

Dexter Downtown Development Authority

Meeting Agenda
August 21, 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 July 17, 2014

4. Approval of Agenda

5. Pre-arranged Audience Participation:

6. Non-Arranged Citizen Participation:

7. Treasurer's Report:

- a) Invoices:
 - **August Total: \$11,727.28**
- b) Approval of Treasurer's Report- August, 2014
- c) DDA Forecast

8. Correspondence / Communications:

- a) **Impact of Personal Property Tax Law Changes** – Marie Sherry, Village Treasurer

9. Action Items:

- a) **Brick Paver Project Contract Award-** Discussion and possible action to reject bids and direct DPS staff to re-bid project with square footage of project area included in the bid specifications.

10. Discussion and Updates:

- a) **RRSite Development Feasibility Study:** Professor Allen and his students are ready to make a preliminary presentation of their findings and recommendations regarding the redevelopment of 3045 Broad Street. We've selected Thursday, August 28th at 1:00 pm at the Dexter District Library. Following the presentation, Professor Allen and his students will be asking attendees for their input. **RSVP** your attendance by Monday, August 25th. Light refreshments will be served.

11. Village President and Staff Reports

12. Chairman's Report:

- Items for September 18, 2014 Agenda

13. Non-Arranged Citizen Participation:

14. Adjournment

Dexter Downtown Development Authority

July 17, 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 on July 17, 2014 by Chairman Steve Brouwer.

2. Roll Call

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

Also in attendance: Michelle Aniol, Community Development Manager; Paul Cousins, Village Trustee; and media.

3. Approval of Minutes from the Regular June 19, 2014 Meeting:
Motion by Don, second by Randy to approve the regular meeting minutes of June 19, 2014 as presented. Motion carries.

4. Approval of Agenda:
Motion by Don, second by Fred M to approve the agenda as presented. Motion carries.

5. Pre-arranged Audience Participation:

None

6. Non-Arranged Citizen Participation:

Paul Cousins of 7658 Forest Street, Dexter addressed the DDA regarding parking in the Village and how people using Jeffords and Forest sometimes have difficulty unloading due to traffic. Paul proposed looking at the Old DAPCO site for possible temporary parking of 95 or so spaces on the currently paved areas. This could be used for Dexter Daze and as Trail Head parking for Mill Creek Park and Border to Border Trail as well as additional parking for employees of area businesses and the Encore Theatre

Motion by Tom; second by Fred M to support the use of the 95 parking spaces at the Old DAPCO site at a cost not to exceed \$500. Motion carries.

7. Treasurer's Report:

a) July Invoices: Invoice from Scott Munzel, legal fees for Tax Tribunal, for \$1,279.50; invoice from Village of Dexter, taxes, for \$1,571.47; invoice from Scio Township, taxes, for \$1,191.20; invoice from DTE, utilities for \$51.61 and invoice from DTE, alteration of gas service, for \$720.00 for a total of \$4,813.78. *Motion by Doug, second by Don to pay the July invoices in the amount of \$4,813.78. Motion carries.*

b) Approval of June Treasurer's Reports – *Motion by Shawn, second by Doug to accept the July Treasurer's report as presented. Motion carries.*

c) DDA Forecast. *Tom explained the simplified format and recommendation to remove project figures in order not to have a deficit budget.*

8. Correspondence / Communications:

None

9. Action Items:

a) Brick Paver Project Contract Award – Discussion and possible action to award the contract for Brick Paver Services.

Motion by Doug; second by Shawn to delay the award of the contract for the repair of the brick pavers until staff can assess the areas that need to be redone. Motion carries.

b) Target Market Analysis. Discussion and possible action to authorize participation in a joint application for a Residential Target Market Analysis in an amount not to exceed \$5,000.

Motion by Carol, second by Fred M to approve the Residential Target Market Analysis in the amount of \$2,500 and work with the Village Council for a matching amount of \$2,500. Motion carries.

10. Discussion Updates:

a) RRSite Development Feasibility Study: University of Michigan professor and real Estate developer Peter Allen and his students toured downtown, including the DAPCO and Schulz sites on Tuesday, July 8th. You can expect a presentation of their report mid to late August. Sam Short has offered to host the presentation at the Beer Grotto. Stay tuned for details.

11. Village President and Staff Reports

a) President –

- *Spoke of a recent email regarding the tax appeal by Chelsea Wellness Foundation and gave the following updates: On June 20 Scott Munzel filed a Motion to Intervene; on July 11 Scio Township and Chelsea Wellness Foundation filed their responses to the motion; and Scott will file an addition piece in regards to the original filing. Discussion followed.*

b) Staff Support Update – Michelle

- *Planning Commission and Village Council have proposed and passed amendments on child care and foster homes.*
- *On July 31, ZBA will meet regarding a variance for lot size for a child care facility.*
- *Dexter Crossing Commercial will provide a sidewalk from Dan Hoey Road to the parking area as was in the original plans.*
- *The Clinic at Dexter Crossing opened on July 16.*
- *MC3 will be doing some improvements to the old ReCellular site and have received a change for the setback in order to make these improvements.*
- *Victoria Condominiums have been approved.*

12. Chairman's Report:

Items for August Agenda

13. Non-Arranged Citizen Participation: None

14. Adjournment

*Motion by Doug, second by Don to adjourn the meeting at 8:24 AM.
Motion carries.*

Respectfully submitted,
Carol Jones
Secretary

Memo

To: Dexter DDA
From: Thomas Covert, DDA Treasurer and Marie Sherry, Village Treasurer
Date: August 13, 2014
Re: Treasurer's Report – August 2014

Invoice Approval Notes

- Fiscal Year 2013-2014 expenses: DTE Energy June 2014.
- Universal Consolidated Enterprises invoice was paid 8-6-14 per the Acting Village Manager's request.

DOWNTOWN DEVELOPMENT AUTHORITY INVOICE APPROVAL LIST - AUGUST 21, 2014

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check #
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							
Dept 248 ADMINISTRATION							
248-248-810.000	ATTORNEY FEES	SCOTT E. MUNZEL, PC	LEGAL SERVICES - JULY 2014	1362	08/30/14	2,368.25	
248-248-935.002	DAPCO BUILDING MAINTENA	DTE ENERGY	FINAL BILL ACCT # 4667 427 0016 7	FINAL BILL	08/12/14	59.03	
Total For Dept 248 ADMINISTRATION						2,427.28	
Total For Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY						2,427.28	
Fund 494 DDA PROJECT FUND							
Dept 908 TUPPER REDEVELOPMENT							
494-908-802.000	PROFESSIONAL SERVICES	UNIVERSAL CONSOLIDATED ENTERPRISES	3045 BROAD	08-06-14	08/11/14	9,300.00	1928
Total For Dept 908 TUPPER REDEVELOPMENT						9,300.00	
Total For Fund 494 DDA PROJECT FUND						9,300.00	
Fund Totals:							
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY						2,427.28	
Fund 494 DDA PROJECT FUND						9,300.00	
Total For All Funds:						11,727.28	
--- TOTALS BY GL DISTRIBUTION ---							
		248-248-810.000	ATTORNEY FEES			2,368.25	
		248-248-935.002	DAPCO BUILDING MAINTENANCE			59.03	
		494-908-802.000	PROFESSIONAL SERVICES			9,300.00	

Cash Status

DDA Cash Balances Report 07-01-2014

Fund	Account Name	General Ledger Balance	Notes
248 - DDA General	TCF Pooled Account	\$ 53,534.44	
394 - DDA Debt	TCF Pooled Account	\$ -	
494 - DDA Project	TCF Pooled Account	\$ -	
	Total DDA Pooled Checking	\$ 53,534.44	
248 - DDA General	TCF Money Market Account	\$ 32,600.88	
394 - DDA Debt	TCF Money Market Account	\$ -	
494 - DDA Project	TCF Money Market Account	\$ 2,634.65	
	Total DDA Pooled Savings	\$ 35,235.53	
248 - DDA General	UBT Money Market Account	\$ 504.59	
394 - DDA Debt	UBT Money Market Account	\$ 170,331.41	
494 - DDA Project	UBT Money Market Account	\$ -	
	Total DDA Pooled Savings	\$ 170,836.00	
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%
494 - DDA Project	Flagstar Bank	\$ 201,444.22	For projects - Matures 09/25/2014 @ .35%
	Total Non-Pooled	\$ 482,679.26	
Total General Cash		\$ 286,639.91	
Total Debt Cash		\$ 251,566.45	
Total Project Cash		\$ 204,078.87	
		\$ 742,285.23	
Month End Cash		\$ 742,285.23	
Projected FY 13/14 Revenue All Funds		\$ 863,500.00	
Projected FY 13/14 Expenditures All Funds		\$ (1,107,500.00)	
Projected Year End Cash		\$ 498,285.23	

Budget FY 14/15

- Following are the Fiscal Year 2014-2015 Revenue and Expenditure Reports through July 1st. It looks slightly different than the DDA is used to because Fiscal Year 2013-2014 has not yet been closed in the computer software system.

GL NUMBER	DESCRIPTION	2014-15 ORIG BUDGET	BALANCE AS OF 07/31/2014
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY			
Dept 000-ASSETS, LIABILITIES & REVENUE			
248-000-415.000	TAX CAPTURE REVENUE	295,000.00	0.00
248-000-665.000	INTEREST EARNED	300.00	376.69
248-000-671.000	OTHER REVENUE	0.00	(0.01)
Net - Dept 000-ASSETS, LIABILITIES & REVENUE		295,300.00	376.68
Dept 248-ADMINISTRATION			
248-248-802.000	PROFESSIONAL SERVICES	5,000.00	0.00
248-248-803.000	CONTRACTED SERVICES	1,500.00	0.00
248-248-843.000	PROPERTY TAXES	7,200.00	2,762.67
248-248-880.000	DOWNTOWN EVENTS	0.00	500.00
248-248-957.002	DDA CAPTURE REFUNDS	5,000.00	0.00
Net - Dept 248-ADMINISTRATION		(18,700.00)	(3,262.67)
Dept 442-DOWNTOWN PUBLIC WORKS			
248-442-803.015	VILLAGE MAINTENANCE	5,000.00	0.00
Net - Dept 442-DOWNTOWN PUBLIC WORKS		(5,000.00)	0.00
Dept 965-TRANSFERS OUT - CONTROL			
248-965-999.394	TR OUT FOR BOND PAYMENTS - 394	336,000.00	0.00
248-965-999.494	TR TO DDA PROJECT FUND - 494	231,800.00	0.00
Net - Dept 965-TRANSFERS OUT - CONTROL		(567,800.00)	0.00
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:			
TOTAL REVENUES		295,300.00	376.68
TOTAL EXPENDITURES		591,500.00	3,262.67
NET OF REVENUES & EXPENDITURES		(296,200.00)	(2,885.99)

User: marie

Month Ended: July

DB: Dexter

GL NUMBER	DESCRIPTION	2014-15 ORIG BUDGET	BALANCE AS OF 07/31/2014
Fund 394 - DDA DEBT FUND			
Dept 000-ASSETS, LIABILITIES & REVENUE			
394-000-665.000	INTEREST EARNED	200.00	6.95
394-000-695.248	TRANSFER IN FROM DDA FUND 248	336,000.00	0.00
Net - Dept 000-ASSETS, LIABILITIES & REVENUE		336,200.00	6.95
Dept 850-LONG-TERM DEBT			
394-850-992.000	BOND FEES	1,000.00	0.00
394-850-997.003	DDA 2008 TAXABLE BOND (\$1.6M)	135,400.00	0.00
394-850-997.004	DDA 2008 BOND (\$2+M)	118,500.00	0.00
394-850-997.005	2011 REFUNDING BOND (\$620K)	81,100.00	0.00
Net - Dept 850-LONG-TERM DEBT		(336,000.00)	0.00
Fund 394 - DDA DEBT FUND:			
TOTAL REVENUES		336,200.00	6.95
TOTAL EXPENDITURES		336,000.00	0.00
NET OF REVENUES & EXPENDITURES		200.00	6.95

GL NUMBER	DESCRIPTION	2014-15 ORIG BUDGET	BALANCE AS OF 07/31/2014
Fund 494 - DDA PROJECT FUND			
Dept 000-ASSETS, LIABILITIES & REVENUE			
494-000-665.000	INTEREST EARNED	200.00	0.19
494-000-695.248	TRANSFER IN FROM DDA FUND 248	231,800.00	0.00
Net - Dept 000-ASSETS, LIABILITIES & REVENUE		232,000.00	0.19
Dept 908-TUPPER REDEVLOPMENT			
494-908-802.000	PROFESSIONAL SERVICES	50,000.00	720.00
Net - Dept 908-TUPPER REDEVLOPMENT		(50,000.00)	(720.00)
Dept 965-TRANSFERS OUT - CONTROL			
494-965-999.002	TRANSFER OUT TO GENERAL FUND - HOUSES	20,000.00	0.00
494-965-999.101	TRANSFER OUT TO GENERAL FUND	110,000.00	0.00
Net - Dept 965-TRANSFERS OUT - CONTROL		(130,000.00)	0.00
Fund 494 - DDA PROJECT FUND:			
TOTAL REVENUES		232,000.00	0.19
TOTAL EXPENDITURES		180,000.00	720.00
NET OF REVENUES & EXPENDITURES		52,000.00	(719.81)
TOTAL REVENUES - ALL FUNDS			
		863,500.00	383.82
TOTAL EXPENDITURES - ALL FUNDS			
		1,107,500.00	3,982.67
NET OF REVENUES & EXPENDITURES		(244,000.00)	(3,598.85)

Bond Debt Pay Down – Possible Scenarios for Discussion Purposes

- The Liquid Cash Flow spreadsheets do not include outstanding year-end accounts payable and accounts receivable.

Combined Funds - Liquid Cash Flow (Updated 8-12-14)			
Pay Down Last Two Payments on Taxable Bond			
Date	Description	Amount	Balance
7/31/2014	Cash on Hand (Liquid)		259,600
9/4/2014	A2 State Bank CD Matures	81,200	340,800
9/25/2014	Flagstar Bank CD Matures	201,500	542,300
9/30/2014	Tax Capture from Village	145,200	687,500
9/30/2014	Reclassify Multi-Bank CD	200,000	887,500
11/1/2014	Bond Payments (Combined)	(148,200)	739,300
11/1/2014	Pay Down Last Year of Taxable Bond	(242,600)	496,700
11/1/2014	Pay Down Second to Year of Taxable Bond	(260,100)	236,600
11/1/2014	Remainder of Budget Revenue	718,300	954,900
11/1/2014	Remainder of Budget Expenditures	(959,300)	(4,400)
	<i>FY 14-15 Year End Liquid Cash</i>		(4,400)

Combined Funds - Liquid Cash Flow (Updated 8-12-14)			
Pay Down Last Payment on Taxable Bond			
Date	Description	Amount	Balance
7/31/2014	Cash on Hand (Liquid)		259,600
9/4/2014	A2 State Bank CD Matures	81,200	340,800
9/25/2014	Flagstar Bank CD Matures	201,500	542,300
9/30/2014	Tax Capture from Village	145,200	687,500
9/30/2014	Reclassify Multi-Bank CD	200,000	887,500
11/1/2014	Bond Payments (Combined)	(148,200)	739,300
11/1/2014	Pay Down Last Year of Taxable Bond	(242,600)	496,700
11/1/2014	Pay Down Second to Year of Taxable Bond	-	496,700
11/1/2014	Remainder of Budget Revenue	718,300	1,215,000
11/1/2014	Remainder of Budget Expenditures	(959,300)	255,700
	<i>FY 14-15 Year End Liquid Cash</i>		255,700

Combined Funds - Liquid Cash Flow (Updated 8-12-14)			
Do Not Pay Down Taxable Bond			
Date	Description	Amount	Balance
7/31/2014	Cash on Hand (Liquid)		259,600
9/4/2014	A2 State Bank CD Matures	81,200	340,800
9/25/2014	Flagstar Bank CD Matures	201,500	542,300
9/30/2014	Tax Capture from Village	145,200	687,500
9/30/2014	Reclassify Multi-Bank CD	200,000	887,500
11/1/2014	Bond Payments (Combined)	(148,200)	739,300
11/1/2014	Pay Down Last Year of Taxable Bond	-	739,300
11/1/2014	Pay Down Second to Year of Taxable Bond	-	739,300
11/1/2014	Remainder of Budget Revenue	718,300	1,457,600
11/1/2014	Remainder of Budget Expenditures	(959,300)	498,300
	<i>FY 14-15 Year End Liquid Cash</i>		498,300

Debt Fund Summary / Forecast – Updated 8-13-2014

- New forecast attached
 - New Format
 - Updated revenue projections / confirming formulas
 - *Updated Fiscal Year 2013-2014 Fund Balance and Fiscal Year 2014-2015 Budget*
 - Assumption of 1.5% value increase annually
 - Assumption – Sell Tupper \$1M 1016-2017
 - CIP projects delivered years noted
 - Paybacks to Village go as scheduled
 - Assumption – None at this time; budget will be amended if Board decides to move forward.

Bond Restructuring – Nothing new at this time

- Consider refinancing bond if Broad Street sale not eminent

DDA Project Summaries – Nothing new at this time

Required Reporting

- **NEW:** Form 5176 – Request for State Reimbursement of Tax Increment Finance Authority. Deadline to file for 2014 is August 29th, and for 2015 is June 15th.
- Form 2604 – Tax Increment Financing Plan Report for Capture of Property Taxes (deadline to file is July 31st of each year) has been filed for Fiscal Year 2013-2014.
- Qualifying Statement – File the Fiscal Year 2013-2014 Qualifying Statement by December 31, 2014.
- The audit for Fiscal Year 2013-2014 is expected to commence in late September/early October, with a filing deadline of December 31, 2014.
- Publish the Fiscal Year 2014-2015 Annual Report by February 2015.

Banking Strategy – Nothing new at this time

Tupper Study (Steve B. Board Rep. / Michelle A. 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)

Tax Capture Update

- Meeting of Myself, Shawn, Marie, and Michelle 5.13.14
 - Reviewing capture summary for concerns
 - Will review with Scio Township
 - Will provide summary to DDA
- Work on verifying parcel inclusion has been substantially completed. Next step is to analyze the data.

Fiscal Year (July-June) 2009-2010 2010-2011 2011-2012 2012-2013 2013-2014 2014-2015 2015-2016 2016-2017

Revenue	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Tax Capture	448,458	399,047	362,850	350,115	295,385	295,070	286,056	315,785
Rents	-	-	-	-	18,700	-	-	-
Property Sale	-	-	-	-	-	-	-	-
Other	-	-	-	624,566	129,000	700	-	-
Total Revenue	448,458	399,047	362,850	974,681	443,085	295,770	286,056	315,785

Expenditures	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Debt Payments	299,998	302,930	340,682	335,764	336,908	838,476	300,554	295,247
Professional Services	10,000	10,000	1,000	-	7,000	5,000	10,000	10,000
Village Maintenance	40,000	40,000	9,100	7,500	10,000	5,000	10,000	10,000
Downtown Events	-	-	500	500	700	-	700	700
Audit	1,500	1,500	1,500	1,500	1,500	1,500	1,700	1,700
Capture Refunds BOR/MTT	-	-	5,000	3,036	10,000	5,000	5,000	5,000
Other	-	-	-	16,499	-	7,200	-	-
Projects	-	-	-	49,656	155,000	180,000	-	-
Total Expenditures	351,498	354,430	357,782	414,455	521,108	1,042,176	327,954	322,647

Revenue/Expenditures	96,960	44,617	5,068	560,226	(78,023)	(746,406)	(41,898)	(6,862)
Beginning Fund Balance**						789,066	42,660	762
Forecasted Net Change						(746,406)	(41,898)	(6,862)
Ending Fund Balance						42,660	762	(6,099)

** Actual for Fiscal Year 2014-2015

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
	325,176	334,707	344,381	354,200	364,166	374,282	384,550	384,514	394,811	405,264
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	325,176	334,707	344,381	354,200	364,166	374,282	384,550	384,514	394,811	405,264
	298,938	308,191	321,720	348,016	353,257	352,498	366,260	388,630	398,870	407,860
	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	700	700	700	700	700	700	700	700	700	700
	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	110,000	100,000	60,000	95,000	140,000	240,000	50,000	754,000
	321,338	330,591	454,120	470,416	435,657	469,898	528,660	651,030	471,270	1,184,260
	3,838	4,116	(109,739)	(116,216)	(71,491)	(95,616)	(144,110)	(266,516)	(76,459)	(778,996)
	(6,099)	(2,261)	1,855	(107,885)	(224,101)	(295,592)	(391,208)	(535,318)	(801,834)	(878,293)
	3,838	4,116	(109,739)	(116,216)	(71,491)	(95,616)	(144,110)	(266,516)	(76,459)	(778,996)
	(2,261)	1,855	(107,885)	(224,101)	(295,592)	(391,208)	(535,318)	(801,834)	(878,293)	(1,657,289)

	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
	415,873	426,641	437,571	448,665	459,925	471,354	482,955	494,729	506,680
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	415,873	426,641	437,571	448,665	459,925	471,354	482,955	494,729	506,680
	415,600	256,590	260,600	243,050	500	500	-	-	-
	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	10,000	10,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
	700	700	5,000	5,000	5,000	5,000	5,000	5,000	5,000
	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	438,000	278,990	317,300	299,750	57,200	57,200	56,700	56,700	56,700
	(22,127)	147,651	120,271	148,915	402,725	414,154	426,255	438,029	449,980
	(1,657,289)	(1,679,416)	(1,531,765)	(1,411,494)	(1,262,579)	(859,854)	(445,700)	(19,445)	418,584
	(22,127)	147,651	120,271	148,915	402,725	414,154	426,255	438,029	449,980
	(1,679,416)	(1,531,765)	(1,411,494)	(1,262,579)	(859,854)	(445,700)	(19,445)	418,584	868,564

Memorandum

To: Downtown Development Authority
From: Marie Sherry, Treasurer
Date: August 3, 2014

Re: Impact of Personal Property Tax Law Changes

After discussing the law changes with staff at the Michigan Department of Treasury, I would like to update you on the impact of the personal property tax law changes on the Village's Downtown Development Authority and Brownfield.

Small Parcel Exemption:

Parcels with a taxable value of less than \$40,000 were exempt from taxation starting with the 2014 tax year, provided that the taxpayer filed the required forms in a timely manner.

Industrial Personal Property Exemption:

Starting in 2016, industrial personal property assessments will be phased out, based upon when it was purchased. The DDA is currently in a negative capture situation in regard to industrial personal property (it appears that the DDA no longer has any active industrial personal property tax).

Other Personal Property:

Commercial personal property with a taxable value greater than \$40,000 is not exempt from taxation under the new laws. Utility personal property, no matter the value, is not exempt from taxation under the new laws. The DDA has commercial personal property assessed at greater than \$40,000, but does not have any utility personal property.

Form 5176 - Request for State Reimbursement of Tax Increment Finance Authority Tax Increment Small Taxpayer Loss for NON-Brownfield Authorities:

The personal property tax reform legislation mandates that tax increment financing authorities be held harmless on the loss from the small taxpayer exemption. The formula used to figure this is the 2014 total tax capture for personal property minus the 2013 total tax capture for personal property - it doesn't matter if the personal property falls under the small taxpayer exemption or not. In our case, the 2014 total tax capture for personal property was less than the 2013 capture, so the DDA is eligible for reimbursement. Please see the form attached to this memo that will be submitted to the Michigan Department of Treasury following the DDA's August 21st meeting.

This year the form is due to Treasury by August 29th. The funds for the non-TIF small parcel exemptions are supposed to be mailed by Treasury in October, but it is unknown if the DDA checks will also be mailed at that time. For 2015, the form is due by June 15th.

What happens in 2016?

My contact for DDA's at the Department of Treasury was unsure how the personal property tax changes will impact DDAs after all of the industrial personal property tax is phased out.

BASIS OF REPORT - PUBLIC ACT 86 OF 2014, MCL 123.1341

This report is mandatory if you are seeking reimbursement of tax increment financing revenue losses stemming from exemptions claimed by taxpayers pursuant to the "small taxpayer exemption loss."

Section 5 (y) "Small taxpayer exemption loss" means the 2013 taxable value of commercial personal property and industrial personal property minus the 2014 taxable value of commercial personal property and industrial personal property.

Sec. 16a (1) Not later than June 15, 2014 and June 15, 2015, each municipality that is a tax increment finance authority shall calculate and report to the department the municipality's tax increment small taxpayer loss for the current calendar year.

Sec 16b (2) If a municipality that is a tax increment finance authority fails to make the calculation and report it to the department by the date provided in section 16a, the department may extend the calculation and reporting date upon good cause as determined by the department.

For 2014, the calculation and reporting date is extended for all authorities to August 29, 2014.

GENERAL GUIDELINES

You will need to provide information from multiple sources to complete this form. Reimbursement is based on the lower of 2012 millage rates and millage rates from the year immediately preceding the claim year. In 2014, that means the lower of 2012 and 2013. Treasury has compiled the lower of the two rates for every tax levy in the state, and you will have to enter them on the "Captured Millages" page. Reimbursement is for losses related to "commercial personal property" and "industrial personal property" as those terms are defined in MCL 123.1345 (e) and (o), respectively.

MCL 123.1357 (2)

In fiscal year 2014-2015 and fiscal year 2015-2016, the (Local Community Stabilization) authority shall distribute to municipalities those funds appropriated under subsection (1)(a). However, in fiscal year 2014-2015, if the authority is not able to make the distribution under this subsection, the (Treasury) department shall make the distribution under this subsection on behalf of the authority.

The authority is unable to make the distribution this year, so Treasury will do so on behalf of the authority. Reimbursements will be mailed.

Blue cells are for data entry throughout the form. Yellow cells are the values that drive the reimbursement calculations, and are computed from the entered data.

TIFA Identity

This page is just to identify the TIFA claiming reimbursement. If the TIF district has small parcel exemption loss in more than one school district, a separate form must be filed for each school district. If the TIF district is in more than one school district but all the small parcel exemption loss is in one school district, there is no need to file for the school district that contains no small parcel exemption loss.

Please do not leave the e-mail address field blank!

2014 Estimated TIF revenue

This section is where estimated 2014 tax increment revenue is calculated. You must compute your captured value by class, and your captured millage rates by class. Negative TIF revenue in classes that have declined in value is offset by positive TIF revenue in classes that have increased in value relative to the base year. If overall revenue is negative, the negative amount from all classes combined will be an offset against small taxpayer loss. Since not all 2014 tax rates are yet known, use the 2013 rate where the 2014 rate is unknown. The 2014 captured values in Column A should include the small-parcel-exempt properties with a taxable value of zero.

TIF small parcel exemption loss

The data on this page is used to calculate the loss in captured taxable value. You must enter the 2013 captured taxable value by class. The 2014 captured taxable value by class will flow from the '2014 Estimated TIF revenue' sheet. **The small parcel exemption loss is defined as the 2013 captured taxable value minus the 2014 captured taxable value.**

The CTV losses are calculated by class of personal property--commercial vs. industrial, ad valorem vs. IFT, and IFT new vs. IFT replacement--due to the different tax rates in each class to compute tax increment revenue. TIF revenue loss attributable to small parcel loss is computed by property class, and the TIF revenues by each class are netted to determine reimbursement. Because of differing tax rates on different classes of property, different rates of reimbursement may occur in TIFAs with the same overall change in captured taxable value, but occurring in different proportions among the various classes of property.

Captured Millages

This section will be the most time-consuming, and is very important in determining the correct reimbursement. On this sheet in cell A4, just above the "Go to Instructions" button, is the phrase, "[Lower of 2012 or 2013 Millage Levies](#)". This phrase is hyperlinked to a Treasury web page. In the center of that web page beneath the phrase, "As required by SB 821, Sec. 13(5)" are five more hyperlinks to reports that compare 2012 and 2013 millage rates for every tax levied, and give the lower of the two rates.

Each report is sorted in alpha order by county. In the County/City/Village/Township report, the county is listed first with a six-digit number ending in '0000'. In each county, the county is followed by townships (3rd digit 1), cities (3rd digit 2) and villages (3rd digit 3).

You must go through all five of these reports to find your millage rates and enter them on this sheet in the column labeled "100% of ad valorem rates"

The items in the reports are placed in order in the color-coded sections on the Captured Millages sheet:

County	City/Township	Village	Local School District	ISD	Community College	Special Authorities
--------	---------------	---------	-----------------------	-----	-------------------	---------------------

Do not enter ad valorem special assessments on this sheet; special assessments may not be captured by TIF districts and thus are not reimbursed.

Many TIFAs capture less than 100% of some or all millages levied, either as a result of provisions in the TIF plan or through various statutory prohibitions of the capture of certain millages. For instance, some TIFAs are prohibited by statute from capturing school taxes. Others may not capture debt millage. In the "Fixed rate foregone" column you should enter, if applicable, any fixed millage rates the TIFA agrees not to capture. Some, for example, agree to not capture the first mill of a 1.6555 library millage. In that case, enter 1.0000 in this column.

In the "Percent Captured" column, enter the percent of the captured value kept by the TIFA. Generally, this is 100% but some agree to take less, or are proscribed by law from capturing some millage. For instance, those TIFAs prohibited from capturing debt millage should enter a '0' in this column for all debt millages. Or, an LDFA 'Smart Zone' should enter 50% in this column for the school taxes if they are still in the 15-year period in which they may capture half the school taxes. **Also, for any tax the TIFA does not capture, the % should be zero.**

The adjustments made in these columns are used to calculate the Adjusted Rate Captured in the yellow boxes.

Tax Increment Small Taxpayer Loss

There is no data entry required on this page. It calculates the revenue loss by personal property type based on the millage rates captured. The Adjusted Rates Captured from the Captured Millages sheet are further adjusted on this sheet to reflect the various exemptions for the different personal property classes and applied to the loss in captured value attributable to small parcel exemption loss.

You should maintain a list of all parcels in the TIF district that received a small taxpayer exemption in 2014, including the 2013 taxable value of those parcels. In addition, maintain any internal records (like the tax increment financing plan that details the millages captured) in support of this request. These claims will be audited, and repayment may be required for unsubstantiated claims.

**Request for State Reimbursement of Tax Increment Finance Authority
Tax Increment Small Taxpayer Loss for NON-Brownfield Authorities (Brownfields Use Form 5176BR)**

Issued under Public Act 86 of 2014. Filing is mandatory.

A SEPARATE REQUEST IS REQUIRED FOR EACH TAX INCREMENT FINANCING (TIF) DISTRICT and SCHOOL DISTRICT

Name of Municipality (County, City, Township, Village)	Village of Dexter
School District	Dexter Community Schools
Type of Authority (click on cell, choose from drop-down list)	DDA PA 197
Authority Name/Identifier (optional)	Dexter DDA
E-mail address	msherry@dextermi.gov
Contact Person	Marie Sherry, Village Treasurer
Telephone number	(734) 426-8303

Did this TIF Plan also file the 2014 **Form 4650**

Request for State Reimbursement of Tax Increment Revenue Decreases?

(mark appropriate box with an 'X')

Yes No

Are any parcels in this Authority's TIF plan subject to a Renaissance Zone exemption?

(mark appropriate box with an 'X')

Yes No

UPON COMPLETION, E-MAIL TO:

Treas_LAFD@michigan.gov

	A.	B.	C.	D.	E.
PROPERTY TYPE	2014 TAXABLE VALUE	INITIAL YEAR TAXABLE VALUE	2014 CAPTURED TAXABLE VALUE	MILLAGES CAPTURED <small>(use 2013 rates to estimate)</small>	ESTIMATED 2014 TIF REVENUE
Ad valorem PRE real property	8,137,384	1,522,259	6,615,125	22.2161	\$ 146,962.28
Ad valorem non-PRE real property	25,048,262	10,796,754	14,251,508	22.2161	\$316,612.93
Ad valorem non-PRE commercial personal property	1,301,200	778,500	522,700	22.2161	\$11,612.36
Ad valorem non-PRE industrial personal property	0	1,820,900	(1,820,900)	22.2161	(\$40,453.30)
Ad valorem utility personal property	0	0	0	0.0000	\$0.00
Ad valorem other personal property	0	0	0	0.0000	\$0.00
IFT New Facility real property, 0% SET exemption	0	0	0	0.0000	\$0.00
IFT New Facility real property, 50% SET exemption	0	0	0	0.0000	\$0.00
IFT New Facility real property, 100% SET exemption	0	0	0	0.0000	\$0.00
IFT New Facility personal property on commercial class land	0	0	0	0.0000	\$0.00
IFT New Facility personal property on industrial class land	0	0	0	0.0000	\$0.00
IFT New Facility personal property, all other	0	0	0	0.0000	\$0.00
IFT Replacement Facility real property (frozen values)	0	0	0	0.0000	\$0.00
IFT Replacement Facility personal property (frozen values)	0	0	0	0.0000	\$0.00
CFT New Facility real and personal property	0	0	0	0.0000	\$0.00
CFT Restored (frozen values)	0	0	0	0.0000	\$0.00

Total TIF Revenue \$434,734.26

Municipality: Village of Dexter
 School District: Dexter Community Schools
 Authority Type: DDA PA 197
 Authority Name: Dexter DDA

CAPTURED TAXABLE

VALUE FROM:

	A.	B.	C.
	2013 captured value of personal property in TIF plan	2014 captured value of personal property in TIF plan	Personal Property total captured value loss (gain)
	<small>(from '2014 Estimated TIF revenue' sheet Col. C)</small>		
	(A - B)		
1. Ad valorem commercial personal property	884,200	522,700	361,500
2. Ad valorem industrial personal property	(1,820,900)	(1,820,900)	0
3. IFT New Facility personal property sited on land classified commercial real property		0	0
4. IFT New Facility personal property sited on land classified industrial real property		0	0
5. IFT Replacement Facility personal property		0	0

Municipality: Village of Dexter

School District: Dexter Community Schools

Authority Type: DDA PA 197

Authority Name: Dexter DDA

Taxes Captured
Lower of 2012 or 2013 Millage Levies

you must click on this hyperlink to find your reimbursement millage rates

Enter 100% of all tax millage rates levied on the ad valorem roll. If you don't capture it (e.g., school taxes or debt millage), enter 0 in "Percent Captured". Do NOT enter ad valorem special assessments.

	100% of Ad Valorem Rate	Fixed rate foregone (if any)	Percent Captured	Adjusted Rate Captured
County Alloc/Charter	4.5493	0.0000	50.000%	2.2747
County extra voted - Parks/Rec	0.2409	0.0000	50.000%	0.1205
County extra voted - Promotion/Advertising	0.0600	0.0000	50.000%	0.0300
County extra voted - Veterans	0.0286	0.0000	50.000%	0.0143
County extra voted - EECs	0.2000	0.0000	50.000%	0.1000
County extra voted - Parks/Rec	0.2353	0.0000	50.000%	0.1177
County extra voted - Parks/Rec	0.2367	0.0000	50.000%	0.1184
County extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
County extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
County extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
County extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
County extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
County extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
County extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township Alloc/Charter	0.9518	0.0000	100.000%	0.9518
City/Township extra voted - Preservation	0.4942	0.0000	100.000%	0.4942
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
City/Township extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
Village Alloc/Charter	9.8337	0.0000	100.000%	9.8337
Village Alloc/Streets	2.8874	0.0000	100.000%	2.8874
Village extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
Village extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
Village extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000

Village extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
Village extra voted - type in purpose	0.0000	0.0000	0.000%	0.0000
Local School non-homestead (non-PRE) operating tax	0.0000	0.0000	0.000%	0.0000
Local School supplemental (hold-harmless) tax	0.0000	0.0000	0.000%	0.0000
Local School sinking fund (Local tax for BRFA's, School tax for all others)	0.0000	0.0000	0.000%	0.0000
Local School recreational (Local tax for BRFA's, School tax for all others)	0.0000	0.0000	0.000%	0.0000
Local School debt	0.0000	0.0000	0.000%	0.0000
State Education Tax	6.0000	0.0000	0.000%	0.0000
Community College operating	3.4576	0.0000	100.000%	3.4576
Community College debt	0.0000	0.0000	0.000%	0.0000
ISD Allocated (Local tax for BRFA's, School tax for all others)	0.0000	0.0000	0.000%	0.0000
ISD Special Education (Local tax for BRFA's, School tax for all others)	0.0000	0.0000	0.000%	0.0000
ISD Vocational Education (Local tax for BRFA's, School tax for all others)	0.0000	0.0000	0.000%	0.0000
ISD Enhancement (Local tax for BRFA's, School tax for all others)	0.0000	0.0000	0.000%	0.0000
ISD debt (Local tax for BRFA's, School tax for all others)	0.0000	0.0000	0.000%	0.0000
Dexter District Library Operating	1.1286	0.0000	100.000%	1.1286
HC Metro Authority Countywide	0.2146	0.0000	50.000%	0.1073
Special authorities - type in purpose	0.0000	0.0000	0.000%	0.0000
Special authorities - type in purpose	0.0000	0.0000	0.000%	0.0000
Special authorities - type in purpose	0.0000	0.0000	0.000%	0.0000
Special authorities - type in purpose	0.0000	0.0000	0.000%	0.0000
Special authorities - type in purpose	0.0000	0.0000	0.000%	0.0000
Special authorities - type in purpose	0.0000	0.0000	0.000%	0.0000
TOTAL MILLAGE CAPTURED FROM AD VALOREM TAXES				21.6360

Municipality: Village of Dexter

School District: Dexter Community Schools

Authority Type: DDA PA 197

Authority Name: Dexter DDA

Tax Increment Small Taxpayer Loss

	(From 'TIF small parcel exemption loss' Col. C)	x	(from 'Captured Millages', adjusted for exemptions by class)	=	personal property TIF revenue loss (gain)
1. Ad valorem commercial personal property	361,500	x	21.6360	=	\$7,821.41
2. Ad valorem industrial personal property	-	x	21.6360	=	\$0.00
3. IFT New Facility personal property sited on land classified commercial real property	-	x	10.8180	=	\$0.00
4. IFT New Facility personal property sited on land classified industrial real property	-	x	10.8180	=	\$0.00
5. IFT Replacement Facility personal property	-	x	21.6360	=	\$0.00
TOTAL TAX INCREMENT SMALL TAXPAYER REVENUE LOSS					\$7,821.41
ESTIMATED OVERALL TIF REVENUE INCLUDING SMALL TAXPAYER LOSS					\$434,734.26
TOTAL TAX INCREMENT SMALL TAXPAYER LOSS TO REIMBURSE					\$7,821.41

Municipality: Village of Dexter

School District: Dexter Community Schools

Authority Type: DDA PA 197

Authority Name: Dexter DDA



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Downtown Development Authority
Courtney Nicholls, Acting Village Manager

From: Michelle Aniol, Community Development Manager

Re: Brick Paver Maintenance Project Bid Rejection Request

Date: August 15, 2014

At the DDA's direction, DPS staff measured the brick paver project area and determined it to be approximately 1,000 sq. ft. With this information now in hand, the Board should formally reject the 2 bids presented last month, and direct staff to re-bid project with the project area square footage included in the bid specifications.



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Downtown Development Authority
Courtney Nicholls, Assistant Village Manager

From: Michelle Aniol, Community Development Manager

Re: Report for August 21, 2014 DDA Meeting

Date: August 15, 2014

Legislative Updates

House Bill 5718 was introduced on July 30, 2014. This bill would amend section 7 of PA 197 of 1975 (the 'DDA Act') as follows:

The Authority shall create, operate and regularly maintain a user friendly website with all authority records and documents including all of the following:

- (A) Minute of all Board meetings.
- (B) Annual budget.
- (C) Annual budget audits.
- (D) Currently adopted development plans.
- (E) Currently adopted tax increment finance plan.
- (F) List of all Authority sponsored and managed events.
- (G) Authority staff contact information.
- (H) All promotional and marketing materials.
- (I) Amount of tax increment revenues captured for each taxing jurisdiction that levies ad valorem property taxes or specific local taxes within the boundaries of the Authority.
- (J) Other documents related to management of the Authority.

Business Development News

- Staff met with Professional Allen and his students, Tom Fitzsimmons and Steve Brouwer on Wednesday, August 6th regarding Mill Creek Terrace (150 Jeffords-the Schulz property).
- A.R. Brouwer submitted an Application for Combined Site Plan Review for exterior elevation and general site improvements to MC3's new building at 2555 Bishop Circle West. The Site Plan Review Committee is scheduled to conduct an architectural review of the proposed elevation plan on Wednesday, August 6th.
- Village and Ann Arbor Spark met with Comcast officials and discuss ways to help businesses in the Research Park get access to high speed internet service. A presentation by Comcast to businesses in Dexter Research Park is planned for mid-September.
- Northern United Brewing Company submitted an application for administrative site plan review of a proposed sanitary sewer pre-treatment facility at its facility at 2319 Bishop Circle. Plans have been forwarded to Utility Department staff and Fleis and Vandenbrink.
- Dexter Wellness Center submitted an application for Preliminary Zoning Compliance for a 12' x 16'shed.

- Deputy Homes and the Zoning Administrator executed 5 copies of the stamped approved Combined Site Plan for Victoria Condos; Deputy Homes and the Village Manager executed the First Amendment to the Development Agreement; and Deputy Homes deposited \$11,600 for its development review account (\$3,000) and construction escrow account (\$8,600). In addition, Deputy Homes has recorded the following documents:
 - 3rd Amendment to the Master Deed and 2nd replat of the subdivision plan for Victoria Condominiums
 - First Amendment to the Development Agreement.

A pre-construction meeting will be scheduled as soon as Deputy Homes submits the required Performance Bond (\$19,510)

Miscellaneous Updates

- Road work on Ann Arbor Street is winding down. Water main repairs and crosswalk improvements are anticipated to be completed by end of August. Pre-work and staging for Central Street road improvements has begun, but any road closures will wait until Ann Arbor Street is permanently open.
- Village Council voted to match the \$2,500 the DDA authorized for the MSHDA residential Target Market Analysis grant. The cities of Chelsea and Ypsilanti have agreed to participate, and Dexter will take the lead on the grant. Washtenaw County supports this effort and is providing administrative assistance as we go forward.
- Based upon the information provided by the applicant and staff at the August 11, 2014 Village Council meeting, and along with the Planning Commission's recommendation for approval, Village Council **APPROVED** the Special Land Use Application for a Group Day Care Home at 3411 Hudson Street, pursuant to Section 8.02, Application, Review and Approval Procedures.

In making this determination, the following additional conditions shall apply:

1. Submittal of the design and materials for fencing, and
 2. Village shall install a sign alerting drivers of hidden driveway and on-street parking on Hudson Street approaching from the northeast.
- Based upon the information presented at the August 11, 2014 Village Council meeting, and along with the Planning Commission's recommendation for approval, Village Council **APPROVED** the Combine Site Plan for the Morning Star Day Care Building Addition, dated 7/10/2014, in accordance with Section 21.04(E)6.

In making this determination, the following additional conditions shall apply:

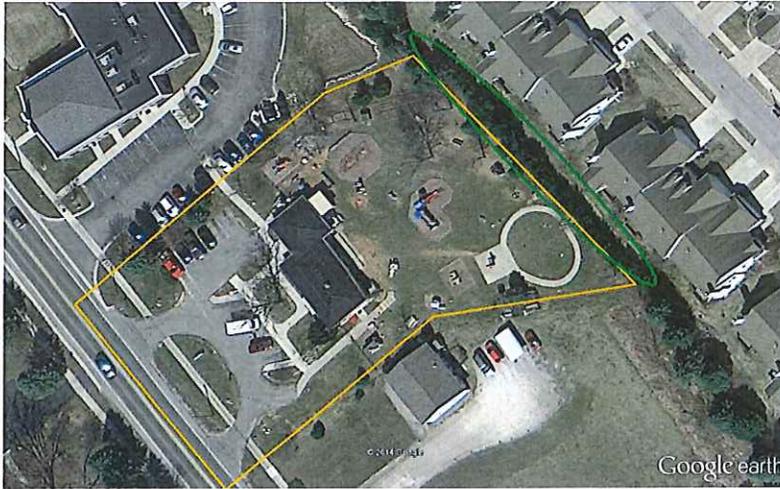
1. Applicable concerns noted in the planning consultant, engineering consultant and DAFD reviews included in the August 11, 2014 Village Council packet, and subject to the Council's decision to waive or modify landscape standards for special situations as cited herein.
2. Staffs review of color rendering of elevations.

The waivers/modifications of the landscape standards, which were approved by the Village Council, are summarized below:

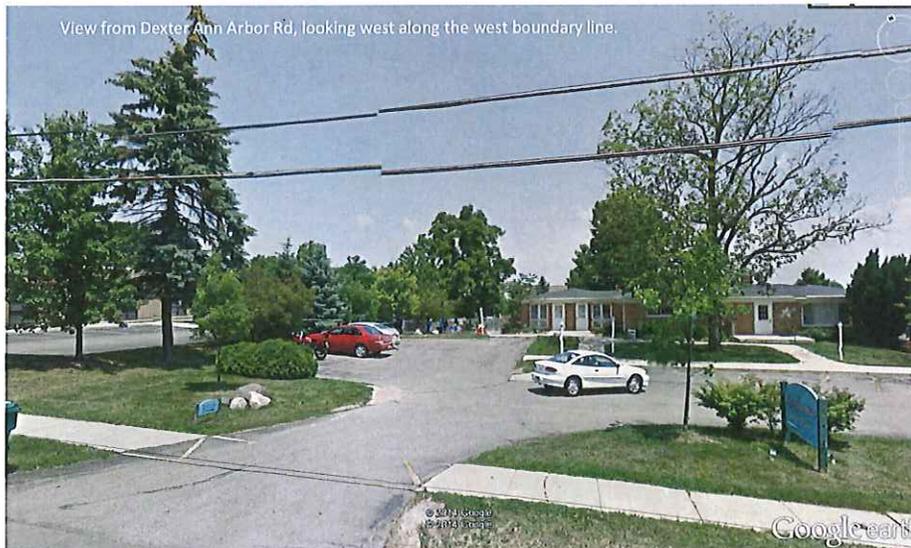
1. Waiver of Section 6.09, Street Tree/Required Greenbelt Planting, which requires 1 street/canopy tree every 30-40 lineal feet of frontage along a public road, between the sidewalk and the curb, citing no good purpose would be served by providing the required

landscaping (Section 6.13H), due to an existing 12-inch water main and overhead electrical wires.

2. Waiver of Section 6.06, Buffer Zone C, which requires a 15-foot wide buffer area with a 6-ft high contiguous wall, fence or 3-foot high planted berm and 1 ornamental tree or 1 evergreen tree and 5 upright shrubs planted every 30 lineal feet along the north property line, based on a determination there exists a 4-ft high fence and a dense evergreen screen adjacent to the rear property line (Section 6.13A). Refer to photo to below



3. Modification of Section 6.06, Buffer Zone C, which requires a 10-foot wide buffer area with a 3-foot high planted berm or 4-foot high continuous wall or fence and 1 ornamental tree or 1 evergreen tree and 7 upright shrubs per each 30 lineal feet along the west property line, to allow 1 deciduous tree and 10 shrubs between the west property line and the parking lot (as shown on the plan), based on the determination that there exists an ample landscape screen and an existing 4-foot high chain link fence along the west boundary of the abutting property, and shrubbery along the remaining section of the west boundary line could present a safety hazard for young children (6.13A and H). Refer to photos below.





4. Modification of Section 6.06, Buffer Zone A, which requires a 10-foot wide buffer area with 1 ornamental and 1 evergreen tree every 40 lineal feet along the property line and 5 upright shrubs per 30 lineal feet along the east property line, to allow credit for the 5 existing trees and the 4-ft fence along the east property line, and based on the determination that shrubbery along the remaining section of the east boundary line presents a safety hazard for young children (6.13A and H). Refer to photo below.

