA Pooled Account - \$5,000
 - Total DDA Money Market - \$348,750.68
 - Total DDA CD's - \$731,235.07
 - Total DDA Cash - \$1,084,985.75
 - Projected Year End Cash – \$960,812.41 (FY 14/15 Bond Payments = \$334,900)

Budget FY 13/14

- Anticipated Revenues - \$370,500
- Anticipate Bond Payments FY13/14 - \$337,100
- Anticipated Expenditures - \$370,500
 - July - \$0
 - August - \$6,466.80
 - September - \$6,338.09
 - October - \$108,119.78
 - November - \$52,467.29
 - December - \$13,010.41
 - January 2014 - \$7,248.09
 - February 2014 - \$18,104.20
 - March 2014 - \$2,987.60
- Budget amendments
 - Consider Amendments for the following (See attached worksheet):
 - Amend 248 Revenue – Other Revenue - \$85,000 Wellness Grant
 - Amend 248 Expenditure – ADA Ramp - \$85,000
 - Amend 394 Other Revenue - \$80,000
 - Amend 494 Other Revenue - \$6,500
 - Amend 494 Tupper Redevelopment

- Attny. Fees \$10,000
- Engineering / Consultation - \$10,000
- Environmental Study - \$500
- Amend 494 ADA Ramp - \$20,000 Transfer to general fund
- Bad Debt \$4,300– What should we do about this?
 - Improvements that were not paid for by
 - Mary O'Neil
 - Dexter's Pub

Budget FY 14/15

- Attached for your consideration

Bond Debt Pay Down

- Pay down of \$675,000 in July 2014

Annual Report – *Nothing new at this time*

- Publish FY 14/15 by February 2015

Qualifying Statement – *Nothing new at this time*

- Qualifying Statement 13/14 – Complete, submitted, and accepted by State

DDA Project Summaries – *Nothing new at this time*

Debt Fund Summary / Forecast – *Nothing new at this time*

- Current Forecast Date – 2.17.14

Bond Restructuring – *Nothing new at this time*

- Consider refinancing bond if Broad Street sale not eminent

Banking Strategy – *Nothing new at this time*

Tupper Study (Steve B. Board Rep. / Donna D. Staff Rep.) – *Nothing new at this time*

- Scope and fee for work was approved with \$850.00 to complete base mapping (BRI)
- We anticipate paying this fee from budget line 803.000 (FY 10/11)
- Paid \$332.50 with October 2011 invoices; Budget remaining \$517.50 (FY 10/11)

Brownfield TIF Projects

- Wellness Center – Updated Forecast
- LaFontaine – estimated at \$54,000 additional revenue once Brownfield TIF is paid back; Current worksheets attached; Determine status (paperwork submitted)

Tax Capture Update – *Nothing new at this time*

- Address List Provided by Owner and by Property Address – 11.2013

Misc. - Nothing

Invoice approval list from DDA Meeting of March 20, 2014

Scott Munzel	#1250	\$2,252.25	494,908,000.810,000
OHM			494,908,000.802,000
Hopp Electric Demo Service	#S5930	\$245.00	248,248,000.935,002
CMR Mechanical-Gas Leak 2-11-14	#13350	\$424.00	248,248,000.935,002
DTE Dancer's Edge		\$66.35	248-248-000.935.002
			248-248,000.935,002
			248,248,000.935,002
			248-248,000.935,002
		\$2,987.60	

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

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

3/1/2014

Invoice
DDA 1250

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

Re: Invoice for Legal Services - Village/Dexter Wellness Center

Dear Ms. Dettling:

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

2/3/2014	TC Donna Dettling re latest letter from CWF re no conditions on acceptance of \$85,000; her request for email to Shawn Keough confirming same; draft email confirming now appropriate to accept funds with no conditions	0.5
2/18/2014	Review statutes re tax assessment process, appeal process; TC Donna Dettling, Shawn Keough re update on information, process; research case law to confirm process and related issues	3.1
2/19/2014	Draft memo re assessment process, Village contact with Board of Review, possible arguments, appeal from BOR; email Shawn re additional information on assessment of physical therapy space; TC Shawn re same, options	3
2/21/2014	Review Wexford, Baptist Homes cases re tax exempt status; TC Donna Dettling re memo, DDA discussion, options at this point; research East Bay Township case	2.6
2/22/2014	Research unpublished cases for additional guidance, East Bay, Boyne, Ottawa Club; research TIF statute re potential modification to "initial assessed value"	3.0
2/24/2014	Review Boyne case; TC Hamburg Township Assessor re fitness center case; obtain and review Hamburg Township case; TC Jim Mills at State Treasurer re affect on Village tax collection- no impact because base year set; prepare for Village Council meeting; attend Village Council meeting re tax-exempt issue	3.0

3/1/2014

Page Two

2/25/2014	TC Kelly Sobel re mechanics of Assessor, Board of Review Tax Tribunal or State Tax Commission depending on how BOR rules; research Power Wellness website re its services, for-profit, other sites it manages; review Wellness Foundation v Battle Creek MTT opinion; review CWF website re its other activities, by laws; TC Donna and Paul Cousins re his update, issues; emails with Donna re questions, request for letter tomorrow; prepare outline of letter to Merte, BOR; review cases on 211.181 and "occupy" property	3.3
2/26/2014	Research additional case law on MCL 211.181 re "lessee user" issue; begin drafting letter challenging omission	1.3 2.0
2/27/2014	Continued drafting letter, add case analysis portions; research Michigan Tax Tribunal Reporter re any additional cases; email to Donna for comment and distribution	3.0
2/28/2014	Revise letter per Shawn, Donna comments, additional revisions; research on best case for Board of Review authority to add to roll; add reference to letter; TC Donna re timing, edits, delivery to BOR; email revised letter to Shawn, Donna for review	2.5

27.3 at \$165/hr

Current Invoice	\$ 4,504.50
Expenses- none	\$ -
Outstanding balance	\$ -
<u>Total balance Due</u>	<u>\$ 4,504.50</u>
Divided between DDA and Village	<u>\$2,252.25</u>

EIN 38-3120196

Sincerely

Scott E. Munzel

494,908.000 . 810.000

HOPP ELECTRIC, INC.

720 W. Industrial Dr., Suite 100
Chelsea, MI 48118
Phone: (734) 475-6480
Fax: (734) 475-6488

Invoice

Page 1 of 1

VILLAGE OF DEXTER
8140 MAIN STREET
DEXTER, MI 48130

Invoice#: S5930
Invoice Date: 2/20/2014
Due Date: 2/20/2014
Customer ID: 418
Contact: DONNA DETTLING
Phone#: (734) 216-3820

Job: VILL. OF DEXTER-8143 FOREST
Job#: S5930

Work Ordered:
2/11/14 T&M; Trace wiring for make safe electrical demo at 8143 Forest.
Work Performed:
Per Kurt/Kris/Koch

REMOVED FUSED AND WIRING AT 200AMP DISCONNECT FOR DEMO CREW
REMOVED FUSES AND WIRING AT 100AMP DISCONNECT FOR HVAC UNIT
DEMOED IN GYM BUILDING FOR DEMO CREW
MAINTAINED ELECTRICAL IN DANCE STUDIO SUITE

MIKE K
2/11/14 2HRS

Item	Description	Qty	Price	Total
M131	MIKE	2.00	105.00 H	210.00
	Labor:			210.00
M175	SERVICE CHARGE	1.00	35.00 E	35.00
	Misc Charges :			35.00
	Total Due			\$245.00

Terms: If paying by Credit Card the following fees apply: 3% VISA & MC and 5% AMEX.

494,908,000.802.000

Invoice

Detail of Current Charges

For Service at 8143 Forest St, Dexter, MI

DTE Electric Company Outdoor Lighting Service				Service Period	Jan 29 - Feb 27
Current Charges				Days Billed	29
Power Supply Charges:					
250 Watt High Pressure Sodium	1	LAMP @ 17.66	17.66		
Renewable Energy Plan Surchg			0.04		
Electric Surcharges *			0.17		
Delivery Charges:					
Energy Optimization			0.16		
Commercial Michigan Sales Tax			1.08		
Total DTE Electric Company Current Charges			19.11		

DTE Electric Company Business Electric Service				Current Billing Information			
Current Charges				Service Period	Feb 03, 2014 - Mar 04, 2014		
Power Supply Charges:				Days Billed	29		
Renewable Energy Plan Surchg			0.60	Meter Number	8124433 01		
Delivery Charges:				Meter Reading	18 Actual - 18 Actual		
Service Charge			8.78	Difference	0		
VHWF Credit			-1.35	Multiplier	160		
LIEAF Factor			0.99	KWH Used	0		
Energy Optimization			0.74	Your next scheduled meter read date is on or around APR 01, 2014			
Total DTE Electric Company Current Charges			9.76	Usage History - Average per day			
				Current Month	Last Month	Year Ago	
				KWH Usage	0.0	9.7	10.3
				Change		-100%	-100%

DTE Electric Company Interruptible Heating / Cooling Service				Current Billing Information			
Current Charges				Service Period	Feb 03, 2014 - Mar 04, 2014		
Power Supply Charges:				Days Billed	29		
Power Supply Energy	11	KWH @ 0.048	0.53	Meter Number	2789606 01		
Other Power Supply Surcharges*			0.01	Meter Reading	753 Actual - 764 Actual		
Delivery Charges:				KWH Used	11		
Distribution	11	KWH @ 0.0241	0.26	Your next scheduled meter read date is on or around APR 01, 2014			
LIEAF Factor			0.99	Usage History - Average per day			
Energy Optimization			0.74	Current Month	Last Month	Year Ago	
Other Delivery Surcharges**			0.06	KWH Usage	0.4	1.4	1.4
Commercial Michigan Sales Tax			0.10	Change		-71%	-71%
Total DTE Electric Company Current Charges			2.69				

DTE Gas Company Gas Industrial				Current Billing Information			
Current Charges				Service Period	Feb 03, 2014 - Mar 04, 2014		
Customer Charge				Days Billed	29		
Gas Distribution Charge	8	CCF @ 0.24821	1.98	Meter Number	0815542 01		
U-17214 UETM Credit	8	CCF @ -0.012	-0.10	Meter Reading	2215 Actual - 2223 Actual		
Energy Optimization	8	CCF @ 0.01473	0.12	CCF Used	8		
Gas Cost Recovery	8	CCF @ 0.48	3.84	Your next scheduled meter read date is on or around APR 01, 2014			
IRM Surcharge			0.67	Usage History - Average per day			
U-17103 RDM Surch./Credit	8	CCF @ 0.00769	0.06	Current Month	Last Month	Year Ago	
U-17216 RDM Surch./Credit	8	CCF @ 0.00611	0.05	CCF Usage	0.3	0.0	25.2
Commercial Michigan Sales Tax			1.97	Change		0%	-98%
Total DTE Gas Company Current Charges			34.79				

Total Current Charges 66.35

*Other Power Supply Surcharges include costs associated with Power Supply Cost Recovery (PSCR).



Committed to Honest, Quality Service

P.O. Box 486
Dexter, MI 48130

Phone: 734.424.9555
FAX: 734-424-9755
accounts@cmrmechanical.com

Invoice

Date	Number
2/12/2014	13350

Bill To Address:
Village of Dexter
8140 Main Street Dexter, MI 48130

Service Address
Village of Dexter
8143 Forest Dexter, MI 48130

Item	Description	Quantity	Price	Amount	
	PO # 14138				
	Terms				
	Due Date				
Description	Gas Leak	1.00	0.00	\$0.00	
OT Labor	Labor - Overtime - Trevor - Feb 10	1.00	144.00	\$144.00	
OT Labor	Labor - Overtime - Chris - Feb 10	1.00	144.00	\$144.00	
Labor	Labor - Trevor - Feb 11	1.00	96.00	\$96.00	
Trip Fee	Trip Fee	1.00	40.00	\$40.00	
Description	Feb 10 - Strong smell of gas outside upon arrival. DTE on site, said locked out meter dumping gas. Checked 2nd meter in operation for leaks. None. Check operation of both Roof Top units for Dancer's Edge. Good. Flame-good. Flame sensor-good. Track piping as far as can see. In other meter, cut off open in building being .	1.00	0.00	\$0.00	
Description	Feb 11 - return and inspect building for gas. May have had hint of gas at cornerstone parking lot. Inspect all piping exposed. No leak.	1.00	0.00	\$0.00	
				Subtotal	\$424.00
				Sales Tax	\$0.00
				Total	\$424.00
				Balance Due	\$424.00

248,248.000, 935.002

Thank You for your Business!!

Phone	Fax	After Hours
734.424.9555	734.424.9755	734.424.1560

User: marie
DB: Dexter

PERIOD ENDING 02/28/2014

% Fiscal Year Completed: 66.58

GL NUMBER	DESCRIPTION	2013-14		2013-14		YTD BALANCE		AVAILABLE		
		ORIGINAL BUDGET	AMENDED BUDGET	NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	BALANCE	(ABNORMAL)	% BDCGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY										
Revenues										
Dept 000.000-ASSETS, LIABILITIES & REVENUE										
248-000.000-415.000	TAX CAPTURE REVENUE	348,000.00	348,000.00	210,539.99	137,460.01	60.50				
248-000.000-665.000	INTEREST EARNED	500.00	500.00	1,161.24	(661.24)	232.25				
248-000.000-667.000	RENDS (GENERAL)	22,000.00	22,000.00	16,813.11	5,186.89	76.42				
248-000.000-671.000	OTHER REVENUE	0.00	0.00	85,000.00	(85,000.00)	100.00				
Total Dept 000.000-ASSETS, LIABILITIES & REVENUE		370,500.00	370,500.00	313,514.34	56,985.66	84.62				
TOTAL Revenues										
Total Dept 000.000-ASSETS, LIABILITIES & REVENUE		370,500.00	370,500.00	313,514.34	56,985.66	84.62				
Expenditures										
Dept 248.000-ADMINISTRATION										
248-248.000-802.000	PROFESSIONAL SERVICES	7,000.00	7,000.00	2,500.00	4,500.00	35.71				
248-248.000-803.000	CONTRACTED SERVICES	1,500.00	1,500.00	1,500.00	0.00	100.00				
248-248.000-843.000	PROPERTY TAXES	0.00	10,500.00	10,373.70	126.30	98.80				
248-248.000-880.000	DOWNTOWN EVENTS	700.00	700.00	0.00	700.00	0.00				
248-248.000-935.002	DAPCO BUILDING MAINTENANCE	8,600.00	8,600.00	5,721.40	2,878.60	66.53				
248-248.000-955.000	MISCELLANEOUS	0.00	0.00	10.00	(10.00)	100.00				
248-248.000-957.002	DDA CAPTURE REFUNDS	5,000.00	5,000.00	0.00	5,000.00	0.00				
Total Dept 248.000-ADMINISTRATION		22,800.00	33,300.00	20,105.10	13,194.90	60.38				
Dept 442.000-DOWNTOWN PUBLIC WORKS										
248-442.000-803.015	VILLAGE MAINTENANCE	10,000.00	10,000.00	10,000.00	0.00	100.00				
Total Dept 442.000-DOWNTOWN PUBLIC WORKS		10,000.00	10,000.00	10,000.00	0.00	100.00				
Dept 965.000-TRANSFERS OUT - CONTROL										
248-965.000-999.394	TR OUT FOR BOND PAYMENTS - 394	257,100.00	257,100.00	150,000.00	107,100.00	58.34				
248-965.000-999.494	TR TO DDA PROJECT FUND - 494	80,600.00	80,600.00	50,000.00	30,600.00	62.03				
Total Dept 965.000-TRANSFERS OUT - CONTROL		337,700.00	337,700.00	200,000.00	137,700.00	59.22				
TOTAL Expenditures										
Total Dept 248.000-ADMINISTRATION		22,800.00	33,300.00	20,105.10	13,194.90	60.38				
Total Dept 442.000-DOWNTOWN PUBLIC WORKS		10,000.00	10,000.00	10,000.00	0.00	100.00				
Total Dept 965.000-TRANSFERS OUT - CONTROL		337,700.00	337,700.00	200,000.00	137,700.00	59.22				
TOTAL Expenditures		370,500.00	381,000.00	230,105.10	150,894.90	60.40				
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:										
TOTAL REVENUES		370,500.00	370,500.00	313,514.34	56,985.66	84.62				
TOTAL EXPENDITURES		370,500.00	381,000.00	230,105.10	150,894.90	60.40				
NET OF REVENUES & EXPENDITURES		0.00	(10,500.00)	83,409.24	(93,909.24)	794.37				

PERIOD ENDING 02/28/2014
 % Fiscal Year Completed: 66.58

User: marie
 DB: Dexter

GL NUMBER	DESCRIPTION	2013-14 ORIGINAL BUDGET	2013-14 AMENDED BUDGET	YTD BALANCE 02/28/2014 NORMAL (ABNORMAL)	AVAILABLE BALANCE (ABNORMAL)	% BDTG USED
Fund 394 - DDA DEBT FUND						
Revenues						
LIABILITIES & REVENUE						
Dept 000.000-ASSETS, INTEREST EARNED		500.00	500.00	758.90	(258.90)	151.78
394-000.000-665.000		80,000.00	80,000.00	0.00	80,000.00	0.00
394-000.000-671.000		257,100.00	257,100.00	150,000.00	107,100.00	58.34
394-000.000-695.248	TRANSFER IN FROM DDA FUND 248					
Total Dept 000.000-ASSETS, LIABILITIES & REVENUE		337,600.00	337,600.00	150,758.90	186,841.10	44.66
TOTAL Revenues		337,600.00	337,600.00	150,758.90	186,841.10	44.66
Expenditures						
Dept 850.000-LONG-TERM DEBT		1,000.00	1,000.00	500.00	500.00	50.00
394-850.000-992.000	BOND FEES	136,500.00	136,500.00	60,720.00	75,780.00	44.48
394-850.000-997.003	DDA 2008 TAXABLE BOND (\$1.6M)	119,500.00	119,500.00	47,220.63	72,279.37	39.52
394-850.000-997.004	DDA 2008 BOND (\$2+M)	80,100.00	80,100.00	40,237.34	39,862.66	50.23
394-850.000-997.005	2011 REFUNDING BOND (\$620K)					
Total Dept 850.000-LONG-TERM DEBT		337,100.00	337,100.00	148,677.97	188,422.03	44.11
TOTAL Expenditures		337,100.00	337,100.00	148,677.97	188,422.03	44.11
Fund 394 - DDA DEBT FUND:						
TOTAL REVENUES		337,600.00	337,600.00	150,758.90	186,841.10	44.66
TOTAL EXPENDITURES		337,100.00	337,100.00	148,677.97	188,422.03	44.11
NET OF REVENUES & EXPENDITURES		500.00	500.00	2,080.93	(1,580.93)	416.19

DDA Cash Balances Report
2-28-14

Fund	Account Name	General Ledger Balance	Notes
248 - DDA General	TCF Pooled Account	\$ 5,000.00	
394 - DDA Debt	TCF Pooled Account	\$ -	
494 - DDA Project	TCF Pooled Account	\$ -	
	Total DDA Pooled Account	\$ 5,000.00	
248 - DDA General	TCF Money Market Account	\$ 321,383.54	
394 - DDA Debt	TCF Pooled Account	\$ 1,916.42	
494 - DDA Project	TCF Pooled Account	\$ 25,450.72	
	Total DDA Money Market	\$ 348,750.68	
248 - DDA General	Bank of Northern Michigan	\$ 200,000.00	For general use - Matures 1/17/2017 @ .75%
394 - DDA Debt	Ann Arbor State Bank CD	\$ 81,235.04	For general debt use - Matures 9/4/2014 @ .45%
394 - DDA Debt	Ann Arbor State Bank CD	\$ 121,589.75	For 11/13 Bond Payment - Matures 05/20/2014 @ .40%
394 - DDA Debt	United Bank CD	\$ 127,288.69	Converted to Money Market March 2014
494 - DDA Project	Flagstar Bank	\$ 201,121.59	For projects - Matures 06/27/2014 @ .35%
	Total Certificates of Deposit	\$ 731,235.07	
Total General Cash		\$ 526,383.54	
Total Debt Cash		\$ 332,029.90	
Total Project Cash		\$ 226,572.31	
		\$ 1,084,985.75	
Month End Cash		\$ 1,084,985.75	
Projected FY 13/14 Revenue All Funds		\$ 273,496.71	
Projected FY 13/14 Expenditures All Funds		\$ (397,670.05)	
		\$ -	
Projected Year End Cash		\$ 960,812.41	

GL NUMBER	DESCRIPTION	2013-14		2013-14		YTD BALANCE		AVAILABLE	
		ORIGINAL BUDGET	AMENDED BUDGET	NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	BALANCE	% BCGT USED
Fund 494 - DDA PROJECT FUND									
Revenues									
Dept 000.000-ASSETS, LIABILITIES & REVENUE									
494-000.000-665.000	INTEREST EARNED	200.00	200.00			1,130.05		(930.05)	565.03
494-000.000-695.248	TRANSFER IN FROM DDA FUND 248	80,600.00	80,600.00			50,000.00		30,600.00	62.03
	Total Dept 000.000-ASSETS, LIABILITIES & REVENUE	80,800.00	80,800.00			51,130.05		29,669.95	63.28
TOTAL Revenues									
		80,800.00	80,800.00			51,130.05		29,669.95	63.28
Expenditures									
Dept 908.000-TUPPER REDEVELOPMENT									
494-908.000-802.000	PROFESSIONAL SERVICES	50,000.00	50,000.00			13,834.08		36,165.92	27.67
494-908.000-810.000	ATTORNEY FEES	0.00	0.00			9,207.75		(9,207.75)	100.00
494-908.000-830.000	ENGINEERING CONSULTING	0.00	0.00			8,380.50		(8,380.50)	100.00
494-908.000-830.008	ENVIRONMENTAL STUDY	0.00	0.00			224.55		(224.55)	100.00
	Total Dept 908.000-TUPPER REDEVELOPMENT	50,000.00	50,000.00			31,646.88		18,353.12	63.29
TOTAL Expenditures									
		50,000.00	50,000.00			31,646.88		18,353.12	35.16
Fund 965.000-TRANSFERS OUT - CONTROL									
Dept 965.000-TRANSFERS OUT - CONTROL									
494-965.000-999.001	TRANSFER OUT TO GENERAL FUND - ADA RAMP	20,000.00	20,000.00			0.00		20,000.00	0.00
494-965.000-999.002	TRANSFER OUT TO GENERAL FUND - HOUSES	20,000.00	20,000.00			0.00		20,000.00	0.00
	Total Dept 965.000-TRANSFERS OUT - CONTROL	40,000.00	40,000.00			0.00		40,000.00	0.00
TOTAL Expenditures									
		40,000.00	40,000.00			0.00		40,000.00	0.00
Fund 494 - DDA PROJECT FUND:									
TOTAL REVENUES									
		80,800.00	80,800.00			51,130.05		29,669.95	63.28
TOTAL EXPENDITURES									
		90,000.00	90,000.00			31,646.88		58,353.12	35.16
	NET OF REVENUES & EXPENDITURES	(9,200.00)	(9,200.00)			19,483.17		(28,683.17)	211.77
TOTAL REVENUES - ALL FUNDS									
		788,900.00	788,900.00			515,403.29		273,496.71	65.33
TOTAL EXPENDITURES - ALL FUNDS									
		797,600.00	808,100.00			410,429.95		397,670.05	50.79
	NET OF REVENUES & EXPENDITURES	(8,700.00)	(19,200.00)			104,973.34		(124,173.34)	546.74

GL NUMBER	DESCRIPTION	2013-14 ORIGINAL BUDGET	2013-14 AMENDED BUDGET	FEBRUARY	AVAILABLE BALANCE
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Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY

342,907.01 342,907.01 342,907.01 Cash - AP of 4346.40

BEGINNING FUND BALANCE

Revenues					
Dept 000.000-ASSETS, LIABILITIES & REVENUE					
248-000.000-415.000 TAX CAPTURE REVENUE	348,000.00	348,000.00	210,539.99	137,460.01	Budget
248-000.000-665.000 INTEREST EARNED	500.00	500.00	1,161.24	(661.24)	Current
248-000.000-667.000 RENTS (GENERAL)	22,000.00	22,000.00	16,813.11	5,186.89	Budget
248-000.000-671.000 OTHER REVENUE	0.00	85,000.00	85,000.00	0.00	Budget - Chelsea Wellness Ramp Payment
TOTAL REVENUE	370,500.00	455,500.00	313,514.34	141,985.66	

Expenditures

Dept 248.000-ADMINISTRATION					
248-248.000-802.000 PROFESSIONAL SERVICES	7,000.00	7,000.00	2,500.00	4,500.00	Budget
248-248.000-803.000 CONTRACTED SERVICES	1,500.00	1,500.00	1,500.00	0.00	Current
248-248.000-843.000 PROPERTY TAXES	0.00	10,500.00	10,373.71	126.29	Current
248-248.000-880.000 DOWNTOWN EVENTS	700.00	700.00	0.00	700.00	Budget
248-248.000-935.002 DAPCO BUILDING MAINTENANCE	8,600.00	8,600.00	5,721.40	2,878.60	Budget
248-248.000-955.000 MISCELLANEOUS	0.00	0.00	10.00	(10.00)	Current
248-248.000-957.002 DDA CAPTURE REFUNDS	5,000.00	5,000.00	0.00	5,000.00	Budget
Total Dept 248.000-ADMINISTRATION	22,800.00	33,300.00	20,105.11	13,194.89	

Dept 442.000-DOWNTOWN PUBLIC WORKS

248-442.000-803.015 VILLAGE MAINTENANCE	10,000.00	10,000.00	10,000.00	0.00	Current
Total Dept 442.000-DOWNTOWN PUBLIC WORKS	10,000.00	10,000.00	10,000.00	0.00	

Dept 965.000-TRANSFERS OUT - CONTROL

TRANSFER AD RAMP \$\$ TO GENERAL FUND					
248-965.000-999.394 TR OUT FOR BOND PAYMENTS - 394	0.00	85,000.00	0.00	85,000.00	Estimated
248-965.000-999.494 TR TO DDA PROJECT FUND - 494	257,100.00	257,100.00	150,000.00	107,100.00	Budget
Total Dept 965.000-TRANSFERS OUT - CONTROL	337,700.00	422,700.00	200,000.00	222,700.00	

TOTAL Expenditures

370,500.00	466,000.00	230,105.11	235,894.89
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Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:

TOTAL REVENUES	370,500.00	455,500.00	313,514.34	141,985.66
TOTAL EXPENDITURES	370,500.00	466,000.00	230,105.11	235,894.89
NET OF REVENUES & EXPENDITURES	0.00	(10,500.00)	83,409.23	(93,909.23)

ENDING FUND BALANCE

342,907.01 332,407.01 426,316.24 (93,782.84) CDs plus liquid cash

GL NUMBER	DESCRIPTION	2013-14	2013-14	ESTIMATED	AVAILABLE
		ORIGINAL BUDGET	AMENDED BUDGET	YEAR END	BALANCE

Fund 394 - DDA DEBT FUND

BEGINNING FUND BALANCE 329,948.97 329,948.97 329,948.97 Cash - AP of 500.00

Revenues					
Dept 000.000-ASSETS, LIABILITIES & REVENUE					
394-000.000-665.000 INTEREST EARNED	500.00	500.00	758.89	(258.89)	Current
394-000.000-671.000 OTHER REVENUE	80,000.00	0.00	0.00	0.00	Amendment
394-000.000-695.248 TRANSFER IN FROM DDA FUND 248	257,100.00	257,100.00	150,000.00	107,100.00	Budget
TOTAL REVENUE	337,600.00	257,600.00	150,758.89	106,841.11	
Expenditures					
Dept 850.000-LONG-TERM DEBT					
394-850.000-992.000 BOND FEES	1,000.00	1,000.00	500.00	500.00	Budget
394-850.000-997.003 DDA 2008 TAXABLE BOND (\$1.6M)	136,500.00	136,500.00	60,720.00	75,780.00	Budget
394-850.000-997.004 DDA 2008 BOND (\$2+M)	119,500.00	119,500.00	47,220.63	72,279.37	Budget
394-850.000-997.005 2011 REFUNDING BOND (\$620K)	80,100.00	80,100.00	40,237.34	39,862.66	Budget
Total Dept 850.000-LONG-TERM DEBT	337,100.00	337,100.00	148,677.97	188,422.03	

TOTAL Expenditures 337,100.00 337,100.00 148,677.97 188,422.03

Fund 394 - DDA DEBT FUND:

TOTAL REVENUES	337,600.00	257,600.00	150,758.89	106,841.11
TOTAL EXPENDITURES	337,100.00	337,100.00	148,677.97	188,422.03
NET OF REVENUES & EXPENDITURES	500.00	(79,500.00)	2,080.92	(81,580.92)

ENDING FUND BALANCE 330,448.97 250,448.97 332,029.89 (81,580.92) CDs plus liquid cash

GL NUMBER	DESCRIPTION	2013-14 ORIGINAL BUDGET	2013-14 AMENDED BUDGET	ESTIMATED YEAR END	AVAILABLE BALANCE
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Fund 494 - DDA PROJECT FUND

BEGINNING FUND BALANCE 211,389.14 211,389.14 211,389.14 Cash + receivable of 4300- AP of 5096.28

Revenues					
Dept 000.000-ASSETS, LIABILITIES & REVENUE					
494-000.000-665.000 INTEREST EARNED	200.00	200.00	1,130.05	(930.05) Current	
OTHER REVENUE	-	6,500.00	-	6,500.00	Reimburse Copper Theft (Insurance)
494-000.000-695.248 TRANSFER IN FROM DDA FUND 248	80,600.00	80,600.00	50,000.00	30,600.00	Budget
TOTAL REVENUE	80,800.00	87,300.00	51,130.05	36,169.95	

Expenditures					
Dept 908.000-TUPPER REDEVELOPMENT					
494-908.000-802.000 PROFESSIONAL SERVICES	50,000.00	50,000.00	13,834.08	36,165.92	13834.08 (current) + contract + close utilities
ATTORNEY FEES	-	10,000.00	9,207.75	792.25	Current
494-908.000-830.000 ENGINEERING CONSULTING	-	10,000.00	8,380.50	1,619.50	Current
494-908.000-830.008 ENVIRONMENTAL STUDY	-	500.00	224.55	275.45	Current
Total Dept 908.000-TUPPER REDEVELOPMENT	50,000.00	70,500.00	31,646.88	38,853.12	

Dept 965.000-TRANSFERS OUT - CONTROL					
494-965.000-999.001 TRANSFER OUT TO GENERAL FUND - ADA RAMP	20,000.00	-	-	-	
494-965.000-999.002 TRANSFER OUT TO GENERAL FUND - HOUSES	20,000.00	20,000.00	-	20,000.00	Budget
Total Dept 965.000-TRANSFERS OUT - CONTROL	40,000.00	20,000.00	-	20,000.00	
WRITE OFF BAD DEBT???		4,300.00	-	4,300.00	Estimated

TOTAL Expenditures 90,000.00 94,800.00 31,646.88 63,153.12

Fund 494 - DDA PROJECT FUND:					
TOTAL REVENUES	80,800.00	87,300.00	51,130.05	36,169.95	
TOTAL EXPENDITURES	90,000.00	94,800.00	31,646.88	63,153.12	
NET OF REVENUES & EXPENDITURES	(9,200.00)	(7,500.00)	19,483.17	(26,983.17)	

ENDING FUND BALANCE 202,189.14 203,889.14 230,872.31 Flagstar CD plus 10765.63 liquid cash

		Recommended Budget FY 14-15	
Fund 248 Downtown Development Authority			
Revenues			
248-000.000-415.000	Tax Capture Revenue	\$376,600.00	
248-000.000-665.000	Interest Earned	\$300.00	
248-000.000-667.000	Wellness Grants	?	
	Rent	\$0.00	
	Total	\$376,900.00	
	Use of Reserves	\$306,600.00	
Expenditures			
Department 248 Administration			
248-248.000-802.000	Professional Services	\$5,000.00	Consulting to the DDA
248-248.000-803.000	Contracted Services	\$1,500.00	Audit
248-248.000-843.000	Property Taxes	\$7,200.00	TV of 111,800 x 62.5283 mills (2013)
248-248.000-880.000	Downtown Events	\$0.00	Sponsorship of Events
248-248.000-935.002	DAPCO Maintenance	\$0.00	
248-248.000-955.000	Miscellaneous	\$0.00	
248-248.000-957.002	DDA Capture Refunds	\$5,000.00	
	Total	\$18,700.00	
Department 442 Downtown Public Works			
248-442.000-803.015	Village Maintenance	\$5,000.00	
	Total	\$5,000.00	
Department 965 Transfers Out			
248-965.000-999.394	Transfer Out for Bond Payments - 394	\$428,000.00	
248-965.000-999.494	Transfer Out to DDA Project Fund - 494	\$231,800.00	
	Total	\$659,800.00	
	Total Expenditures	\$683,500.00	
Net Effect for Downtown Development Authority 248		\$0.00	

Combined Funds - Liquid Cash Flow			
Date	Description	Amount	Balance
2/28/2014	Cash on Hand (Liquid)		353,700
3/1/2014	United Bank CD Matures	127,500	481,200
5/1/2014	A2 State Bank CD Matures	121,600	602,800
6/1/2014	Flagstar Bank CD Matures	201,200	804,000
6/30/2014	Remaining Budget Revenue 248	142,000	946,000
6/30/2014	Remaining Budget Revenue 394	107,000	1,053,000
6/30/2014	Remaining Budget Revenue 494	36,200	1,089,200
6/30/2014	Remaining Budget Expenditures 248	(236,000)	853,200
6/30/2014	Remaining Budget Expenditures 394	(188,500)	664,700
6/30/2014	Remaining Budget Expenditures 494	(63,200)	601,500
<i>FY 13-14 Year End Liquid Cash</i>			601,500
7/1/2014	Reclassify Multi-Bank CD	200,000	801,500
7/1/2014	Pay Down Taxable Bond	(675,000)	126,500
9/1/2014	A2 State Bank CD Matures	81,300	207,800
6/30/2015	Proposed Budget Revenue 248	376,000	583,800
6/30/2015	Proposed Budget Revenue 394	285,000	868,800
6/30/2015	Proposed Budget Revenue 494	180,000	1,048,800
6/30/2015	Proposed Budget Expenditures 248	(376,000)	672,800
6/30/2015	Proposed Budget Expenditures 394	(283,225)	389,575
6/30/2015	Proposed Budget Expenditures 494	(180,000)	209,575
<i>FY 14-15 Year End Liquid Cash</i>			209,575



VILLAGE OF DEXTER

8140 Main Street ♦ Dexter, Michigan 48130-1092 ♦ (734) 426-8303

Village Council

Shawn Keough
President

Ray Tell
President Pro-Tem

Jim Carson
Trustee

Paul Cousins
Trustee

Donna Fisher
Trustee

Joe Semifero
Trustee

Julie Knight
Trustee

Administration

Donna Dettling
Manager

Carol Jones
Clerk

Dan Schlaff,
Superintendent of
Public Services

Marie Sherry, CPFA
*Treasurer/Finance
Director*

Courtney Nicholls
*Assistant Village
Manager*

Michelle Aniol
Community
Development
Manager

THE VILLAGE OF
DEXTER IS AN EQUAL
OPPORTUNITY
PROVIDER AND
EMPLOYER

www.
dextermi.gov

February 20, 2014

Chelsea Area Wellness Foundation Board Members
C/O Ms. Amy Heydlauff
310 North Main Street, Suite 203
Chelsea, MI 48118

Re: Follow-up on the \$85,000 Grant Check

Dear Ms. Heydlauff:

At the DDA meeting today, a motion was made to accept the \$85,000 check for the Mill Creek Park & Trails ADA Access Ramp. I was instructed on behalf of the DDA/Village to submit a formal request with our appreciation of your patience and understanding in working through our concerns.

On behalf of the DDA/Village, we want to thank the Chelsea Wellness Foundation for providing this funding without conditions.

Sincerely,

Donna Dettling
Dexter Village Manager/DDA Staff Liaison

cc: DDA/Village Council

Scott Broshar

Larry Cobler

Pat Conlin

Kevin Dombkowski

Randy Forsch

Ken Gietzen

Nancy Graebner

Jeff Hardcastle

Amy Heydlauff

Susan Kheder

Anne Kittendorf

Karl Newman

Judy Nold

Alison Pollard

Jack Wheeler

February 21, 2014

Donna Dettling
Village Manager/DDA Staff Liaison
8140 Main Street
Dexter, MI 48130-1092

RE: \$85,000 Grant Check

Dear Ms. Dettling:

Per your February 20 request on behalf of the Dexter DDA/Village we are enclosing the original check (no. 3340) in the amount of \$85,000 for the Mill Creek Park & Trails ADA Access Ramp.

Sincerely,



Sheila Gillman
Office Manager

Cc: Amy Heydlauff

chelsea-area
WELLNESS foundation



310 N Main
Suite 203
Chelsea, MI
48118

(734)433-4599

5healthytowns.org



MICHIGAN MUNICIPAL
RISK MANAGEMENT
A U T H O R I T Y

February 28, 2014

Donna Dettling
Village of Dexter
8140 Main Street
Dexter, MI 48130

Re: Date of Loss: 9/8/2013
 Claim Number: 1400464 (154656)

Dear Ms. Dettling:

Enclosed please find our check number 0003004121 in the amount of \$6,500.00 which represents for reimbursement for stolen copper.

If you have any questions regarding this matter, please contact this office.

Very truly yours,

A handwritten signature in black ink, appearing to read "FN" or similar initials.

Florence Nagy
Senior Property Adjuster

FN/lg
Enclosure

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c), as amended. This is a model assessment notice to be used by the local assessor.

FROM

SCIO TOWNSHIP ASSESSOR
827 N ZEEB RD
ANN ARBOR, MI 48103-1599

THIS IS NOT A TAX BILL

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

DEXTER DOWNTOWN DEVELOPMENT
8140 MAIN STREET
DEXTER MI 48130

PROPERTY IDENTIFICATION: (Parcel Code required. Property address and legal description optional.): HD-08-06-280-001

3045 BROAD ST

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 NELY 24.75 FT TO POB; EXC BEG AT S COR OF LOT 1, TH N 47 W 99 FT, TH

THIS PROPERTY IS CLASSIFIED AS: 301 (INDUSTRIAL)

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT:

Proposal A, passed by the voters on March 15, 1994, places a limit on the value used to compute property taxes. Starting in 1995, your property taxes were calculated on Taxable Value (see line 1 below). If there is a number entered in the "Change" column at the right side of the Taxable Value line, that number is not your change in taxes. It is the change in Taxable Value.

Prior to 1995, your taxes were calculated on State Equalized Value (see line 4 below). State Equalized Value (SEV) is the Assessed Value multiplied by the Equalization Factor, if any (see line 3 below). State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2013, your 2014 Taxable Value will be the same as your 2014 State Equalized Value. Please see line 5 below regarding Transfer of Ownership on your property.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2013, your 2014 Taxable Value is calculated by multiplying your 2013 Taxable Value (see line 1 below) by 1.016 (which is the Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2014 Taxable Value cannot be higher than your 2014 State Equalized Value.

	PRIOR AMOUNT YEAR: 2013	CURRENT AMOUNT YEAR: 2014	CHANGE
1. TAXABLE VALUE (Current amount is tentative):	165,000	111,800	-53,200
2. ASSESSED VALUE:	165,000	111,800	-53,200
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	165,000	111,800	-53,200
5. There WAS/WAS NOT a transfer of ownership on this property in 2013 WAS NOT			

For more detailed information please check on-line at: www.ScioTownship.org or contact us at the number listed below. If you believe that these values, the property classification, or the information on line 5, is incorrect you may protest by appointment to the Board of Review which will meet on: **Monday March 10th, 10am - 4pm; Thursday March 13th, 6pm - 9pm; and Saturday March 15th, 10am - 2pm.**

YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASON(S): HOUSE REMOVED, CONSTRUCTION PARTIALLY COMPLET. IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE OR REQUIRE AN APPOINTMENT WITH THE BOARD OF REVIEW, PLEASE CALL THE SCIO TOWNSHIP ASSESSOR'S OFFICE AT (734) 369-9400.

% Exempt As "Homeowners Principal Residence": 0.00%	% Exempt As "MBT Industrial Personal": 0.00%
% Exempt As "Qualified Agricultural Property": 0.00%	% Exempt As "MBT Commercial Personal": 0.00%
Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal.

Protest at the Board of Review is necessary to protect your right to further appeals to the Michigan Tax Tribunal for valuation and exemption appeals and/or the State Tax Commission for classification appeals. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal prior to May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal prior to May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 214 OF 2012. If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit on or before May 1.

AFFIDAVIT OF PUBLICATION

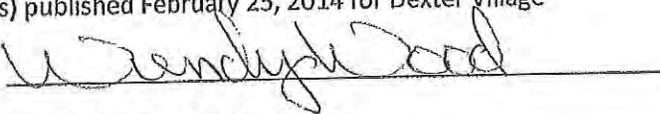
THE SUN TIMES NEWS

CHELSEA MICHIGAN

The Sun Times, operating in the State of Michigan, County of Washtenaw states:

The following notice(s) was published in The Sun Times News, a public newspaper established, published, and circulated in the counties of Washtenaw, Ingham, Jackson and Livingston

**Downtown Development Authority Annual Report
Request for Bids – Street Tree Planting 2014 & 2015**
Notice(s) published February 25, 2014 for Dexter Village



Wendy Wood, Managing Editor

SUBSCRIBED AND SWORN TO before me on March 13, 2014

Neather Markiz

Notary public in and for Livingston County, Michigan
Acting In. Ingham Co. MI

My commission expires: 04-23-2014

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

ddettling@villageofdexter.org

Phone (734)426-8303

Fax (734)426-5614

MEMO

To: DDA Board Members
From: Donna Dettling, Village Manager
Michelle Aniol, Community Development Manager
Date: March 18, 2014
Re: 3045 Broad Street Redevelopment

In August 2013 Jim Houk/OHM submitted a proposed Scope of Services Proposal that outlined a two-step work plan to assist the DDA in marketing 3045 Broad Street. The DDA approved Work Step One in the amount of \$6,500 for the following Tasks:

1. Meet with Village leaders to establish a set of goals and objective for the development and sale of the property;
2. Refine the program and create a conceptual site plan based on the results of Task 1 and any change(s) to site conditions;
3. Prepare an artist rendering of the proposed redevelopment vision; and
4. Prepare a set of design standards for the redevelopment of the property.

Jim Houk presented the update from the August 27, 2013 stakeholder meeting, which included the design standards to the DDA at your October 2013 meeting, and then presented his Recommendation for Design Standards to the Planning Commission on Monday, March 3, 2014, to complete Task 4 of Work Step One. The Planning Commission was generally receptive to establishing design standards as minimum benchmark for the redevelopment, but also felt that a developer could propose standards over those recommended by Mr. Houk.

With Work Step One completed the DDA must consider the next steps in the redevelopment planning process. To assist the DDA, and based on the input and direction of staff, Mr. Houk/OHM has prepared a proposal that outlines a series of additional work steps, and which build upon the work completed in previously. The proposal sets forth and describes the tasks to complete a process for:

- Exploring infrastructure funding requirements (Work Step Two),
- Conducting additional site planning study (Work Step Three),
- Gathering public input (Work Step Four), and
- Assisting in the preparation of a Request for Proposals (RFP) to attract potential developers (Work Step Five).
- A 6th Work Step would provide assistance to review Development Proposals resulting from the RFP, and would include written recommendations, but only on an as-needed basis.

COST: Mr. Houk/OHM is proposing an hourly, not to exceed estimate of 75 hours @ \$9,100 to complete Work Steps #2-5.

TIMELINE: A schedule for completing each work step has been provided and anticipates completion sometime in late spring to early summer 2014.

Recommended Action

Based on the information provided in the OHM proposal dated, March 18, 2014, staff recommends the DDA approve Work Steps 2-4, in an amount not to exceed \$6,000 and postpone a decision on Work Steps 5-6 until the information resulting from Steps 2-4 can be thoroughly reviewed and analyzed.



ARCHITECTS. ENGINEERS. PLANNERS.

March 18, 2014

VILLAGE OF DEXTER
8140 MAIN STREET
DEXTER, MI 48130

Attention: Ms. Donna Dettling
Village Manager

Subject: Village of Dexter
3045 BROAD STREET PROPERTY SALE
Proposal for Professional Services

Dear Ms. Dettling:

Orchard, Hiltz & McCliment, Inc. (OHM) is pleased to submit this proposal for professional services for assisting the Village of Dexter in the sale of 3045 Broad Street.

PROJECT UNDERSTANDING

Per your request, we have revised the scope of services originally prepared on August 2, 2013 for additional assistance on the Broad Street property sale. Work step one, under the previous proposal, was completed and presented to Planning Commission last March 3, 2014. Based on our discussions, I have revised the additional work steps to conform with the new information and requested services we discussed last week.

SCOPE OF SERVICE

Work Step Two: Infrastructure Funding Requirements

The following tasks are proposed under this work step:

1. Refine estimates for public infrastructure requirements to serve site and develop rationale for a developer / Village cost share arrangement. This task will also explore any available grant assistance or funding options for required infrastructure.
2. Review existing sanitary sewer and water infrastructure in the vicinity of the project and confirm capacity and permit constraints.
3. Meet with Village Council and DDA representatives to discuss infrastructure costs and any potential incentives available for redevelopment.

Work Step Three: Additional Site Planning Study

The following tasks are proposed under this work step:

1. Revise a conceptual site plan to include the addition of the adjoining property to the southeast along Grand Street. Expanding the site plan study to include adjacent property will help determine the feasibility of jointly marketing both properties together for redevelopment.
2. Meet with the DDA to review site plan study and discuss next steps in moving forward with a potential sale or public/private partnership to redevelop the property.
3. Refine site plan or design standards as required.



Work Step Four: Public Input Process

Under this step, materials for use in a public presentation will be prepared of the proposed redevelopment approach and design standards. OHM Advisors will then facilitate a public meeting or workshop with the Village of Dexter to present plans and obtain public feedback and support.

Work Step Five: Assist In Preparation of a RFP for Potential Developers:

The following tasks are proposed under this work step:

1. Work with Jim Chaconas of Colliers International and prepare draft RFP document. The document will be prepared in brochure format and will include:
 - a. Written goals and objectives for the redevelopment
 - b. Dexter market overview
 - c. Refine required design standards
 - d. Potential incentives from the Village
 - e. Plan and rendering graphics

This task will also include effort to review the RFP with Village and refine (two meetings assumed).

Work Step Six : Development Proposal Review - As needed assistance

Upon receiving proposals from prospective buyers, OHM Advisors will provide as needed assistance to the Village to review and provide written recommendations.

DELIVERABLES

OHM will provide specific deliverables throughout the course of the work steps. These are as follows:

Work Step 2

- ▾ Revised engineers opinion of probable cost for site infrastructure
- ▾ Memorandum identifying capacity constraints, anticipated costs, potential grants and funding sources
- ▾ Two (2) meetings with Council/DDA representative(s).

Work Step 3

- ▾ One (1) Revised Site Plan
- ▾ Revised Design Standards

Work Step 4

- ▾ Display boards and open house materials
- ▾ Attend open house

Work Step 5

- ▾ Property RFP in brochure in digital format

FEE SCHEDULE

Services will be performed on an hourly, not to exceed basis. We have also included an estimate for the total number of hours and approximate fee necessary to complete each task.

<u>Work Step</u>	<u>Estimated Hours</u>	<u>Estimated Fee</u>
Work Step 2.....	20.....	\$2,500.00
Work Step 3.....	20.....	\$2,200.00
Work Step 4.....	10.....	\$1,300.00
Work Step 5.....	25.....	\$3,100.00
<u>Work Step 6.....</u>	<u>Hourly</u>	
TOTAL ESTIMATED FEE.....	75	\$9,100.00

Compensation will be based on hourly rates for staff multiplied by the cumulative hours worked. OHM will invoice the Village on a monthly basis. The proposal is an hourly, not to exceed estimate



SCHEDULE

A schedule for completion of each work step is included below. The schedule assumes authorization on March 24, 2014.

<u>Work Step</u>	<u>Start Date</u>	<u>End Date</u>
Authorization	3/20/2014	
Work Step 2.....	3/24/2014	4/17/2014
Work Step 3.....	3/31/2014	4/25/2014
Work Step 4.....	4 to 6 weeks after additional authorization	
Work Step 5.....	2 weeks after additional authorization	

CONTRACT TERMS AND CONDITIONS

The attached Standard Terms and Conditions, dated March 2003 and as shown as Exhibit 1, are incorporated into this proposal by reference. Section No. 7 is omitted per request of the Village.

CONCLUSION

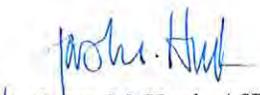
The above scope represents an outline services that we believe will assist the Village in obtaining the “right” use of the Broad Street property. We thank you for this opportunity to provide professional services. Please do not hesitate to contact us if you have questions.

Should you find our proposal acceptable, please execute both copies of the attached agreement and return one copy to us for our files.

Sincerely,

ORCHARD, HILTZ & McCLIMENT, INC.


Rhett A. Gronevelt, P.E.
Principal


James M. Houk, ASLA, AICP
Vice President, Planning and Design Development

Cc: Michelle Aniol, Community Development Manager, Village of Dexter
File

Encl: Exhibit 1 – Standard Terms and Conditions
2014 Hourly Rate Schedule



Village of Dexter
3045 BROAD STREET PROPERTY SALE
Proposal for Professional Services

Accepted By:

Printed Name:

Title:

Date:

Enclosures

3045 BROAD STREET PROPERTY SALE Proposal for Professional Services

- ▼ Enclosure 1
 - OHM Standard Terms and Conditions

- ▼ Enclosure 2
 - 2014 Rate Schedule

OHM Standard Terms and Conditions

STANDARD TERMS and CONDITIONS

1. THE AGREEMENT – These Standard Terms and Conditions and the attached Proposal or Scope of Services, upon their acceptance by the Owner, shall constitute the entire Agreement between Orchard, Hiltz & McCliment, Inc. (OHM), a registered Michigan Corporation, and the Owner. The Agreement shall supersede all prior negotiations or agreements, whether written or oral, with respect to the subject matter herein. The Agreement may be amended only by mutual agreement between OHM and the Owner and said amendments must be in written form.

2. SERVICES TO BE PROVIDED – OHM will perform the services as set forth in the attached proposal or scope of services which is hereby made a part of the Agreement.

3. SERVICES TO BE PROVIDED BY OWNER – The Owner shall at no cost to OHM:

- a) Provide OHM personnel with access to the work site to allow timely performance of the work required under this Agreement.
- b) Provide to OHM within a reasonable time frame, any and all data and information in the Owners possession as may be required by OHM to perform the services under this Agreement.
- c) Designate a person to act as Owners representative who shall have the authority to transmit instructions, receive information, and define Owner policies and decisions as they relate to services under this Agreement.

4. PERIOD OF SERVICE – The services called for in this Agreement shall be completed within the time frame stipulated in the Proposal or Scope of Services, or if not stipulated shall be completed within a time frame which may reasonably be required for completion of the work. OHM shall not be liable for any loss or damage due to failure or delay in rendering any service called for under this agreement resulting from any cause beyond OHM's reasonable control.

5. COMPENSATION – The Owner shall pay OHM for services performed in accordance with the method of payment as stated in the Proposal or Scope of Services. Method of compensation may

be lump sum, hourly; based on a rate schedule, percentage of the construction cost, or cost plus a fixed fee. The Owner shall pay OHM for reimbursable expenses for subconsultant services, equipment rental or other special project related items at a rate of 1.15 times the invoice amount.

6. TERMS OF PAYMENT – Invoices shall be submitted to the Owner not more often than monthly for services performed during the preceding period. Owner shall pay the full amount of the invoice within thirty days of the invoice date. If payment is not made within thirty days, the amount due to OHM shall include a charge at the rate of one percent per month from said thirtieth day.

7. LIMIT OF LIABILITY – OHM shall perform professional services under this Agreement in a manner consistent with the degree of care and skill in accordance with applicable professional standards of services of this type of work. To the fullest extent permitted by law, and not withstanding any other provision of this Agreement, the total liability in the aggregate, of OHM and its Officers, Directors, Partners, employees, agents, and subconsultants, and any of them, to the Owner and anyone claiming by, through or under the Owner, for any and all claims, losses, costs or damages of any nature whatsoever arises out of, resulting from or in any way related to the project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied, of OHM or OHM's Officers, Directors, employees, agents or subconsultants, or any of them shall not exceed the amount of \$25,000 or OHM's fee, whichever is greater.

8. ASSIGNMENT – Neither party to this Agreement shall transfer, sublet, or assign any duties, rights under or interest in this Agreement without the prior written consent of the other party.

9. NO WAIVER – Failure of either party to enforce, at anytime, the provisions of this Agreement shall not constitute a waiver of such provisions or the right of either party at any time

to avail themselves of such remedies as either may have for any breach or breaches of such provisions.

10. GOVERNING LAW – The laws of the State of Michigan will govern the validity of this Agreement, its interpretation and performance.

11. DOCUMENTS OF SERVICE – The Owner acknowledges OHM's reports, plans and construction documents as instruments of professional services. Nevertheless, the plans and specifications prepared under this Agreement shall become the property of the Owner upon completion of the work and payment in full of all monies due OHM, however, OHM shall have the unlimited right to use such drawings, specifications and reports and the intellectual property therein. The Owner shall not reuse or make any modifications to the plans and specifications without prior written authorization by OHM. In accepting and utilizing any drawings or other data on any electronic media provided by OHM, the Owner agrees that they will perform acceptance tests or procedures on the data within 30 days of receipt of the file. Any defects the Owner discovers during this period will be reported to OHM and will be corrected as part of OHM's basic Scope of Services.

12. TERMINATION – Either party may at any time terminate this Agreement upon giving the other party 7 calendar days prior written notice. The Owner shall within 45 days of termination, pay OHM for all services rendered and all costs incurred up to the date of termination in accordance with compensation provisions in this Agreement.

13. OHM'S RIGHT TO SUSPEND ITS SERVICES – In the event that the Owner fails to pay OHM the amount shown on any invoice within 60 days of the date of the invoice, OHM may, after giving 7 days notice to the Owner, suspend its services until payment in full for all services and expenses is received.

14. OPINIONS OF PROBABLE COST – OHM's preparation of Opinions of Probable Cost represent OHM's best judgment as a design professional familiar with the industry. The Owner must recognize that OHM has no control over costs or the prices of labor, equipment or materials, or over the contractor's method of pricing. OHM makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual cost.

15. JOB SITE SAFETY – Neither the professional activities of OHM, nor the presence of OHM or our employees and subconsultants at a construction site shall relieve the General Contractor or any other entity of their obligations, duties, and responsibilities including, but not limited to, construction means, methods, sequences, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and the health or safety precautions required by any regulatory agency. OHM has no authority to exercise any control over any construction contractor or any other entity or their employees in connection with their work or any health or safety precautions. The Owner agrees that the General Contractor is solely responsible for jobsite safety, and warrants that this intent shall be made clear in the Owners agreement with the General Contractor. The Owner also agrees that OHM shall be indemnified and shall be made additional insureds under the General Contractors general liability insurance policy.

16. DISPUTE RESOLUTION – In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the Owner and OHM agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation, unless the parties mutually agree otherwise.

2014 Rate Schedule



2014 HOURLY RATE SCHEDULE

Professional Engineer IV/Architect IV	\$ 150.00
Professional Engineer III/Architect III	\$ 130.00
Professional Engineer II/Architect II	\$ 124.00
Professional Engineer I/Architect I.....	\$ 108.00
Graduate Engineer III	\$ 110.00
Graduate Engineer II	\$ 103.00
Graduate Engineer I.....	\$ 97.00
Graduate Architect III/Landscape Architect III.....	\$ 105.00
Graduate Architect II/Landscape Architect II.....	\$ 86.00
Graduate Architect I/Landscape Architect I.....	\$ 75.00
Technician IV.....	\$ 108.00
Technician III	\$ 98.00
Technician II.....	\$ 84.00
Technician I.....	\$ 64.00
Engineering/Architectural Aide	\$ 48.00
Professional Surveyor III	\$ 135.00
Professional Surveyor II	\$ 120.00
Professional Surveyor I	\$ 105.00
Graduate Surveyor.....	\$ 98.00
Surveyor III.....	\$ 94.00
Surveyor II.....	\$ 88.00
Surveyor I.....	\$ 68.00
Surveyor Aide.....	\$ 48.00
Planner IV.....	\$ 135.00
Planner III	\$ 115.00
Planner II	\$ 98.00
Planner I	\$ 65.00
Planner Aide.....	\$ 48.00
Graphic Designer	\$ 100.00
Data Base Developer	\$ 170.00
IT Technician III	\$ 160.00
IT Technician II.....	\$ 130.00
IT Technician I.....	\$ 85.00
Administrative Support	\$ 54.00
Clerical Aide	\$ 40.00
Principal	\$ 175.00
Senior Associate	\$ 165.00
Associate	\$ 155.00



ARCHITECTS. ENGINEERS. PLANNERS.

August 2, 2013

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

RE: 3045 Broad Street Property Sale

Dear Donna:

The following is an outlined scope of services with fee ranges regarding the Broad Street property sale.

SCOPE OF SERVICES:

WORK STEP ONE: REFINE PROGRAM AND GRAPHICS:

TASK 1: Meet with Village leaders to discuss goals and objectives for the development and sale of the Broad Street Property;

Fee: \$1,000

Task 2: Refine program and site plan based on the results of Task 1 and any change in site conditions;

Fee: \$1500

Task 3: Prepare 1- artist renderings of the proposed redevelopment;

Fee: \$1,500 per sketch

Task 4: Prepare design standards for the proposed development of the Broad Street Site.

Fee: \$2,500

Total Work Step One: \$6,500

WORKSTEP TWO: ASSIST IN PREPERATION OF A RFP FOR POTENTIAL REDEVELOPMENT:

Task 1: Prepare public presentation based on the results of work step one and facilitate a public meeting or workshop with the Village of Dexter to present plans and obtain public feedback and support.



Fee range: \$1,500-2,500

Task two: Meet with Village to discuss, if any, potential incentives available for redevelopment.

Fee Range: \$ 750-1000

Task 2: Working with Jim Chaconas of Colliers International, prepare Draft RFP document to include:

- Written goals and objectives for the re development
- Dexter Market overview
- required design standards
- Potential incentives from the Village
- Plan and rendering graphics
- Review with Village and refine.

If required to assist Colliers International's efforts in marketing the property, we will prepare this document in a "brochure" format for presentation to potential purchasers.

FEE Range: \$3,000-3,500

Task 3: Review and provide written recommendation to the Village on any development proposals

Fee Range: Hourly to be quoted based on complexity of submittal.

I have tried to outline the services that I believe would be very useful to the Village in obtaining the "right" use on the property. I do not know what budget you have allocated or how much detail you would like use to provide. Please give me your thoughts and I can adjust our scope accordingly. Should you have any questions, please give me a call.

Thanks again for your request.

Best Regards,

James M. Houk, ASLA, AICP
Vice President, Planning and Design Development

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

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

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

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

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