



OFFICE OF COMMUNITY DEVELOPMENT

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

Dexter Downtown Development Authority

Agenda

November 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 October 16, 2014 meeting

4. Approval of Agenda

5. Pre-arranged Audience Participation: None

6. Non-Arranged Citizen Participation

Participants addressing the Board will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives

7. Treasurer's Report:

a) Invoices:

- **September Total: \$53,549.57**

b) Approval of Treasurer's Report- November, 2014

c) Budget Amendments

8. Correspondence / Communications:

a) Anticipated City Millage Rates

b) Conlin, McKenney & Philbrick, P. C. letter dated, November 11, 2014 RE: Potential Capture by TIF Agencies of Road Millage Funds Levied Pursuant to MCL 224.20.

c) Email from Village Manager dated, November 18, 2014 RE: Dexter Chamber of Commerce request to install temporary banners to promote its Summer Concert Series.

d) Scio Township 2014 Master Plan (on CD).

9. Action Items:

a) Revisit Parking Lot Restriping – Discussion and possible action to consider a request to remove two barrier free parking spaces provided an easement is granted to allow public use of barrier free spaces directly adjacent to the Monument Park Building.

10. Discussion and Updates:

a) **ASTI Environmental** – Additional Remediation Options Analysis Report

b) **Public Private Partnership Conference** – A 3 day in-depth P3 (public-private partnership) educational, business development and networking opportunity.

11. Village President and Staff Reports

12. Chairman's Report:

- Items for December 17, 2014 Agenda

13. Non-Arranged Citizen Participation:

14. Closed Session: Discussion of pending litigation

15. Adjournment

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Village Office at (734) 426-8303, at least forty-eight hours prior to the meeting. Village staff will be please to make the necessary arrangements.

Dexter Downtown Development Authority

October 16, 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 October 16, 2014 by Vice-Chairman Doug Finn.

2. Roll Call

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

Also in attendance: Courtney Nichols, Assistant Village Manager; Michelle Aniol, Community Development Manager; Brian Kuberski, ASTI; Professor Peter Allen; and Scott Munzel, DDA Attorney.

3. Approval of Minutes from the Regular September 18, 2014 Meeting: *Motion by Rich, second by Don to approve the regular meeting minutes of September 18, 2014 as presented. Motion carries.*

4. Approval of Agenda:

Motion by Don, second by Fred S to approve the agendas presented.

5. Pre-arranged Audience Participation:

A) ASTI Environment – Remediation Options Analysis Report by Brian Kuberski.

Mr. Kuberski spoke of the issues with the redevelopment of 3045 Broad Street. He identified the impacts, other property redevelopment issues, purchaser environmental issues, scenarios and cost involved in redevelopment and funding options. Questions were raised Scenario 5 (parking/grass lot) with a direction to look at possibilities; and questions regarding the status of the Schultz property and the DTE sub-station were raised.

6. Non-Arranged Citizen Participation:

None

7. Treasurer's Report:

a) October Invoices: Invoice from Scott Munzel, legal fees for September 2014, for \$2,777.75; invoice from US Bank for \$285,168.88 for the 2008 Taxable Bond and \$46,720.63 for the 2008 Bond for a total of \$331,887.51; and invoice from ASTI for Remediation Options Analysis for \$900.00 for a total of invoices for \$335,565.26. *Motion by Don, second by Randy to pay the October invoices in the amount of \$335,565.26. Motion carries.*

b) Approval of October Treasurer's Reports – *Motion by Rich, second by Don to accept the October Treasurer's report as presented. Motion carries.*

c) Budget Amendments – *Motion by Don, second by Fred S to approve the Budget Amendments for the Bond pay down and Attorney fees. Motion carries.*

8. Correspondence / Communications:

a) OHM Parking Lot Re-Striping Memo at Monument Park Building. *Included in the packet. Questions were raised regarding the ownership of the property and possible easements.*

9. Action Items:

a) None

10. Discussion Updates:

a) Capital Improvements Plan (CIP) – Review and discussion regarding DDA projects for 2015-2020 CIP. *Discussion followed.*

11. Village President and Staff Reports

a) President – None

b) Staff Support Update – Michelle Aniol report was included in the packet.

12. Chairman's Report:

Items for November 20 Agenda –

13. Non-Arranged Citizen Participation: None

14. Closed Session – Discussion of pending litigation

Motion by Fred S; support by Tom to move into closed session for the purpose of discussing pending litigation in accordance with MCL 15.268 at 8:22 AM.

Ayes: Rich Bellas, Tom Covert, Don Darnell, Doug Finn, Carol Jones, Fred Schmid and Randy Willis.

Nays: None

Absent: Patrick Becker, Steve Brouwer, Shawn Keough (available on cell phone call in), Fred Model and Dan O'Haver

Motion by Fred; support by Randy at leave closed session at 8:57 AM.

Ayes: Rich Bellas, Tom Covert, Don Darnell, Dough Finn, Carol Jones, Fred Schmid and Randy Willis.

Nays: None

Absent: Patrick Becker, Steve Brouwer, Shawn Keough, Fred Model and Dan O'Haver

15. Adjournment

*Motion by Don, second by Fred S to adjourn the meeting at 9:04 AM.
Motion carries.*

Respectfully submitted,
Carol Jones
Secretary

Memo

To: Dexter DDA
From: Thomas Covert, DDA Treasurer and Marie Sherry, Village Treasurer
Date: November 14, 2014
Re: Treasurer's Report – November 2014

Invoice Approval Notes

- PNC Bank is for payment of the refunded bond. The invoice was received by our office only eight days before its due date of November 1st, so payment had to be made prior to official DDA approval. \$41,264.57
- Todd's Services, Inc. is for the previously approved brick paver work. \$12,285.00
- Scott E. Munzel, P.C. is for work associated with the Tax Tribunal case. The DDA is to pay ½ of the total bill of \$4,867.80. \$2,433.75
- Combined total due for all invoices is \$53,549.57

DOWNTOWN DEVELOPMENT AUTHORITY INVOICE APPROVAL LIST - NOVEMBER 14, 2014

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check #
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							
Dept 248 ADMINISTRATION							
248-248-803.000	CONTRACTED SERVICES	TODD'S SERVICES, INC	BRICK PAVER WORK - DOWNTOWN DEXTEF 1-221271		10/27/14	12,285.00	
248-248-810.000	ATTORNEY FEES	SCOTT E. MUNZEL, PC	LEGAL FEES - DEXTER WELLNESS TAX TRIBU	1423	12/14/14	2,433.75	
Total For Dept 248 ADMINISTRATION						14,718.75	
Total For Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY						14,718.75	
Fund 394 DDA DEBT FUND							
Dept 850 LONG-TERM DEBT							
394-850-997.005	2011 REFUNDING BOND (\$620K)	PNC BANK N.A. COMMERC	PNC LOAN	10-23-14	10/23/14	41,264.57	1937
Total For Dept 850 LONG-TERM DEBT						41,264.57	
Total For Fund 394 DDA DEBT FUND						41,264.57	
Fund Totals:							
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY						14,718.75	
Fund 394 DDA DEBT FUND						41,264.57	
Total For All Funds:						55,983.32	
--- TOTALS BY GL DISTRIBUTION ---							
248-248-803.000	CONTRACTED SERVICES					12,285.00	
248-248-810.000	ATTORNEY FEES					2,433.75	
394-850-997.005	2011 REFUNDING BOND (\$620K)					41,264.57	

Cash Status

- This does not reflect the \$260,000 check for tax capture from the Village. Due to timing between recording of the revenue and receipting of the check, it is reflected in revenue but will not reflect in cash until the November report.

DDA Cash Balances Report 10-31-2014

Fund	Account Name	General Ledger Balance	Notes
248 - DDA General	TCF Pooled Account	\$ 5,000.00	
394 - DDA Debt	TCF Pooled Account	\$ 991.58	
494 - DDA Project	TCF Pooled Account	\$ -	
	Total DDA Pooled Checking	\$ 5,991.58	
248 - DDA General	TCF Money Market Account	\$ 228,936.64	
394 - DDA Debt	TCF Money Market Account	\$ -	
494 - DDA Project	TCF Money Market Account	\$ -	
	Total DDA Pooled Savings	\$ 228,936.64	
248 - DDA General	UBT Money Market Account	\$ 49,549.97	
394 - DDA Debt	UBT Money Market Account	\$ -	
494 - DDA Project	UBT Money Market Account	\$ 202,909.68	
	Total DDA Pooled Savings	\$ 252,459.65	
248 - DDA General	Bank of Northern Michigan	\$ -	Reallocated to General Fund (See DDA Money Market)
394 - DDA Debt	Ann Arbor State Bank CD	\$ -	Closed September 2014
494 - DDA Project	Flagstar Bank	\$ -	Closed September 2014
	Total Non-Pooled	\$ -	
Total General Cash		\$ 283,486.61	
Total Debt Cash		\$ 991.58	
Total Project Cash		\$ 202,909.68	
		\$ 487,387.87	
Month End Cash		\$ 487,387.87	
Village Tax Capture deposited in November		\$ 260,622.75	
Projected FY 14/15 Revenue All Funds		\$ 764,230.67	
Projected FY 14/15 Expenditures All Funds		\$ (1,081,742.76)	
Projected Year End Cash		\$ 430,498.53	

Budget FY 14/15

- Following are the Fiscal Year 2014-2015 Revenue and Expenditure Reports through October 31st.
- The capture for the LaFontaine Brownfield and the amount in dispute for the Dexter Wellness Center have been removed from the Tax Capture Revenue line and placed into balance sheet liability accounts.

11/14/2014		REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF DEXTER				
PERIOD ENDING 10/31/2014						
% Fiscal Year Completed: 33.70						
GL NUMBER	DESCRIPTION	2014-15 ORIGINAL BUDGET	2014-15 AMENDED BUDGET	YTD BALANCE 10/31/2014	AVAILABLE BALANCE	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
248-000-415.000	TAX CAPTURE REVENUE	295,000.00	295,000.00	216,186.83	78,813.17	73.28
248-000-665.000	INTEREST EARNED	300.00	300.00	381.70	(81.70)	127.23
Total Dept 000-ASSETS, LIABILITIES & REVENUE		295,300.00	295,300.00	216,568.53	78,731.47	73.34
TOTAL Revenues		295,300.00	295,300.00	216,568.53	78,731.47	73.34
Expenditures						
Dept 248-ADMINISTRATION						
248-248-802.000	PROFESSIONAL SERVICES	5,000.00	5,000.00	0.00	5,000.00	0.00
248-248-803.000	CONTRACTED SERVICES	1,500.00	1,500.00	0.00	1,500.00	0.00
248-248-810.000	ATTORNEY FEES	0.00	10,000.00	5,756.50	4,243.50	57.57
248-248-843.000	PROPERTY TAXES	7,200.00	7,200.00	2,762.67	4,437.33	38.37
248-248-880.000	DOWNTOWN EVENTS	0.00	0.00	300.73	(300.73)	100.00
248-248-957.002	DDA CAPTURE REFUNDS	5,000.00	5,000.00	0.00	5,000.00	0.00
Total Dept 248-ADMINISTRATION		18,700.00	28,700.00	8,819.90	19,880.10	30.73
Dept 442-DOWNTOWN PUBLIC WORKS						
248-442-803.015	VILLAGE MAINTENANCE	5,000.00	5,000.00	0.00	5,000.00	0.00
Total Dept 442-DOWNTOWN PUBLIC WORKS		5,000.00	5,000.00	0.00	5,000.00	0.00
Dept 965-TRANSFERS OUT - CONTROL						
248-965-999.394	TR OUT FOR BOND PAYMENTS - 394	336,000.00	336,000.00	122,188.65	213,811.35	36.37
248-965-999.494	TR TO DDA PROJECT FUND - 494	231,800.00	231,800.00	9,300.00	222,500.00	4.01
Total Dept 965-TRANSFERS OUT - CONTROL		567,800.00	567,800.00	131,488.65	436,311.35	23.16
TOTAL Expenditures		591,500.00	601,500.00	140,308.55	461,191.45	23.33
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		295,300.00	295,300.00	216,568.53	78,731.47	73.34
TOTAL EXPENDITURES		591,500.00	601,500.00	140,308.55	461,191.45	23.33
NET OF REVENUES & EXPENDITURES		(296,200.00)	(306,200.00)	76,259.98	(382,459.98)	24.91

Fund 394 - DDA DEBT FUND						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
394-000-665.000	INTEREST EARNED	200.00	200.00	395.51	(195.51)	197.76
394-000-695.248	TRANSFER IN FROM DDA FUND 248	336,000.00	336,000.00	122,818.65	213,811.35	36.37
Total Dept 000-ASSETS, LIABILITIES & REVENUE		336,200.00	336,200.00	122,584.16	213,615.84	36.46
TOTAL Revenues		336,200.00	336,200.00	122,584.16	213,615.84	36.46
Expenditures						
Dept 850-LONG-TERM DEBT						
394-850-992.000	BOND FEES	1,000.00	1,000.00	0.00	1,000.00	0.00
394-850-997.003	DDA 2008 TAXABLE BOND (\$1.6M)	135,400.00	360,400.00	285,166.88	75,233.12	79.13
394-850-997.004	DDA 2008 BOND (\$2+M)	118,500.00	118,500.00	46,720.63	71,779.37	39.43
394-850-997.005	2011 REFUNDING BOND (\$620K)	81,100.00	81,100.00	41,264.57	39,835.43	50.88
Total Dept 850-LONG-TERM DEBT		336,000.00	561,000.00	373,152.08	187,847.92	66.52
TOTAL Expenditures		336,000.00	561,000.00	373,152.08	187,847.92	66.52
Fund 394 - DDA DEBT FUND:						
TOTAL REVENUES		336,200.00	336,200.00	122,584.16	213,615.84	36.46
TOTAL EXPENDITURES		336,000.00	561,000.00	373,152.08	187,847.92	66.52
NET OF REVENUES & EXPENDITURES		200.00	(224,800.00)	(250,567.92)	25,767.92	111.46
Fund 494 - DDA PROJECT FUND						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
494-000-665.000	INTEREST EARNED	200.00	200.00	180.50	19.50	90.25
494-000-695.248	TRANSFER IN FROM DDA FUND 248	231,800.00	231,800.00	9,300.00	222,500.00	4.01
Total Dept 000-ASSETS, LIABILITIES & REVENUE		232,000.00	232,000.00	9,480.50	222,519.50	4.09
TOTAL Revenues		232,000.00	232,000.00	9,480.50	222,519.50	4.09
Expenditures						
Dept 908-TUPPER REDEVELOPMENT						
494-908-802.000	PROFESSIONAL SERVICES	50,000.00	50,000.00	10,469.50	39,530.50	20.94
494-908-830.008	ENVIRONMENTAL STUDY	0.00	0.00	900.00	(900.00)	100.00
Total Dept 908-TUPPER REDEVELOPMENT		50,000.00	50,000.00	11,369.50	38,630.50	22.74
Dept 965-TRANSFERS OUT - CONTROL						
494-965-999.002	TRANSFER OUT TO GENERAL FUND - HOUSES	20,000.00	20,000.00	0.00	20,000.00	0.00
494-965-999.101	TRANSFER OUT TO GENERAL FUND	110,000.00	110,000.00	0.00	110,000.00	0.00
Total Dept 965-TRANSFERS OUT - CONTROL		130,000.00	130,000.00	0.00	130,000.00	0.00
TOTAL Expenditures		180,000.00	180,000.00	11,369.50	168,630.50	6.32
Fund 494 - DDA PROJECT FUND:						
TOTAL REVENUES		232,000.00	232,000.00	9,480.50	222,519.50	4.09
TOTAL EXPENDITURES		180,000.00	180,000.00	11,369.50	168,630.50	6.32
NET OF REVENUES & EXPENDITURES		52,000.00	52,000.00	(1,889.00)	53,889.00	3.63
TOTAL REVENUES - ALL FUNDS						
		863,500.00	863,500.00	348,633.19	514,866.81	40.37
TOTAL EXPENDITURES - ALL FUNDS						
		1,107,500.00	1,342,500.00	524,830.13	817,669.87	39.09
NET OF REVENUES & EXPENDITURES		(244,000.00)	(479,000.00)	(176,196.94)	(302,803.06)	36.78

Proposed Budget Amendments

- Proposed amendments for the brick paver project, and to correct the amendment made last month for the bond paydown. The description for the GL number was correct, but the GL number itself, as well as the actual budget information, was for the non-taxable bond.

DDA Fund 248

Line Number	Line Description	New Line # ?	Revenue or Expenditure?	Original Adopted Budget	Previously Amended Budget	Amendment Amount	Budget After Current Amendment
248-248-803.000	Contracted Services	No	Expenditure	\$ 1,500	\$ 1,500	\$ 12,300	\$ 13,800

Reason for Amendments Brick Paver Project

Total change in Revenue - increase /(decrease): \$ -
 Total change in Expenditures - increase /(decrease): \$ 12,300
 Change to Overall Budget's revenue over expenditures: \$ (12,300)

Source of Reserves, if applicable: None

DDA Fund 394

Line Number	Line Description	New Line # ?	Revenue or Expenditure?	Original Adopted Budget	Previously Amended Budget	Amendment Amount	Budget After Current Amendment
394-850-997.004	2008 Non-Taxable Bond Principal	No	Expenditure	\$ 118,500	\$ 343,500	\$ (225,000)	\$ 118,500
394-850-997.003	2008 Taxable Bond Principal	No	Expenditure	\$ 135,400	\$ 135,400	\$ 225,000	\$ 360,400

Reason for Amendments To correct budget prior amendment to pay down the last year's principle on the 2008 taxable bond (wrong GL # in approved amendment document).

Total change in Revenue - increase /(decrease): \$ -
 Total change in Expenditures - increase /(decrease): \$ -
 Change to Overall Budget's revenue over expenditures: \$ -

Source of Reserves, if applicable: None

Approved by the DDA on November 20, 2014

Carol J. Jones, Downtown Development Authority Secretary

Debt Fund Summary / Forecast – Unchanged from August 2014

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

- 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 – *has been filed for 2014.*
- 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 commenced in late September, 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*

Tax Capture Update - *Nothing new at this time*

- Work on verifying parcel inclusion has been substantially completed. Next step is to analyze the data with assessor.

Homestead Millage Rate

Estimated Summer Bill	Millage Rate
City (Combined Total 2014)	14.0562
County (Summer 2014)	4.5493
State Education (Statutory)	6.0000
Total Summer	24.6055

Estimated Winter Bill	Millage Rate
County (Winter 2015)	1.7345
Dexter Schools Debt (2014)	8.5000
Dexter District Library (2014)	1.5986
Washtenaw Community College (2014)	3.4576
Washtenaw ISD (2014)	3.9745
Total Winter	19.2652

Grand Total 43.8707

Estimated Taxes - Homestead

\$400,000 Market/\$200,000 Taxable Value	\$ 8,774.14
\$350,000 Market/\$175,000 Taxable Value	\$ 7,677.37
\$300,000 Market/\$150,000 Taxable Value	\$ 6,580.61
\$250,000 Market/\$125,000 Taxable Value	\$ 5,483.84
\$200,000 Market/\$100,000 Taxable Value	\$ 4,387.07
\$150,000 Market/\$75,000 Taxable Value	\$ 3,290.30

Non-Homestead Millage Rate

Estimated Summer Bill	Millage Rate
City (Combined Total 2014)	14.0562
County (Summer 2014)	4.5493
State Education (Statutory)	6.0000
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Total Summer	24.6055

Estimated Winter Bill	Millage Rate
County (Winter 2015)	1.7345
Dexter Schools Debt (2014)	8.5000
School Operating (Statutory)	18.0000
Dexter District Library (2014)	1.5986
Washtenaw Community College (2014)	3.4576
Washtenaw ISD (2014)	3.9745
<hr/>	
Total Winter	37.2652
<hr/>	
Grand Total	61.8707

Estimated Taxes - Non-Homestead	
\$400,000 Market/\$200,000 Taxable Value	\$ 12,374.14
\$350,000 Market/\$175,000 Taxable Value	\$ 10,827.37
\$300,000 Market/\$150,000 Taxable Value	\$ 9,280.61
\$250,000 Market/\$125,000 Taxable Value	\$ 7,733.84
\$200,000 Market/\$100,000 Taxable Value	\$ 6,187.07
\$150,000 Market/\$75,000 Taxable Value	\$ 4,640.30

LAW OFFICES OF

CONLIN, MCKENNEY & PHILBRICK, P.C.
350 SOUTH MAIN STREET - SUITE 400
ANN ARBOR, MICHIGAN
48104-2131

EDWARD F. CONLIN (1902-1953)
JOHN W. CONLIN (1904-1972)
ALBERT J. PARKER (1901-1970)
PHILLIP J. BOWEN (1947-2007)

CHRIS L. MCKENNEY
KARL R. FRANKENA
ALLEN J. PHILBRICK
BRUCE N. ELLIOTT
NEIL J. JULIAR
ROBERT M. BRIMACOMBE
ELIZABETH M. PETOSKEY
JAMES A. SCHRIEMER
BRADLEY J. McLAMPY
JOSEPH W. PHILLIPS
WILLIAM M. SWEET
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WWW.CMPLAW.COM

November 11, 2014

CONFIDENTIAL: ATTORNEY-CLIENT PRIVILEGE

Via Email and First Class Mail

Roy Townsend
Managing Director
Washtenaw County Road Commission
555 N. Zeeb Road
Ann Arbor, MI 48103

Re: Potential Capture by TIF Agencies of Road Millage Funds Levied Pursuant to
MCL 224.20

Dear Roy:

In light of the Resolution passed by the County Board of Commissioners authorizing a .5 mill tax levy specifically for designated road purposes as authorized by MCL 224.20, 1909 PA 283, several township, village, and city tax collectors have advanced the belief that a portion of the road millage monies are subject to capture by Tax Increment Financing Authorities such as Downtown Development Authorities, etc. Several statutes, including the Downtown Development Authority Act, MCL 125.1651; the Local Development Financing Act, MCL 125.2151; the Corridor Improvement Authority Act, MCL 125.2871; and the Brownfield Redevelopment Authority Act, MCL 125.2651 all authorize creation of Tax Increment Financing Authorities which are granted the right to recapture increases in *ad valorem* property taxes within the specific TIFA. The example with which you are most familiar would be the Scio Township DDA. All told, there are some 17 TIFAs within the County as a whole, most within the cities and villages.

It is our opinion that taxes approved by the County Board of Commissioners pursuant to MCL 224.20 to pay for the maintenance and repair of public roads in the county must be used exclusively for that purpose, and therefore are not subject to capture under the TIFA capture statutes. MCL 224.20 is absolutely clear, specific, and unambiguous: "All monies raised under the provisions of this act shall be expended by such board of county road commissioners

Mr. Roy Townsend
Managing Director
Washtenaw County Road Commission
November 11, 2014
Page 2

exclusively for the purposes herein mentioned.” Those purposes are “to keep any county roads or bridges already built in reasonable repair, and in condition reasonably safe and fit for public travel.” The Road Commission has complied with those provisions of the statute which require designation of specific roadway projects to which the monies are dedicated. The County Board of Commissioners has explicitly adopted that plan by Resolution. The statute then provides that “it shall not be lawful for such county road commissioners without the consent of such board of supervisors to spend any such monies upon any other roads than as thus specified.” Moreover, “the county treasurer shall keep a separate account of the taxes collected and monies received under this act and shall pay the same out only upon the order of such board of county road commissioners and upon warrants signed by the chairman and countersigned by the clerk of the board.” Thus the legislature has clearly and explicitly expressed its intent that road tax revenues raised under authority of MCL 224.20 must be used only for the purpose of making the specific road repairs for which the tax was approved.

Nonetheless, taken on its face, the various TIFA capture statutes would seem to run directly contrary to the provisions of MCL 224.20, in that they authorize capture of “Tax Increment Revenues,” which are defined as “the amount of *ad valorem* property taxes and specific taxes attributable to the application of the levy of all taxing jurisdictions upon the captured taxable value” of each eligible property. Although the question is not entirely clear, the road millage could be construed as an *ad valorem* tax on property subject to the TIFA recapture statutes. There is thus a direct conflict which must be resolved by application of principles of statutory construction. It is well established that every word of a statute should be considered and “no word should be treated as surplusage or rendered nugatory if at all possible.” *Wikman v Novi*, 413 Mich 617 (1982). In this case, the express language of MCL 224.20 would be rendered nugatory, i.e. nullified, by strict application of any of the TIFA statutes. Moreover, and critically, it is very clear that when statutes or provisions conflict and one is specific to the subject matter while the other is only generally applicable, the specific statute prevails. *People v Smith*, 282 Mich App 191 (2009). In this case, MCL 224.20 is very specifically addressed to the subject of monies raised for road projects, and that only for specific projects. On the other hand, the TIFA capture statutes only generally require capture of *ad valorem* property taxes without specifically mentioning any particular purposes, and certainly not road maintenance. Therefore the specific provisions of MCL 224.20 should prevail over conflicting general provisions in the TIFA capture statutes, disallowing any attempt to capture road tax monies under the TIFA capture statutes.

As alluded to above, there is also a question whether the road millage monies raised under MCL 224.20 are indeed a tax, or rather a special assessment. I would take this to be a very close question, on which good arguments can be made in both directions. I believe that by far the stronger argument is the one set forth regarding resolution of the direct conflict in favor of

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Mr. Roy Townsend
Managing Director
Washtenaw County Road Commission
November 11, 2014
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the more specific over the more general statute. I would therefore recommend that the Road Commission advise the County Treasurer and any interested local taxing authority of the Road Commission's clear and strong position that all monies raised pursuant to the county Board's Resolution under MCL 224.20 must be forwarded to the County Treasurer for payment to the Road Commission as provided by MCL 224.20. Please feel free to contact me should you have any questions or wish for further discussion in this regard.

Very truly yours,



Allen J. Philbrick

AJP/rca

Michelle Aniol

From: Courtney Nicholls <cnicholls@dextermi.gov>
Sent: Tuesday, November 18, 2014 9:39 AM
To: 'Michelle Aniol'
Subject: DDA

1. **Summer Series Request.** The Dexter Area Chamber of Commerce has requested to hang banners on light poles downtown for twelve weeks during the summer that will advertise the Summer Series (June – August, Friday nights) and local sponsors of the event. The Chamber would work with the Village on the look of the banners. Since this is not something that has been done in the recent past, I wanted to make sure that Council and the DDA were comfortable with the idea before the Chamber starts soliciting sponsors for the banners.

Courtney Nicholls
Village of Dexter
Village Manager



The Village of

Michigan

OFFICE OF COMMUNITY DEVELOPMENT

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Memorandum

To: Downtown Development Authority
Courtney Nicholls, Village Manager

From: Michelle Aniol, Community Development Manager

Re: Parking Lot Re-Striping Update

Date: November 18, 2014

After the October DDA meeting staff informed Allison Bishop of AR Brouwer about the feedback received on the idea of removing two handicap parking spaces from the parking lot behind the Monument Park Building. The first item was regarding the need for an easement to ensure that the parking directly behind the building would be public. She said that AR Brouwer would be willing to sign an easement to this effect.

DDA was also concerned about the usage. While monitoring the spaces several times per day over the course of four days, there was only one time (November 12 at 1:15 pm) that one car was using one of the four handicap spaces in the parking lot. Anecdotally, the spots do seem to be empty the vast majority of the time.

If DDA is interested in making the conversion with the stipulation that the handicap spots directly behind the Monument Park building remain public parking, staff will work with AR Brouwer on the acquiring the appropriate documentation.

Memorandum

To: Downtown Development Authority
Courtney Nicholls, Village Manager

From: Michelle Aniol, Community Development Manager

Re: ASTI Environmental Additional Options Analysis

Date: November 18, 2014

At the October meeting, the Board requested that ASTI Environmental analyze the following scenarios:

- Remove existing foundations, level the grade and cap with concrete surface?
- Level the site with gravel over existing foundations and make areas to be used for parking (see attached site plan to see parking areas)?
- Level the entire site with documented clean soil over existing foundations and then seed to grow grass in areas not used for parking (see attached site plan to see parking areas)?

ASTI analyzed these 3 additional scenarios (#4, 5 & 6), as requested by the DDA, and then estimated the cost range for each scenario. Scenario 4 cost range estimates are based on low, medium and high density options in the UM RRSites Study. Scenarios 5 and 6 cost ranges were based on additional remediation for temporary parking.

Scenario 4 estimates were based on clean up criteria for below grade parking with low, medium and high residential density development above. The cost range is \$490,651 - \$1,355,404. This scenario will require compliance with residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve residential clean-up criteria. The analysis assumed that some of the contaminated soil would be removed, but not all source material would be removed. The report also noted that this scenario may not be practical for those portions of the site where groundwater could be encountered.

Scenario 5 would limit site usage to public parking or events. The assumption was made that the top layer of soil would be removed for the placement of a concrete surface. Due to a deed restriction on the property, the new concrete cover must replace existing cover in all areas of the site, including a temporary barrier to limit rain water infiltration. This scenario was not discussed in the Due Care Plan completed by the Village. Consequently, the Due Care Plan must be updated.

The estimated costs range from \$327,373 - \$473,467. The estimated cost range does not include storm water or utilities that may be needed, or the installation of curbing. Additional sampling may be required for off-site soil disposal.

Scenario 6 limits site usage to public parking or events too, but the existing concrete building foundation would be covered with clean fill and seeded. This scenario assumes the top layer of soil would be removed and new asphalt installed. Storm sewer is not included in this scenario. This scenario assumes the soil placed over the concrete foundations will be a sand/clay mixture to facilitate compacting and limit erosion. As is the case in Scenario 5, an update to the Due Care Plan would be necessary.

The estimated costs ranged from \$97,021 - \$180,685 and do not include engineering cost to determine if fill material could be placed over the concrete foundations will be needed and are not including in the estimated cost range, or costs that could be incurred if the foundations are damaged.

A copy of the additional options analysis accompanies this memo.

MEMO

ASTI Environmental

Date: November 5, 2014
To: Michelle Aniol, Village of Dexter
From: Brian Kuberski
Subject: Revised Remediation Options Analysis, 3045 Broad Street, Dexter, Michigan
(ASTI Project No. 1-6555)

ASTI provided a Remediation Options Analysis for the above property in a memo dated October 3, 2014 (please see this memo for background materials and assumptions). This analysis included three scenarios based on development options being considered by the Village, and described as follows:

- Scenario 1: All residential units are for sale with residential on ground floor. This will require compliance with residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve residential clean-up criteria.
- Scenario 2: All residential units are for rent with residential on ground floor. This will require compliance with non-residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve non-residential clean-up criteria.
- Scenario 3: All residential units are either for sale or rent, and are constructed above ground floor parking (no residential on ground floor). This will require compliance with residential clean-up criteria if for sale, and non-residential criteria if for rent, and the installation of engineered, institution or administrative controls, but it is assumed that it will not require installation of a sub-slab vapor collection system.

Additional scenarios were discussed during a Dexter Downtown Development Authority meeting and an additional analysis was requested in an email from Michelle Aniol on October 16, 2014. This analysis includes the following additional scenarios:

- Scenario 4: Below grade level for parking with residential units for sale above. This will require compliance with residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve residential clean-up criteria. It assumed that some of the soil impacted with trichloroethene will be removed from the Property but not all source material will be removed. Note that this scenario may not be practical on portions of the Property where groundwater was encountered between 5-10 feet below ground surface, since that would prevent the installation and operation of a sub-slab depressurization system.



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Scenario 5: Remove the existing foundations and paved parking and develop the Property for use as public parking with concrete cover. This scenario would include the removal of existing foundations and grading the site, and will require off-site removal of site soils during installation. The site would be capped with concrete so that at least all hard surfaces currently existing will be replaced.

Scenario 6: Remove some existing paved parking, but leave all foundations in place, and develop the Property for use as parking with asphalt cover. The scenario would include placement of clean fill soil over existing foundations and seeding with grass. Based on the Temporary Broad Street Area Parking diagram dated July 25, 2014, approximately 16,000 square feet of new asphalt parking would be installed around the existing foundations

The three additional scenarios are discussed below with the estimated cost ranges.

Property Redevelopment Costs

Scenario 4

Notification of purchasers of ground level units will be required, and the property should be maintained in a separate entity to implement the due care requirements. It is assumed that the excavation for the below ground garage will extend to a minimum depth of 10 feet and that impacted groundwater will remain. Since impacted groundwater will not be remediated, the Property will remain a facility. Therefore, this scenario assumes that a sub-slab depressurization will be installed under the garage. However, please note that groundwater was encountered between 5-10 feet below ground surface on the western portion of the Property during environmental investigations, and this may prohibit the utilization of a sub-slab depressurization system.

The following are the estimated costs of both the recommended and optional tasks. A new purchaser would typically conduct and fund the site assessment activities (Phase I EA, BEA, Due Care Plan, and DEQ approval (if required)), while the extent of remediation would be dependent on the site plans (if different from this scenario). Buyers would typically not complete the optional items; however, additional soil sampling would likely be necessary for landfill disposal.



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Task	Scenario 4 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$3,000	\$3,960	\$3,000	\$3,960	\$3,000	\$3,960
DEQ Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$188,266	\$244,746	\$188,266	\$244,746	\$188,266	\$244,746
Sub-Slab Vapor System	\$75,240	\$99,317	\$86,400	\$114,048	\$115,200	\$152,064
Soil Disposal During Construction	\$130,044	\$338,116	\$149,333	\$388,267	\$199,111	\$517,689
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$425,151	\$771,138	\$455,599	\$836,021	\$534,177	\$1,003,459
<u>Optional Tasks</u>						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$490,651	\$1,123,083	\$521,099	\$1,187,966	\$599,677	\$1,355,404

Scenario 5

This scenario limits site usage to public parking or events managed by the Village of Dexter. This assumes that the top layer of soil would be removed for the placement of the concrete. Without a specific utilities plan or grading plan, the cost below do not include cost for storm sewer or utilities such as electrical for lighting. The deed restriction on the Property requires placement of a equivalent barrier if the current engineered controls are removed, so the new concrete cover must replace existing cover in all areas of the site. This would also require the placement of a temporary barrier to limit rain water infiltrating into the subsurface during construction. The costs for paving for this assumption do not include curbs. Additional sampling would likely be necessary for off-site soil disposal. This scenario was not discussed in the Due Care Plan completed for the Village of Dexter so the Due Care Plan must be updated. Cost ranges provided are estimates and actual cost may vary based on time of year, trucking cost, fuel costs, disposal cost, and material cost. Bids should be completed for actual cost for removal of the foundations and placement of concrete.



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Scenario 5 - Estimated Cost Range

<u>Task</u>	<u>Min</u>	<u>Max</u>
Due Care Plan	\$1,000	- \$1,500
DEQ Approval of Due Care Plan	\$2,000	- \$3,000
UST Removal (Contingency)	\$10,000	- \$60,000
Soil Disposal During Construction	\$32,667	- \$42,467
Removal and Disposal of Foundations	\$85,000	- \$110,500
Placement of Concrete (4 inches)	\$193,706	- \$250,000
Placement of Temporary Barrier	\$3,000	- \$6,000
Subtotal Recommended Above	\$327,373	- \$473,467

Scenario 6

This scenario limits site usage to public parking or events for the Village of Dexter. Existing concrete building foundations would be covered with clean fill and seeded. This assumes that the top layer of soil would be removed for the placement of the new asphalt parking and no installation of storm sewers or other utilities. Since the fill material would be placed over the concrete foundations, the soil is assumed to be a sand/clay mixture to allow of compacting and limit erosion. Engineering cost to determine if fill material can be placed over the concrete foundations was not included in the cost. Scenario assumes that all building foundations will remain and will not be damaged during construction of the parking areas, or subsequent use. If building foundations are damaged, additional cost will be necessary for repair of the engineered control. The cost for paving for this assumption does not include curbs. Additional sampling would likely be necessary for soil disposal. This scenario was not discussed in the Due Care Plan completed for the Village of Dexter and the Due Care Plan must be updated. Cost ranges provided are estimates and actual cost may vary based on time of year, trucking cost, fuel costs, disposal cost, and material cost. Bids should be completed for actual cost of placement of asphalt and placement of fill and seed.

Scenario 6 - Estimated Cost Range

<u>Task</u>	<u>Min</u>	<u>Max</u>
Due Care Plan (update)	\$1,000	- \$1,500
DEQ Approval of Due Care Plan	\$2,000	- \$3,000
UST Removal (Contingency)	\$10,000	- \$60,000
Soil Disposal During Construction	\$9,955	- \$19,990
Placement of Asphalt	\$32,000	- \$41,600
Placement of Clean Fill and Seed	\$42,066	- \$54,685
Subtotal Recommended Above	\$97,021	- \$180,685



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MEMO

ASTI Environmental

Date: October 3, 2014
To: Michelle Aniol, Village of Dexter
From: Tom Wackerman
Subject: Remediation Options Analysis, 3045 Broad Street, Dexter, Michigan
(ASTI Project No. 1-6555)

Background

The property at 3045 Broad Street (the Property) in Dexter is currently vacant, but was most recently developed with a 35,746-square-foot industrial building that contained 12 units (see attached figures), asphalt and concrete parking areas, and maintained lawn areas. The building was demolished and the concrete pads and other surfacing materials maintained in-place as engineered controls. Previously, the Property was developed with an electrical company building, a creamery, butter tub house, and residence in 1912. The western portion of the Property was reportedly a sawmill in the early 1800s and early 1900s. Around 1929 the Property was developed with a laundry building, outhouse, and a vacant building. The most recent building was constructed on the Property in 1951 with additions in 1956, 1958, 1972, 1974, 1977, and 1980. That building was primarily used for manufacturing from 1951 until 2012. Manufacturers that have operated on the Property consisted of Dexter Automotive Products (1970s), Dapco Industries (late 1970s and 1980s), and Klapperich Welding (1980 to current). Dexter Automotive Products and Dapco Industries made fittings, valves, filters, and pumps for engines. Site features are illustrated on attached Figure 1.

The following investigations have been completed by ASTI Environmental on the Property for the Village of Dexter.

- Phase I Environmental Site Assessment dated August 17, 2007
- Phase I Environmental Site Assessment dated July 12, 2012
- Phase II Environmental Site Assessment dated August 9, 2012
- Asbestos Containing Material Inspection dated December 10, 2012
- Baseline Environmental Assessment dated January 7, 2013
- Due Care Plan dated February 13, 2013
- Water Well Abandonment Report dated March 20, 2013
- Indoor Air Sampling Reports dated February 27, 2013 and May 14, 2013
- Excavation Backfilling and Concrete Capping Report dated May 15, 2013



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Identified Impacts

Based on these assessments, the Property is a facility according the Part 201 of Michigan Act 451 because of the following historical impacts. These are illustrated on attached Figures 2 through 5.

1. Impacts in soils exceed the applicable residential criteria for direct contact for arsenic.
2. Impacts in soils exceed the applicable residential criteria for drinking water protection and groundwater-surface water interface for arsenic, mercury, selenium and chromium.
3. Impacts in soils exceed the applicable residential criteria for drinking water protection and groundwater-surface water interface for naphthalene, 1,2,3-trimethybenzene, 1,3,5-trimethybenzene, trichloroethene, tetrachloroethene, and cis-dichloroethene.
4. Impacts under the building in former Unit 6 exceeded the residential criteria for volatilization to indoor air for trichloroethene in soils and groundwater.
5. Impacts to indoor air in former Units 1 and 4 exceeded the residential and non-residential vapor intrusion indoor air screening level for trichloroethene.
6. Impacts to indoor air in former Units 11/12 exceeded the residential vapor intrusion indoor air screening level for trichloroethene.
7. Impacts in groundwater exceed the applicable residential criteria for drinking water for cis-dichloroethene, 1,1-dichloroethene, trichloroethene, vinyl chloride, and tetrachloroethene.
8. Impacts in groundwater exceed the applicable residential criteria for groundwater-surface water interface for trichloroethene and naphthalene.

In addition, the following site features may impact future redevelopment:

9. Soils below at least former Unit 6 are considered an F-listed hazardous waste based on the source of the impacts.
10. Impacts to groundwater may have migrated on to the property from adjacent properties to the southeast.
11. Groundwater flows to the north or northwest and may be migrating onto the northern adjoining park and toward Mill Creek.
12. Underground storage tanks may still exist under the building foundation.
13. Because the Property is a facility, any soils removed from the Property during redevelopment would need to be properly characterized or transported to an appropriate landfill.
14. Any water produced from de-watering activities will need to be properly containerized and kept on site or characterization for off-site disposal.

Property Redevelopment Assumptions

These impacts and site features will affect future redevelopment of the Property. The proposed redevelopment that is considered in this Remediation Options Analysis is for residential rental or sale. Three density options are being considered as described in the presentation titled *3045 Broad Street Development Analysis* dated August, 2014 and presented by Peter Allen & Associates. This redevelopment assumes the following density options from that presentation.

	Development Assumptions			
	No. Buildings	No. Stories	Total SF	First Floor Residential (SF)
Low Density	4	3	75,240	25,080
Medium Density	4	3	86,400	28,800
High Density	5	4	153,600	38,400



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Three scenarios for this redevelopment are considered in this analysis.

Scenario 1: All residential units are for sale with residential on ground floor. This will require compliance with residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve residential clean-up criteria.

Scenario 2: All residential units are for rent with residential on ground floor. This will require compliance with non-residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve non-residential clean-up criteria.

Scenario 3: All residential units are either for sale or rent, and are constructed above ground floor parking (no residential on ground floor). This will require compliance with residential clean-up criteria if for sale, and non-residential criteria if for rent, and the installation of engineered, institution or administrative controls, but it is assumed that it will not require installation of a sub-slab vapor collection system.

Property Redevelopment Issues

Because of the long term requirements for remediation of groundwater impacts, this analysis assumes that impacted soils and/or groundwater above the residential criteria will remain on the Property under all of the above scenarios, and the Property will remain a facility. As such, residential usage of the property will require a limited closure with engineered controls, deed restrictions, and long term implementation of due care requirements and remediation or control systems. In addition, notification of impacts must be provided to purchasers of the Property. Redevelopment must be implemented in compliance the Due Care Plan and the associated Declaration of Restrictive Covenant.

As indicated in attached Table 1, the impacts and site features described above have different requirements during pre-purchase assessment, redevelopment and operation. Items in Table 1 assume residential redevelopment as described above. Some of the items are optional as follows:

- Additional sampling to delineate impacts: Additional sampling may limit areas that require remediation or control. However, given the industrial nature of the property, it may also identify larger impacts. As such, implementation of control across the entire property is assumed in this analysis as a presumptive remedy.
- Remediation of impacted groundwater: For innocent landowners, or bonafide purchasers, control of groundwater is required, but remediation is optional. Site data indicates that groundwater may be venting to the wetlands and/or river to the north and remediation would reduce these impacts. However, groundwater impacts may be migrating to the Property from off-site as well. Removal of source materials will reduce impacts from the Property to groundwater, and natural attenuation will further reduce concentrations.
- Geophysical survey to identify UST: A suspected UST may exist on the property. Investigating the location will provide information for managing construction costs and timing, but this can also be managed as a contingency during site preparation.



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**Table 1
Environmental Issues Table for Purchaser**

Issue	Description of Issue	Activity to be Conducted	Assumptions/Comments
Pre-purchase Due Diligence	Property is a facility per Part 201 of Act 451	Completion of Phase I and Baseline Environmental Assessment (BEA)	Required to maintain statutory liability protection for innocent landowner or bona fide purchaser. Phase I must be completed prior to purchase. BEA must be completed within 45 days of purchase.
		Completion and implementation of Section 7a Compliance report (Due Care Plan)	Change in use requires new Due Care Plan. DEQ approval required if federal funds are used. DEQ approval is recommended for residential redevelopment.
Considerations for Redevelopment of Property	Arsenic above residential direct contact criteria	Additional sampling may be completed on surface and near surface for utilization of 95% Upper Confidence Level calculation for determination if results are above cleanup criteria.....and/or.....	Delineation may be used to establish site-specific population characteristics.
		Capping with clean soil, asphalt, concrete, or landscaping materials, or....	Part of construction costs.
		Soil removal and replacement of upper 1-2 feet	Removed soils to be characterized or disposed at landfill.
	Identified soil and groundwater VOC impacts above the volatilization to indoor air inhalation and soil gas results above screening levels. Unacceptable risk for uncontrolled development for residential and non-residential.	Optional additional soil, groundwater, and soil gas sampling to determine extent	Additional delineation could reduce impacted areas. Presumptive remedy recommended.
		Removal of VOC source area soils	Based on limited sampling completed in area.
		Optional remediation of VOC impacted groundwater	Not required as part of Due Care Requirements.
		Installation of sub-slab vapor collection system under proposed building. Installation of epoxy coating on slab.	Would require air monitoring and possible permit process with DEQ. Potential long term operation and maintenance requirements.
	Soil removal for utilities and building foundations	Any soil removed from Property will need to be properly characterized and land filled. Engineered backfill will be necessary in utility lines.	
	Underground storage tanks (USTs)	Optional completion of Geophysical survey around building	Suspected USTs can be addressed during site redevelopment.
		Any USTs encountered during redevelopment will have to be removed and documented.	USTs were historically located on the Property as detailed in the Phase I ESAs. Former owner provided information on USTs at four locations, but one UST location around original manufacturing building is unknown and may exist under building.
	Demolition of current building foundations	Replace surfacing materials to prevent exacerbation	
	Fill Material	Extensive fill material may require the removal of soil and placement of engineered fill for building development. Removed soils must be characterized or disposed in landfill	
	Monitoring Wells	Site design can not interfere with monitoring wells or remediation. Monitoring wells may only be relocated once before 2018.	Based on Restrictive Covenant and general due care requirements.
Landscaping and Site Work	No unlined surface water impoundments. No modifications to on-site drainage features that would cause surface water to accumulate on-site or exacerbate existing conditions.	Based on Restrictive Covenant	
Considerations for Operation of Property	General	Notification of Buyers that property is a facility	
		Due Care Plan must be implemented and documented	
		Site Plan can not exacerbate existing conditions. All surfaces with hard cover must be maintained with hard cover.	
	Arsenic above residential direct contact criteria	Operation and Maintenance of Cover	
	VOC Impacts to soils and groundwater	Operation and Maintenance of sub-slab vapor collection system. Possible vent sampling.	
	Groundwater	No use of groundwater.	If optional groundwater remediation system is installed, operation and maintenance of system will be required.
Soils	No unsupervised digging. Removed soils characterized or disposed in landfill. Maintain all surfacing materials as current, and as needed for engineered controls.		

Property Redevelopment Costs

Scenario 1

This is the most likely scenario based on the development analysis. Notification of purchasers of ground level units will be required, and the property should be maintained in a separate entity to implement the due care requirements.

The following are the estimated costs of both the recommended and optional tasks. A new purchaser would typically conduct and fund the site assessment activities (Phase I EA, BEA, Due Care Plan, and DEQ approval (if required)), while the extent of remediation would be dependent on the site plans (if different from this scenario). Buyers would typically not complete the optional items.

Task	Scenario 1 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$3,000	\$3,960	\$3,000	\$3,960	\$3,000	\$3,960
DEQ Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$188,266	\$244,746	\$188,266	\$244,746	\$188,266	\$244,746
Sub-Slab Vapor System	\$75,240	\$99,317	\$86,400	\$114,048	\$115,200	\$152,064
Soil Disposal During Construction	\$44,587	\$115,925	\$51,200	\$133,120	\$68,267	\$177,493
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$339,693	\$548,948	\$357,466	\$580,874	\$403,333	\$663,263
Optional Tasks						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$405,193	\$900,893	\$422,966	\$932,819	\$468,833	\$1,015,208

Scenario 2

Costs for this scenario are similar as for Scenario 1, since site controls must meet residential use. However notification to tenants would not be required. Property would be maintained in a separate entity to implement the due care requirements.



10448 Citation Drive, #100
 P.O. Box 2160
 Brighton, Michigan 48116
 Phone: 810.225.2800 Fax: 810.225.3800

The following are the estimated costs of both the recommended and optional tasks. As described in Scenario 1, a new purchaser would typically conduct and fund the site assessment activities and necessary remediation, but would typically not complete the optional items.

Task	Scenario 2 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$2,000	\$2,640	\$2,000	\$2,640	\$2,000	\$2,640
DEQ Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$188,266	\$244,746	\$188,266	\$244,746	\$188,266	\$244,746
Sub-Slab Vapor System	\$75,240	\$99,317	\$86,400	\$114,048	\$115,200	\$152,064
Soil Disposal During Construction	\$44,587	\$115,925	\$51,200	\$133,120	\$68,267	\$177,493
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$338,693	\$547,628	\$356,466	\$579,554	\$402,333	\$661,943
<u>Optional Tasks</u>						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$404,193	\$899,573	\$421,966	\$931,499	\$467,833	\$1,013,888

Scenario 3

This scenario would not require control of volatilization to indoor air, since all ground level activity is open parking. Therefore, source control and sub-slab vapor control should not be required if no building or occupied space are located on the ground floor (Declaration of Restrictive Covenant Section 1(a)(ii)). However, if groundwater remediation is selected, source control should also be implemented to reduce leaching to groundwater and therefore reduce remediation duration.

The following are the estimated costs of both the recommended and optional tasks. As described in Scenario 1, a new purchaser would typically conduct and fund the site assessment activities and necessary remediation, but would typically not complete the optional items.



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Task	Scenario 3 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$2,000	\$2,640	\$2,000	\$2,640	\$2,000	\$2,640
DEQ Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Slab Vapor System	\$0	\$0	\$0	\$0	\$0	\$0
Soil Disposal During Construction	\$44,587	\$115,925	\$51,200	\$133,120	\$68,267	\$177,493
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$75,187	\$203,565	\$81,800	\$220,760	\$98,867	\$265,133
Optional Tasks						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$140,687	\$555,510	\$147,300	\$572,705	\$164,367	\$617,078

Funding Options

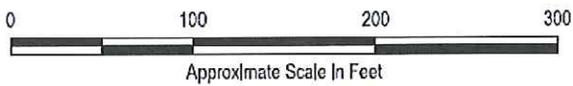
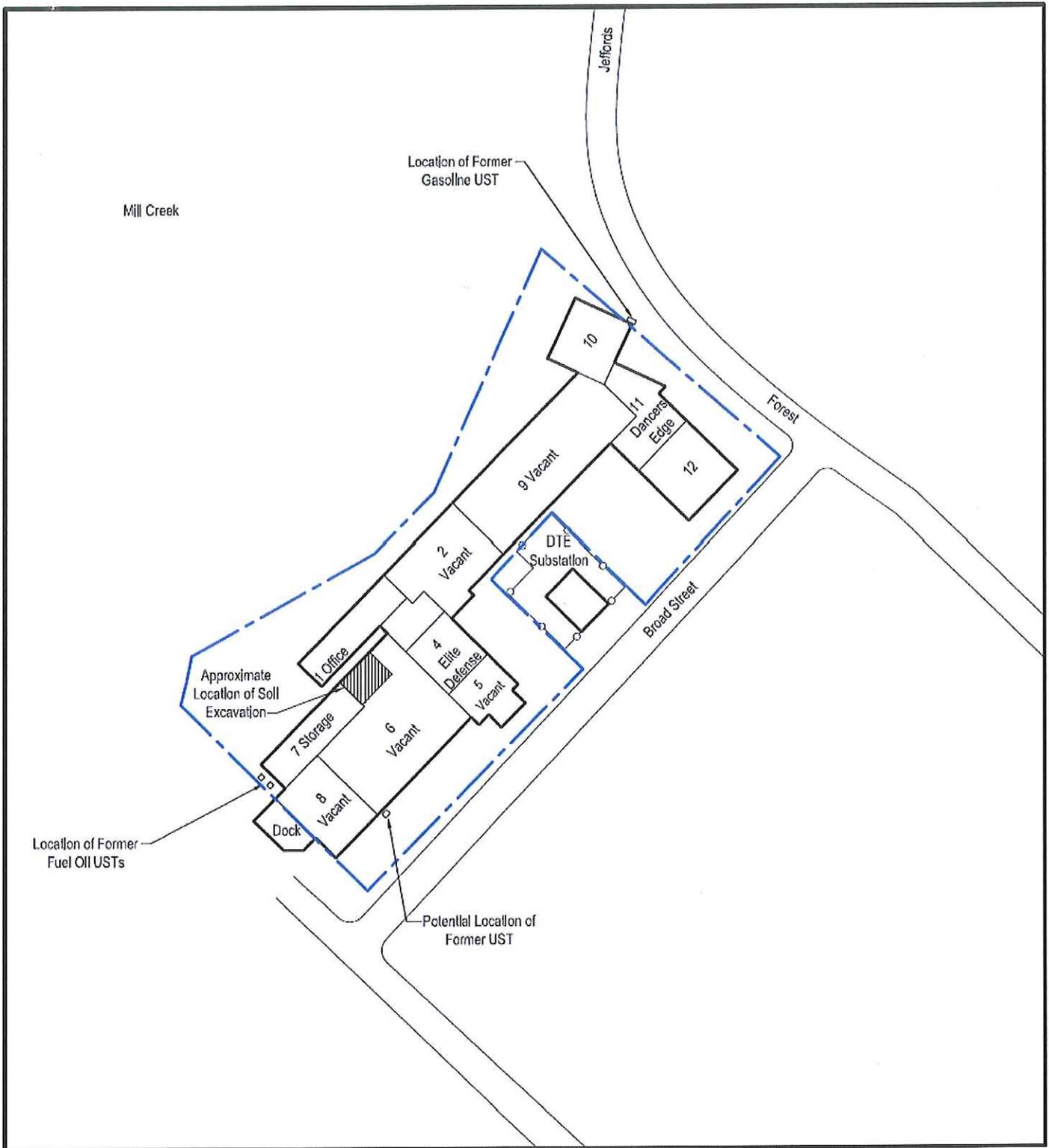
A new purchaser, if they comply with the innocent landowner, or bonafide purchaser, definition, could apply for funding for all of the assessment and remediation costs described above using Brownfield Tax Increment Financing (TIF) under Act 381. This would require preparation of a Brownfield Plan, which is included in the above cost estimates. Repayment from local only taxes would require 6 years for the high density minimum cost option under Scenario 1 at \$468,833 (best case for all costs listed), or 22 years for the low density maximum cost option under Scenario 1 at \$900,893 (worst case).

Funding for the source remediation (\$188,000-245,000) and UST removal (\$10,000-60,000) may be available from the previous landowner under existing agreements with the Village. In any case, funding of the source remediation and UST removal by the previous landowner may be a preferred option, since cost recovery for any Brownfield TIF can be pursued by the state. Funding for other items from the previous landowner may not be practical, since these are required for residential redevelopment and would not be required if the property remained industrial.

Funding for the source remediation (\$188,000-245,000) may also be available to the Village through the MDEQ Brownfield Redevelopment Grant and Loan Program. This program is competitive, but it provides funding to mitigate impacts so that redevelopment can proceed. It would require that a developer have a purchase agreement, and it is limited to one award per municipality per year.



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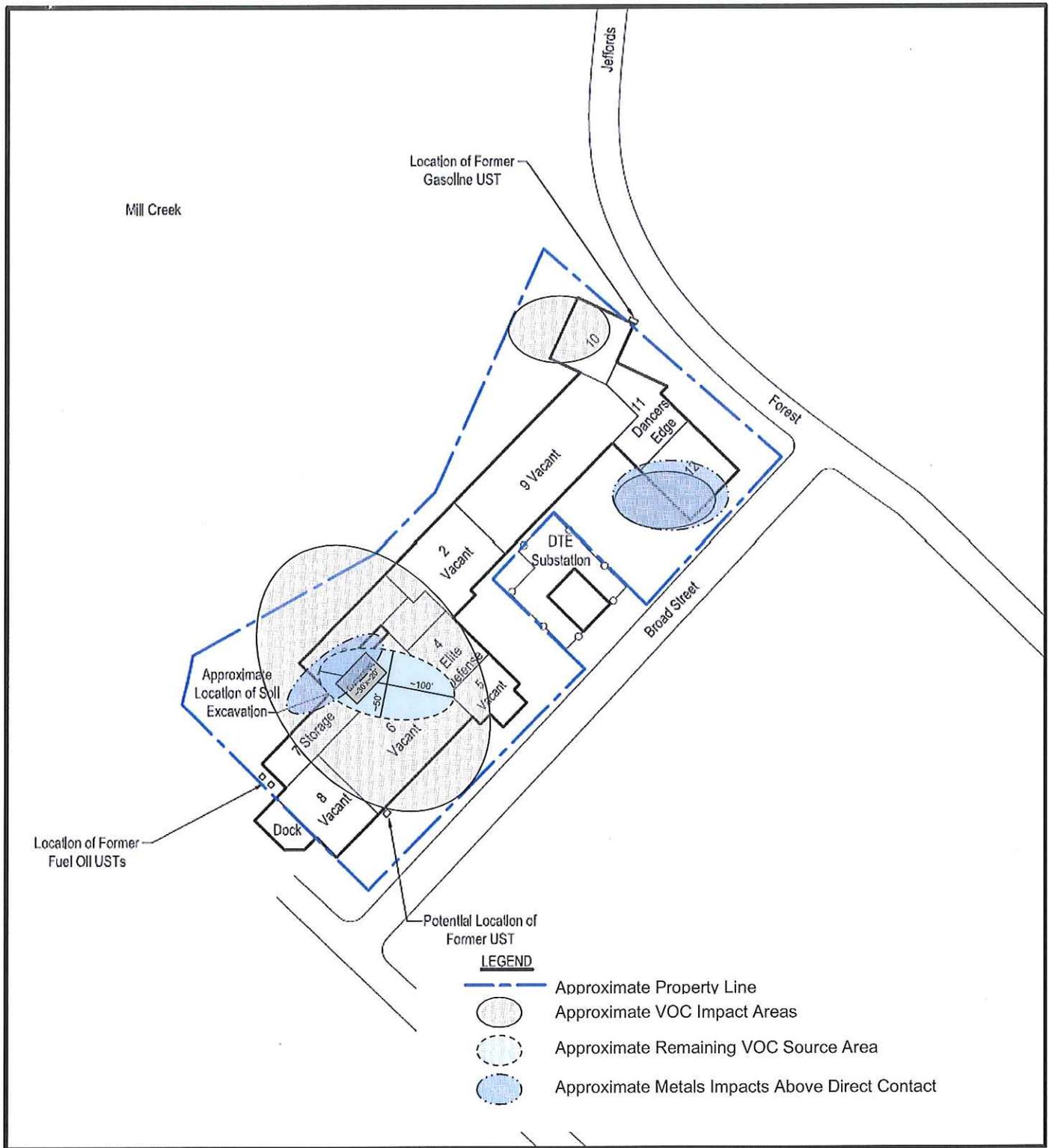
3045 Broad St.

Dexter, MI



Created by: TJW October 1, 2014

Figure I: Site Features Map - Soils



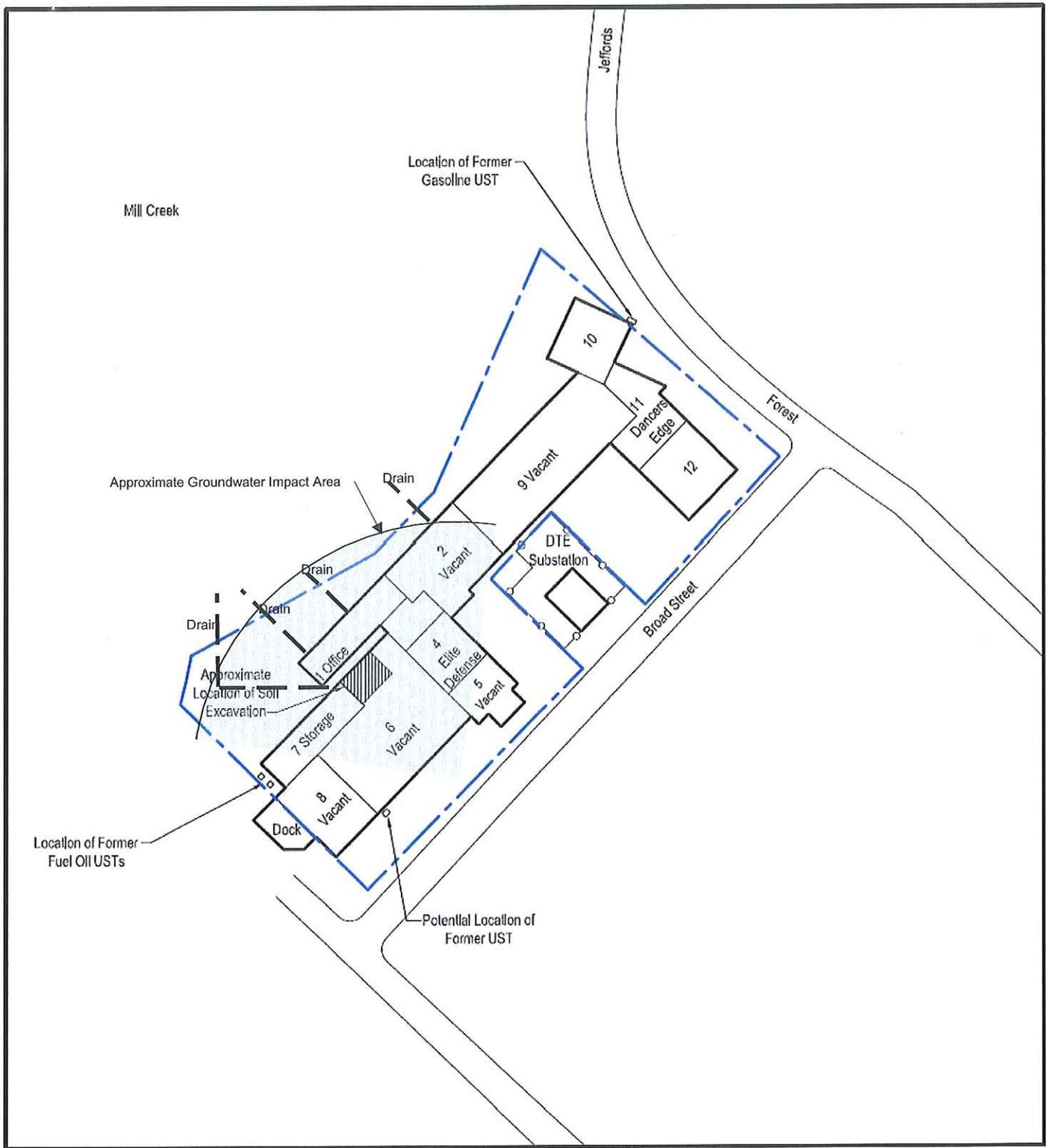
3045 Broad St.

Dexter, MI



Created by: TJW October 1, 2014

Figure 3: Site Issues Map - Soils



LEGEND
 - - - - - Approximate Property Line



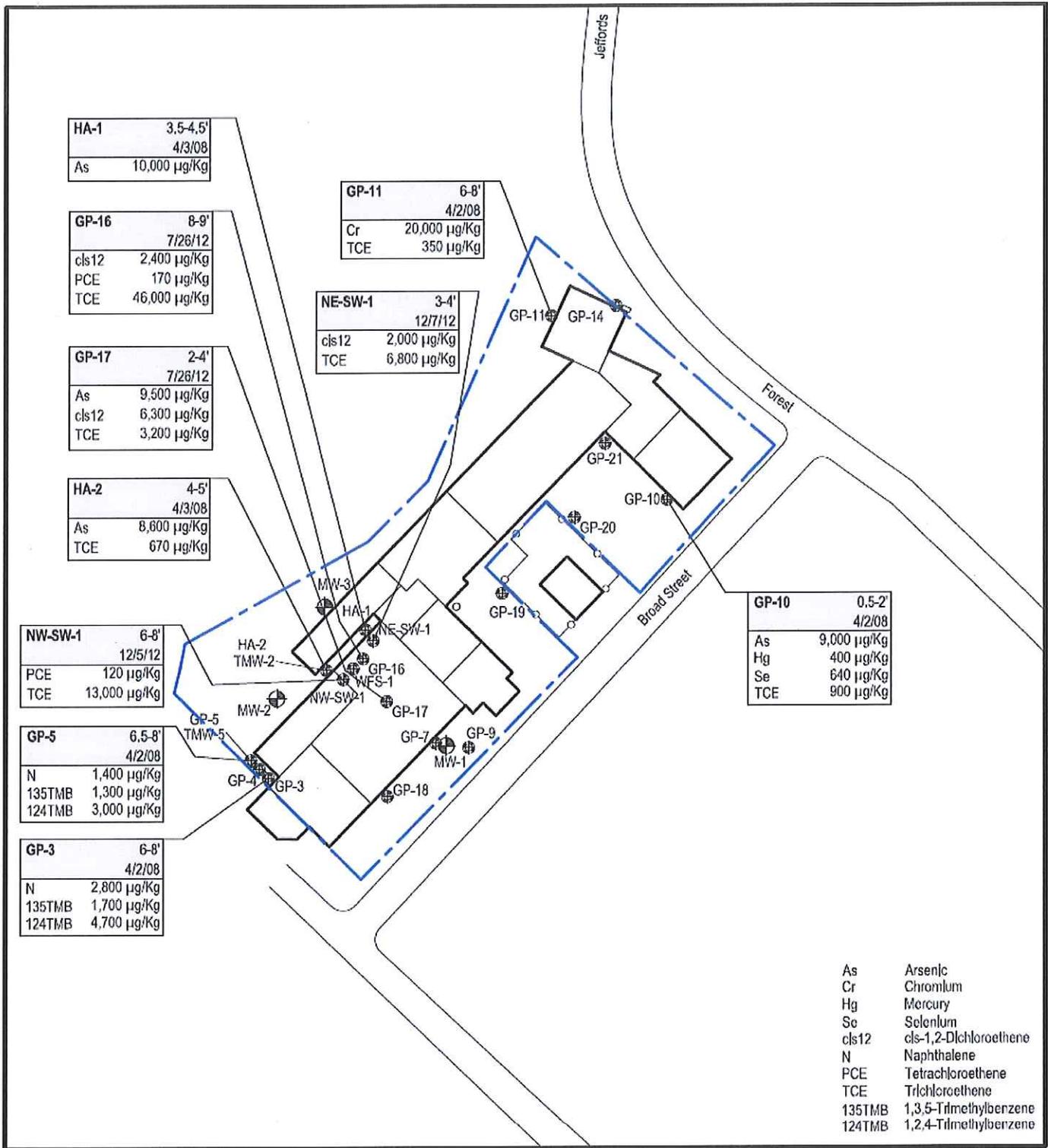
3045 Broad St.

Dexter, MI

Figure 3: Site Issues Map - Groundwater



Created by: TJW October 1, 2014



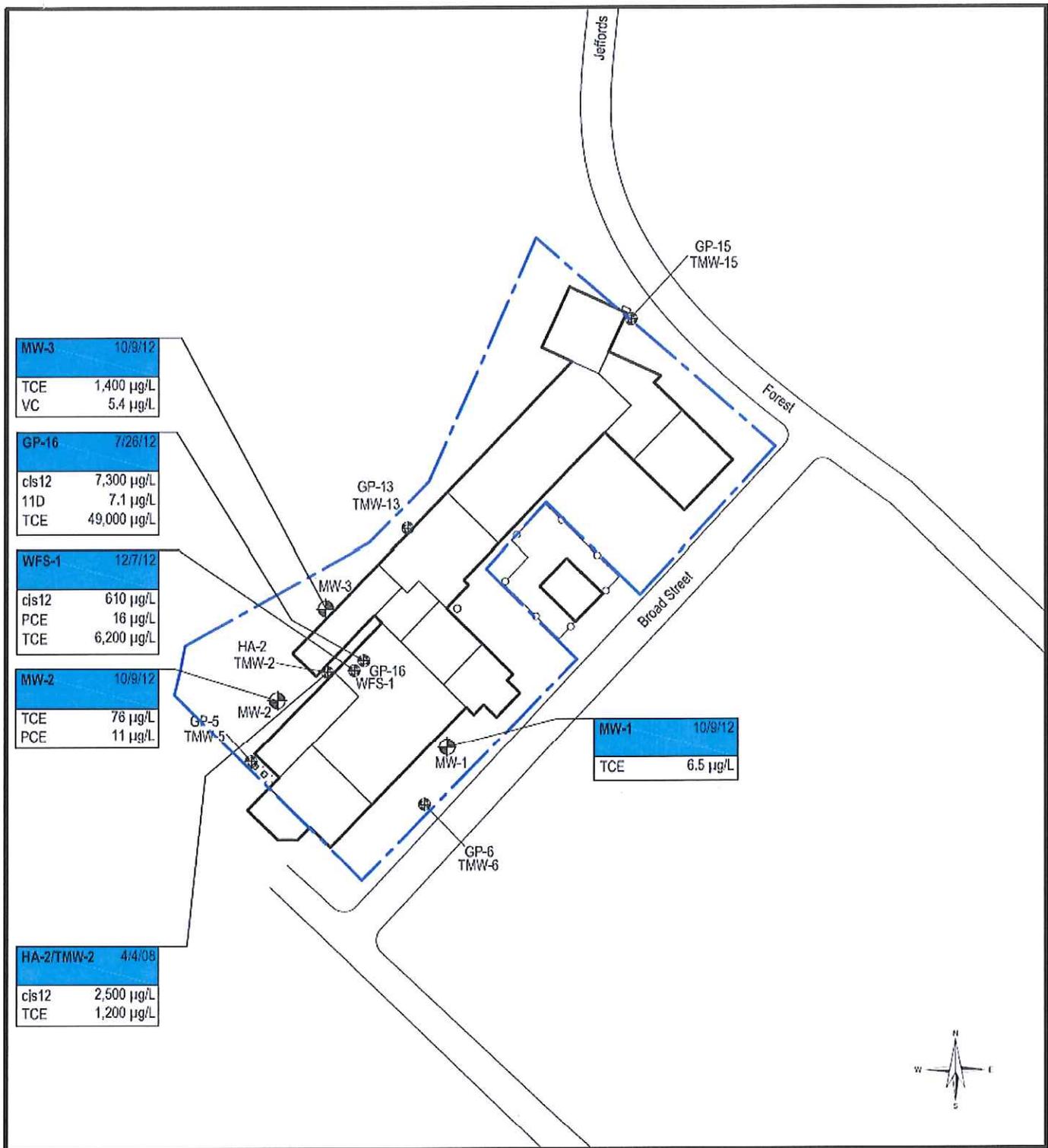
3045 Broad St.

Dexter, MI



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Figure 4: Soil Analytical Above GRCC



3045 Broad St.

Dexter, MI

Figure 5: Groundwater Analytical Above GRCC



Created by: TJW October 1, 2014



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, Village Manager

From: Michelle Aniol, Community Development Manager

Re: Public Private Partnership (P3) Conference

Date: November 18, 2014

With the redevelopment of 3045 Broad Street on the horizon, and the possibility that additional redevelopment opportunities would follow, staff wanted the DDA to be aware of available educational opportunities. Consequently, after sending out information about Public Private Partnership Conference (P3C)¹, staff received a couple of inquiries about whether the DDA would cover the cost for a member to attend the conference.

There is not a line item for education/training in the DDA Budget. However, staff put the question to Finance and Treasury Director, Marie Sherry and DDA Attorney, Scott Munzel. According to Ms. Sherry and Mr. Munzel, if the DDA would like to send a member or members to this or any other training or conference, the DDA should send a request to the Village (soon to be City) Council asking for Council to consider authorizing funds to off-set a portion of the cost for a Board member to attend.

The conference will be held at the Hotel Sheraton in Dallas, February 23-25, 2015. Registration for government, university or non-profit attendees is significantly reduced (\$495 compared to \$995 for public sector attendees).

Staff prepared an estimated budget for your consideration:

Registration: <i>Advanced registration is \$495pp</i>	\$495
Accommodations: <i>2 nights @ \$169/night (not including tax)</i>	\$338
2 meals/day @ \$15/meal	\$60
Non-stop air fare on Spirit Airlines (roundtrip)	\$206

Budget Sub-total: \$1,099

¹ P3C stands for Public-Private Partnership Conference, and is one of the largest gatherings of development professionals in the country. Owners, industry executives and government decision-makers gather for 3 days of in-depth P3 (public-private partnership) learning, business development and networking opportunities.



— THE PUBLIC-PRIVATE — PARTNERSHIP CONFERENCE

FEBRUARY 23-25, 2015

DOWNTOWN SHERATON HOTEL | DALLAS, TEXAS



**A UNIQUE AND HIGH
LEVEL INTERSECTION
OF INDUSTRY,
EDUCATION, AND
GOVERNMENT
LEADERS ADDRESSING
THE CRITICAL
PRINCIPALS BEHIND
PUBLIC-PRIVATE
PARTNERSHIPS.**

P3C is one of the largest gatherings of development professional in the country. Owners and industry executives will gather for three days of in-depth P3 learning, business development, and extraordinary networking opportunities.

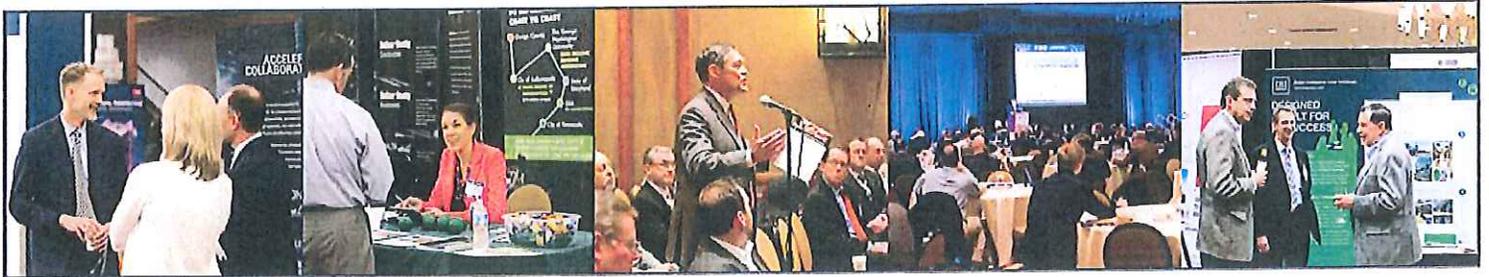
WELCOME

The Public-Private Partnership Conference is one of the largest gatherings of government and industry development professionals in the country. Project owners, industry executives and key decision-makers will gather for three days of in-depth public-private partnership learning, business development, and extraordinary networking opportunities.

Next year's agenda will feature over 100 speakers who will address the critical principles behind successful public-private partnerships and help attendees meet their development objectives. Our 2015 program serves as a guide through the current trends, challenges, and opportunities in the U.S. P3 market for sectors including community & social infrastructure, real estate, transportation, higher education, urban/economic development, and more.

The conference attracts senior management from the largest firms in the construction, engineering, architecture, legal, and consulting industries; as well as public leaders and development agency officials from the municipal, state, and federal levels of government.

There are many reasons why industry professionals return year after year to the Public-Private Partnership Conference. From in-depth seminars, case studies, and education sessions hosted by experts that offer guidance on all aspects of P3's; to networking events where attendees find new partners and ways to grow their business; to catching up with peers and colleagues, and sharing insights and experiences. The demand for exposure to P3 emerging topics, issues, and global trends is great and the opportunities are here.



NETWORK AT THE LARGEST P3 EVENT IN THE COUNTRY

We understand the importance of networking, and will be offering new ways for conference delegates to connect. P3C will offer multiple daily breaks, receptions, one-on-one meeting areas and specific events designed for you to meet new industry faces and reconnect with old colleagues.

PRIVATE SECTOR AUDIENCE:

CEOs, Presidents, Vice Presidents, Business Development, and Managing Directors.
40% of audience comes from architectural, engineering, and construction industries.

PUBLIC-SECTOR AUDIENCE:

P3C attracts elected and non-elected officials across municipal, state and federal levels of governments including key decision makers from a variety of public agencies.

We also invite you to stroll through our active exhibition hall. With over 50 participating organizations, conference delegates can meet face-to-face with innovative and industry leading companies while learning about their products and services in person.

SOME OF THIS YEAR'S TOPICS

This year's conference will offer 3 days of programming in the form of seminars, panel discussions, case studies, lectures, and strategy overviews delivered by some of the most experienced and influential professionals in the P3 industry. Below is a selection of this year's topics. More sessions can be found on our website at www.P3C2015.com

- REFLECTIONS ON THE KEYS TO A SUCCESSFUL P3
- PLANNING, PROCUREMENT, AND POLITICAL WILL
- KEY CONSIDERATIONS FOR IMPLEMENTING P3 PROJECTS
- P3: THE AMERICAN MODEL
- P3 TRENDS IN HIGHER EDUCATION
- LESSONS LEARNED FROM DENVER'S REDEVELOPMENT OF UNION STATION
- P3 BUILDING PERFORMANCE GUARANTEES & INCENTIVES
- CLOSING THE GAP WITH ACRONYMS: TIF, NMTC, EB-5, AND MORE
- THE 3RD LETTER IN P3 STANDS FOR PARTNERSHIP
- TESTIMONIALS OF PUBLIC MANAGERS WHO SURVIVED P3 CHALLENGES
- P3 CENTERS OF EXCELLENCE
- APPLYING P3 CONCEPTS TO LOCAL LEVEL PROJECTS
- REAL ESTATE PROJECTS EXECUTED IN PARTNERSHIPS WITH GOVERNMENTAL AUTHORITIES
- DEVELOPING HOTELS WITH P3S: PRE-PLANNING FOR SUCCESS
- ARE P3S THE RIGHT CHOICE TO FINANCE NEW AND MONETIZE EXISTING CAMPUS FACILITIES?
- EB-5 AND P3: ADVANTAGES OF ALIGNMENT
- UNRAVELING THE COMPLEXITY OF P-4 "ANGLE" PROJECTS



DEAL DAY: A NATIONAL SHOWCASE FOR P3 PROJECTS

Municipalities from around the country will take stage to discuss their project pipelines and upcoming procurement opportunities to our audience of developers, investors, and industry professionals.

Attendees will preview of some of the newest development projects as owners discuss their local development goals, redevelopment visions and prospective capital projects.

Below is a preview of some of the presenters you'll find at P3C but be sure to visit our website for a full list of Deal Day presenters.

DEKALB COUNTY, GEORGIA

PORT OF RIDGEFIELD

CITY OF PHOENIX

CONCONUT CREEK, FLORIDA

CITY AND COUNTY OF DENVER

SALT LAKE CITY

PORT OF
CAMAS-WASHOUGAL

THE PORT OF VANCOUVER

EXTENSIVE NETWORKING OPPORTUNITIES

P3C 2015 provides countless opportunities to network with the industry's most active and influential professionals, P3 experts, important service providers, and public leaders from across the country.

After our opening day sessions, be sure to stick around and join us at **the Opening Day Networking Reception on Monday, February 23, from 5-7p.m.**



P3C 2015 HIGHLIGHTS YOU CAN'T AFFORD TO MISS

ENGAGE WITH OVER 750 ATTENDEES FROM THE LARGEST FIRMS IN THE CONSTRUCTION, ENGINEERING, ARCHITECTURE, LEGAL, AND CONSULTING INDUSTRIES; AS WELL AS PUBLIC LEADERS AND DEVELOPMENT AGENCY OFFICIALS FROM THE MUNICIPAL, STATE, AND FEDERAL LEVELS OF GOVERNMENT.

PREVIEW NEW DEVELOPMENT PROJECTS. P3C IS THE NATIONAL FORUM FOR OWNERS TO PRESENT LARGE SCALE P3 OPPORTUNITIES IN THE U.S.

LEARN FROM RENOWNED P3 EXPERTS AS THEY EXAMINE BEST PRACTICES, LESSONS LEARNED, AND INNOVATIVE USES OF P3 DEVELOPMENT TOOLS.

DISCOVER NEW AND PROVEN APPROACHES TO P3S, OTHER ALTERNATIVE PROJECT DELIVERY METHODS, AND INNOVATIVE PROJECT FINANCE MODELS USED AROUND THE WORLD.

FEBRUARY 23-25, 2015

DALLAS, TEXAS | DOWNTOWN SHERATON HOTEL

WWW.P3C2015.COM

LEARN

PARTICIPATE

REGISTER

(<http://thep3conference.com/registra>)

2015 Schedule At A Glance

Monday February 23, 2015

10:00am — 2:00pm
EXHIBITION SET UP

10:00am — 2:00pm
CONFERENCE CHECK IN

2:00pm — 3:30pm
AFTERNOON PLENARY SESSION:

3:45pm — 5:00pm
BREAKOUT SESSION:
Track 1

3:45pm — 5:00pm
BREAKOUT SESSION:
Track 2

3:45pm — 5:00pm
BREAKOUT SESSION:
Track 3

3:45pm — 5:00pm
BREAKOUT SESSION:
Track 4

5:00pm — 7:00pm
OPENING WELCOME RECEPTION &
EXHIBITION

Tuesday February 24, 2015

7:00am — 8:00am
BREAKFAST & EXHIBITION

8:00am — 9:30am
MORNING PLENARY SESSION:

9:45am — 11:00am
BREAKOUT SESSION:
Track 1

9:45am — 11:00am
BREAKOUT SESSION:
Track 2

9:45am — 11:00am
BREAKOUT SESSION:
Track 3

9:45am — 11:00am
BREAKOUT SESSION:
Track 4

9:45am — 11:00am
DEAL DAY SESSION #1

11:15am — 12:30pm
BREAKOUT SESSION:
Track 1

11:15am — 12:30pm
BREAKOUT SESSION:
Track 2

11:15am — 12:30pm
BREAKOUT SESSION:
Track 3

11:15am — 12:30pm
BREAKOUT SESSION:
Track 4

11:15am — 12:30pm
DEAL DAY SESSION #2

12:30pm — 2:30pm
LUNCH & EXHIBITION

2:30pm — 3:45pm
BREAKOUT SESSION:
Track 1

2:30pm — 3:45pm
BREAKOUT SESSION:
Track 2

2:30pm — 3:45pm
BREAKOUT SESSION:
Track 3

2:30pm — 3:45pm
BREAKOUT SESSION:
Track 4

2:30pm — 3:45pm
DEAL DAY SESSION #3

4:00pm — 5:15pm
BREAKOUT SESSION:
Track 1

4:00pm — 5:15pm
BREAKOUT SESSION:
Track 2

4:00pm — 5:15pm
BREAKOUT SESSION:
Track 3

4:00pm — 5:15pm
BREAKOUT SESSION:
Track 4

4:00pm — 5:15pm
DEAL DAY SESSION #4

5:30pm — 7:30pm
NETWORKING RECEPTION &
EXHIBITION

Wednesday February 25, 2015

7:00am — 8:00am
BREAKFAST & EXHIBITION

8:00am — 9:30am
MORNING PLENARY SESSION:

9:45am — 11:00am
BREAKOUT SESSION:
Track 1

9:45am — 11:00am
BREAKOUT SESSION:
Track 2

9:45am — 11:00am
BREAKOUT SESSION:
Track 3

9:45am — 11:00am
BREAKOUT SESSION:
Track 4

11:15am — 12:30pm
BREAKOUT SESSION:
Track 1

11:15am — 12:30pm
BREAKOUT SESSION:
Track 2

11:15am — 12:30pm
BREAKOUT SESSION:
Track 2

11:15am — 12:30pm
BREAKOUT SESSION:
Track 4

12:30pm — 2:30pm
AFTERNOON PLENARY SESSION:



OFFICE OF COMMUNITY DEVELOPMENT

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Memorandum

To: Downtown Development Authority
Courtney Nicholls, Village Manager

From: Michelle Aniol, Community Development Manager

Re: Report for November 20, 2014 DDA Meeting

Date: November 18, 2014

Trail Town Update

Staff attended a quarterly meeting of Trail Town communities on October 29, 2014. Trail Towns is a Huron River Watershed Council's RiverUp! Initiative. RiverUp! is part of a community movement to embrace and celebrate the assets of the Huron River for the benefit of local economies and residents, and conservation of our shared natural heritage. RiverUp! has 3 long-term objectives, FixUp! by investing in recreation infrastructure; CleanUp! by improving the ecological health of the river; and BuildUp! by facing our communities toward the river and transform the river corridor into a premier destination. Trail Towns falls under the BuildUp! umbrella, and was created to facilitate economic development by promoting recreational tourism. Here is a summary of from the meeting:

- HRWC recent publications: Dexter is prominently featured in two recent HRWC publications, RiverUP! and the Huron River Report. Copies of these reports accompany this memo.
- DIA Inside/Out: HRWC staff submitted an application to participate in the Detroit Institute of Arts Inside Out program. The Inside/Out program brings 80 reproductions of masterpieces from the DIA's collection to the streets and parks of greater metro Detroit. These installations pleasantly surprise and delight residents of and visitors to participating communities, all the while engaging them in dialogue about art. Inside/Out helps generate pride in a community using the arts, much like our Plein Air event, and promotes community and economic development.

The DIA announced the recipient communities last week and the Trail Towns application was approved. The DIA installations will be placed throughout the Village from August – October 2015. They will be placed in locations that are easily accessible to the public and in public spaces where people are known to gather or use. In addition, the DIA offers support to participating communities, from buses for tours to DIA docent's to lead tours/talks about the installations. A decision is expected this week. Village Manager, Courtney Nicholls and Paul Cousins will represent Dexter at an invitation only event, at the DIA on Thursday, November 20th.

- Kayak Lockers: The Huron River is one of the most popular paddling and fly-fishing rivers in the state. It's also home to one of the busiest liveries in Michigan. An inventory of water trail infrastructure has been developed to track the condition of access sites, signage, portages, camping spots, lodging, and amenities that include bathrooms, parking, picnic tables and lockers. Kayak lockers to be exact. The HRWC has partnered with MAde Studios to design kayak lockers that are visually appealing, as well as functional. Attached you will find a copy of the draft presentation regarding the kayak design process.
- The Making of Mill Creek Park: The Huron River Watershed Council (HRWC) commissioned an awesome video about the making of Mill Creek Park. It's called The Making of Mill Creek Park, A RiverUp! Story. You can view it on YouTube (type in Making of Mill Creek Park) or check out the video on the Village website at <http://dextermi.gov/parks>.

The video highlights this outstanding accomplishment, which was made possible through enduring partnerships, unwavering vision, strong leadership and community involvement. Not only does this video highlight the beauty of the Mill Creek and Mill Creek Park, but it carries with it the message that Dexter is truly a great place to live, work and play!

Business Development News

- The new owners of 8099 Main Street (formerly the Bits-N-Pizza building) have applied for zoning compliance to remodel a portion of the basement for a small office to be leased out.
- The Mill Creek Sports property is officially on the market. More information, including a brochure for the property can be found by pasting the following link to your web browser.
[http://properties.swishercommercial.com/jsp/search/results.jsp?override=true&search2=true&propertyType=&subtype=&49_subtype=All&saleOnly=1&groupSuites=1#t=3|p=1,50|s=CITY,0|c=search2:true;propertyType;;subtype;;49_subtype:All;saleOnly:1;groupSuites:1;|ac=StreetAddress,Keyword,Location:\[\]|PropertyType,UseType,SalePrice,LeasePrice,Size,SaleLease|gs=1|h=d=55_29641083|tl=Former](http://properties.swishercommercial.com/jsp/search/results.jsp?override=true&search2=true&propertyType=&subtype=&49_subtype=All&saleOnly=1&groupSuites=1#t=3|p=1,50|s=CITY,0|c=search2:true;propertyType;;subtype;;49_subtype:All;saleOnly:1;groupSuites:1;|ac=StreetAddress,Keyword,Location:[]|PropertyType,UseType,SalePrice,LeasePrice,Size,SaleLease|gs=1|h=d=55_29641083|tl=Former)

An auction of the remaining sporting equipment will be auctioned on December 2-3, 2014 by Braun and Helmer Auctioneers. For more information, check out the website <http://www.braunandhelmer.com/>.

Planning Commission Updates

- The Planning Commission discussed the intersections of Baker and Forest and Baker and Grand at its meeting on November 3rd. The focus of the discussion was pedestrian safety and location of crosswalks and on-street parking concerns. Since their discussion was multi-faceted staff suggested the Commission consider a corridor study with components, such as the intersections, crosswalks, mid-block crossings, on-street parking, etc., are addressed. The Planning Commission felt a comprehensive study would be appropriate. Thus a Corridor Study of Baker Road will be added to the CIP, as a planning project.
- The Planning Commission is moving forward to undertake a systematic, step-by-step approach to amending and reformatting sign regulations in the Zoning Ordinance. To assist the Planning Commission, staff prepared a draft scope of work that seeks to organize the process and ensure the format is easier to understand, infused with graphics and illustrations and reformatted in a more effective and efficient document. Once staff finalizes the scope of work, it will be sent to our planning consultant for a cost proposal. The proposal will be presented to the Planning Commission to review and discuss, before making a recommendation to Council.
- The Planning Commission discussed at great length the issue of parking in the area of Central and Huron Streets. As you probably know, one of the safety measures/improvements MDOT is requiring, as part of the B-2-B Trail project, is the installation of a barrier (i.e. fence) between the Trail and the train ROW. As a result, however, a key source of parking used by visitors to Dexter Cider Mill and canoers/kayakers/tubers use to access the Huron River will be lost.

Staff has heard from representatives with the HRWC, the Sheriff's department, residents and businesses in the area, other Village staff and administration that indicates the parking situation in the area of Huron Street, Mast and Huron River Drive, and Central Street near the railroad crossing creates a problem 7 months out of the year and needs to be resolved.

In this situation we're dealing with multiple stakeholders, including residents, businesses and visitors; public safety officials, including the sheriff and DAFD; and others, such as the HRWC, the Village Parks Commission, and select Village staff, all of which have varying interests and opinions that must be considered and addressed. Consequently, there is no quick fix. With this understanding, staff presented the Planning Commission with the following scope of work to consider and discuss:

- Establish a Steering Committee¹ to represent the various stakeholders. Develop a mission and vision statement.
- Conduct a thorough assessment of existing and future conditions as they pertain seasonal/recreational activities that impact parking in the target area.
- Conduct a 'visioning' session with the Steering Committee and establish goals.
- Compile and present results of 'visioning' session, including the goals to Planning Commission for feedback and direction.
- Develop a list of options/alternatives for addressing the issues and present to the Steering Committee for input and feedback.
- Prepare a draft plan of action and review with the Steering Committee for final comments.
- Revise draft plan, and present to the Planning Commission for feedback.
- Prepare revised draft and review with Planning Commission.

With the HRWC indicating a desire to assist the Village with this process, including cost, consensus of the Planning Commission was to add this project to the CIP, as a planning project. In the interim, the Commission is considering a request from resident, John Coy to install signage that clarifies where vehicles can and cannot be parked on Huron Street.

ZBA Update

- No cases are scheduled for November.

¹ Steering Committee members would be expected to keep their respective groups informed throughout the planning process, and provide the Steering Committee with any feedback, as well.



Photo by Marc Akemann

BUILDUP!

TURNING OUR COMMUNITIES TO FACE THE RIVER

In order to transform the Huron River corridor into a destination, communities along the river need to face toward the riverfront and not away from it. It's imperative that public and private institutions physically face the Huron and make it an essential part of the community. One way of achieving this vision is to develop the Huron River corridor into the Huron River Water Trail (see FixUp! section). Imagine spending several days staying at B & Bs, dining at waterfront restaurants, visiting local museums and attending music festivals and art fairs. When combined with a robust higher education environment, including a world-class university, the rich talent pool it attracts could be a powerful stimulus to our regional economy.

Our Goal: The Huron River is the "Main Street" of our river towns where residents and visitors recreate, live, gather, commute, do business, and treasure their riverfront locations.

Accomplishments

RiverUp! is part of a community movement to embrace and celebrate the assets of the Huron River for the benefit of local economies and residents, and conservation of our shared natural heritage. This renaissance for the river builds on exciting riverfront projects underway by our partners who are improving and creating recreation opportunities for residents and tourists. There's lots going on!

It Pays to RiverUp!

What is the current impact of the river to local economies? And how much can we expect that impact to increase if RiverUp! is fully implemented? We are closer to answering those questions with research and analysis conducted by Washtenaw County, Office of Economic and Community Development. Their "Huron River Water Trail Economic Impact Analysis" prepared for the Huron River Watershed Council and RiverUp! shows that investing in freshwater resources pays.

An excerpt from the report's Executive Summary highlights the key points:

Using a 2006 economic impact study prepared for the Outdoor Industry Foundation and a 2009 Michigan State University use study of the Border-to-Border Trail (B2B) in Washtenaw County, this report offers a rough estimate of 103,000 annual visitors to the Huron River Water Trail, which translates to almost \$50 million in regional economic growth. Through multiple access points in high density population centers, Washtenaw County currently realizes the majority of the river's recreation economy, generating \$33 million in revenue.

As the Huron River Watershed Council (HRWC) and other partners driving the vision of a vibrant Huron River look to maximize their efforts, this report recommends that they continue to develop the regional outdoor recreation tourism infrastructure. Rather than creating new markets, the Huron River Water Trail can better benefit existing businesses by presenting them with an opportunity to provide additional food, lodging, and outfitting services to paddlers drawn to the area from as far away as Fort Wayne, Indiana and Akron, Ohio.

Refining the analysis and expanding it to the economies of Oakland, Livingston, Monroe, and Wayne counties are the next steps. Contact eriggs@hrwc.org for the full report.

Building Trail Towns

What is a Trail Town?

A Trail Town is a destination along the Huron River Water Trail. Trail users can venture off the trail to enjoy the scenery, services, and heritage of a community with its own character and charm. It is a place where trail users can find amenities such as restaurants and shops. Just as hiking trails connect people to the land, Water Trails help people discover rivers, connecting urban and rural communities with the outdoors.



Photo by Marc Klemann

DEXTER MILL CREEK PARK BOARDWALK

Our objective -- The five largest river communities embrace their position as river towns by incorporating river-based recreation and economies in their vision and planning documents, DDAs, budgets, and otherwise integrated into the communities.

- Village of Milford, Oakland County
- Village of Dexter, Washtenaw County
- City of Ann Arbor, Washtenaw County
- City of Ypsilanti, Washtenaw County
- City of Flat Rock, Wayne County

In addition to these five communities, RiverUp! is supporting smaller communities that are ready to engage in the Trail Town process.

The RiverUp! is engaging the communities in the following elements of the Trail Towns process:

- Develop a Trail Town team consisting of community leaders. Establish consensus and cooperation by building partnerships among various groups that have a stake in the local trail system and the downtown.
- Develop strategies and recommendations for new ideas and spark discussions on how to better utilize the HRWT to expand on and complement existing efforts
- Develop a resource strategy to implement Trail Towns
- River stewardship events/opportunities to build citizen engagement

The Huron River is on the vanguard of promoting Trail Town development in Michigan, and in the Great Lakes. So far, the response from the communities has been very enthusiastic!

Automotive Heritage Trail District

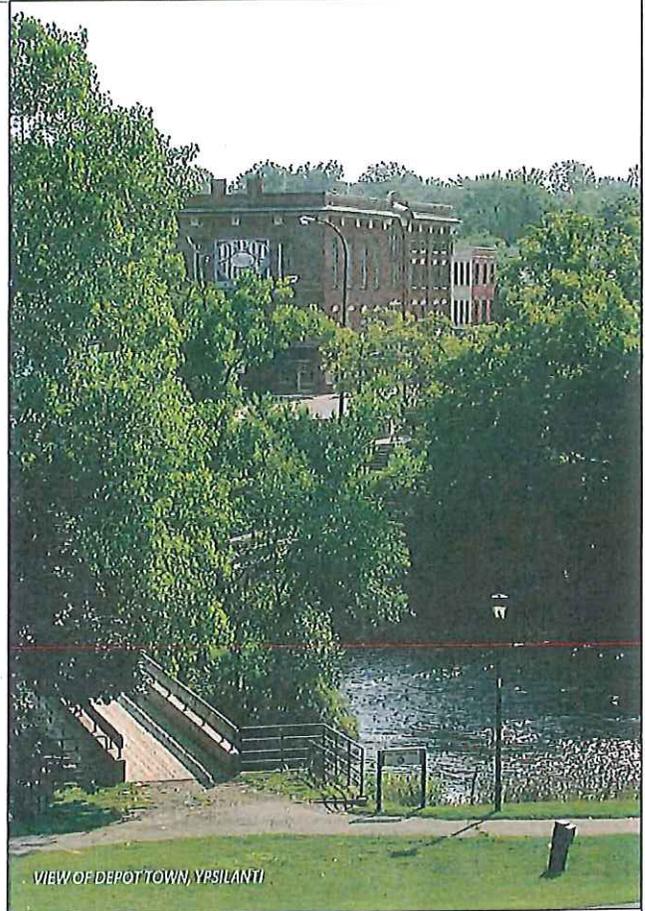
Branding opportunities exist for each section of the Huron River Water Trail with themes that may be drawn from natural features, cultural heritage, or other place-based aspects. The section of the river through Ypsilanti provides the opportunity to improve awareness of and access to historical automotive sites and the labor movement associated with the era of auto production. RiverUp! facilitated local stakeholders in creation of the master plan for this district.

Henry Ford's Village Industry concept was realized along the Huron River in the 1930s upon completion of dam projects such as the Ford Lake Dam and Powerhouse that required flooding of the river to form Ford Lake. The landscape and the surrounding communities were forever changed. Using hydropower produced at the dam, automobile manufacturing factories sprang up along the lake and the Huron River in the City of Ypsilanti to meet Americans' growing demand for automobiles.

Goals of the District and Master Plan are the following:

1. Improve awareness of and access to historic automotive sites and the role of labor movement – identify sites and develop an interpretive program
2. Enhance recreational tourism via Border to Border Trail and Huron River Water Trail – enhance visibility and stimulate interest in the regional resources
3. Transform the river into a destination – develop content and a promotional message
4. Provide safe canoe and kayak access/portages – evaluated existing and proposed canoe/kayak facilities
5. Community development through Trail Towns to realize the economic potential of trails to stimulate local economies.

The focus of the Master Plan is on trail users of the Water Trail and the Border-to-Border Trail. RiverUp! and SmithGroupJJR facilitated the stakeholders and produced the Master Plan for the Automotive Heritage Trail District in Ypsilanti. The report describes the primary automotive, recreational, and commercial destinations within the limits of the trail district as identified through collaborations with numerous stakeholders. The stakeholders were the City of Ypsilanti, Ypsilanti DDA, Ypsilanti Area CVB, Ypsilanti Township, Washtenaw County Parks and Recreation Commission, MotorCities National Heritage Area, the Ypsilanti Automotive Heritage Museum, Eastern Michigan University/UAW 1976, and representatives from the offices of Congressman John Dingell (MI-12), State Senator Rebekah Warren and State Representative David Rutledge.



Connecting Blueways and Greenways

All along the Huron, river towns are investing in parks that touch the river. The park improvements demonstrate our region's commitment to connecting residents and visitors to the river and maintaining green infrastructure that offers unique recreation opportunities and protects river health. The map on page 7 shows the many park improvements happening or slated for the near future.

Downtown Development Authorities of in Milford, Dexter, and Flat Rock stated their commitment to making the river a featured highlight of their plans and through serving as keystone communities for the Huron River Water Trail. In Dexter, the community is building on the 2008 reconnection of Mill Creek to the Huron River from the removal of the Mill Pond dam; the creation of Dexter's "central park" at Mill Creek Park will serve as a popular gateway to the village for both residents and tourists. Natural and man-made whitewater features in Dexter and Ann Arbor, respectively, are bringing kayakers to the Huron River from all over the Lower Peninsula and Northwest Ohio. Finally, the post-cleanup vision for the former coal gasification property in Ann Arbor includes a public park with paddling access and a riverfront restaurant.



Huron River Report

Published quarterly by the Huron River Watershed Council

WINTER 2013



feature
story

Trail Towns of the Huron

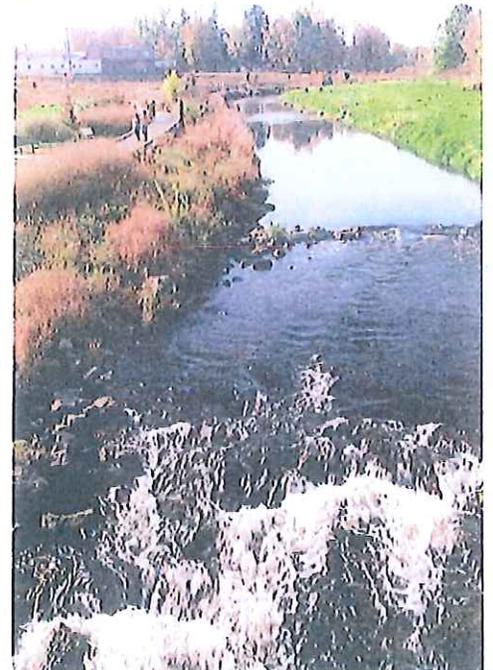
Part 1 in a series: the Village of Dexter

A river renaissance is taking place in the cities and towns along the Huron River. Through RiverUp! (riveruphuron.org), river corridor revitalization is underway with the goal of making the Huron River the new "Main Street" where residents and tourists recreate, live, gather, commute, and do business. HRWC is leading public and private partners in the largest river communities to incorporate river-based recreation and economies in their visions and plans, downtown development authorities, municipal budgets, and otherwise to maximize the river for community development while balancing its ecological and aesthetic values.

Trail Towns

The Huron River Water Trail (huronriverwatertrail.org) is a 104-mile inland paddling trail connecting people to the river's natural environment, its history, and the communities it touches. The Village of Dexter is one of five Trail Towns that is a destination where trail users can venture off the trail to enjoy the scenery, services, heritage, and character of the community. The Village of Milford, City of Ann Arbor, City of Ypsilanti, and City of Flat Rock round out the list of Trail Towns.

continued on page 4



Removal of the Mill Pond Dam in 2008 created natural whitewater features in Mill Creek. Credit: M. A. Kottler

Mapping By Hand • How it was done over 100 years ago

HRWC and the University of Michigan's Bentley Historical Library are providing the public with a rare opportunity to view a collection of original historic maps featuring the Huron River drawn from surveys made in the early 1900s. Please join us on Thursday December 5, at 5:30 p.m. at the Bentley Historical Library in Ann Arbor. Speakers include Leonard A. Coombs from the Bentley

Historical Library, Janet Kauffman, a researcher who has used the Huron River Collection maps, and Phil Maly from Stantec who will also bring one of the original survey guns.

The Huron River Valley maps were made by Gardner Williams, a professor at the University of Michigan and consulting engineer, from approximately 1905 to 1922 based on field data collected by surveyors

during that time. These maps most likely were produced to assist the Detroit Edison Company with developing hydroelectric projects along the Huron River Valley.

While different survey instruments were employed in the early twentieth century, the fundamental method used at that time is still used today for most

continued on page 6

INSIDE: UPCOMING EVENTS AND WORKSHOPS *Honey Creek Bacteria Sources*
EPA, DEQ at odds over wetlands and the Clean Water Act | Failing Septic System Identification





Trail Towns of the Huron *continued from page 1*

First conceptualized for Pennsylvania land-based trails, the Trail Town concept leverages trail-based tourism and recreation for economic and community development in traiside communities along the Great Allegheny Passage. This concept represents a mostly untapped potential on the Huron. Over the course of the next year, the Huron River Report will feature each of the major river communities—Trail Towns along the Huron River—beginning with the Village of Dexter in Washtenaw County.

At River Mile 63

The Village of Dexter, situated where Mill Creek flows into the Huron River at river mile 63, boasts small town charms, an active arts community, civic pride, and abundant natural assets with land and water trails to connect them. The removal of the Mill Pond Dam in 2008 and subsequent restoration of Mill Creek catalyzed the historic and quaint village to expand its economic and community development opportunities based on the waterway flowing through town.

Village President Shawn Keough describes the new Dexter waterfront as a dream realized. "When I moved to Dexter, Mill Pond was hidden and in poor shape, and the bridge was deteriorating," recalls Keough. "The community had a vision to remove the dam and restore Mill Creek to its natural streambed,"

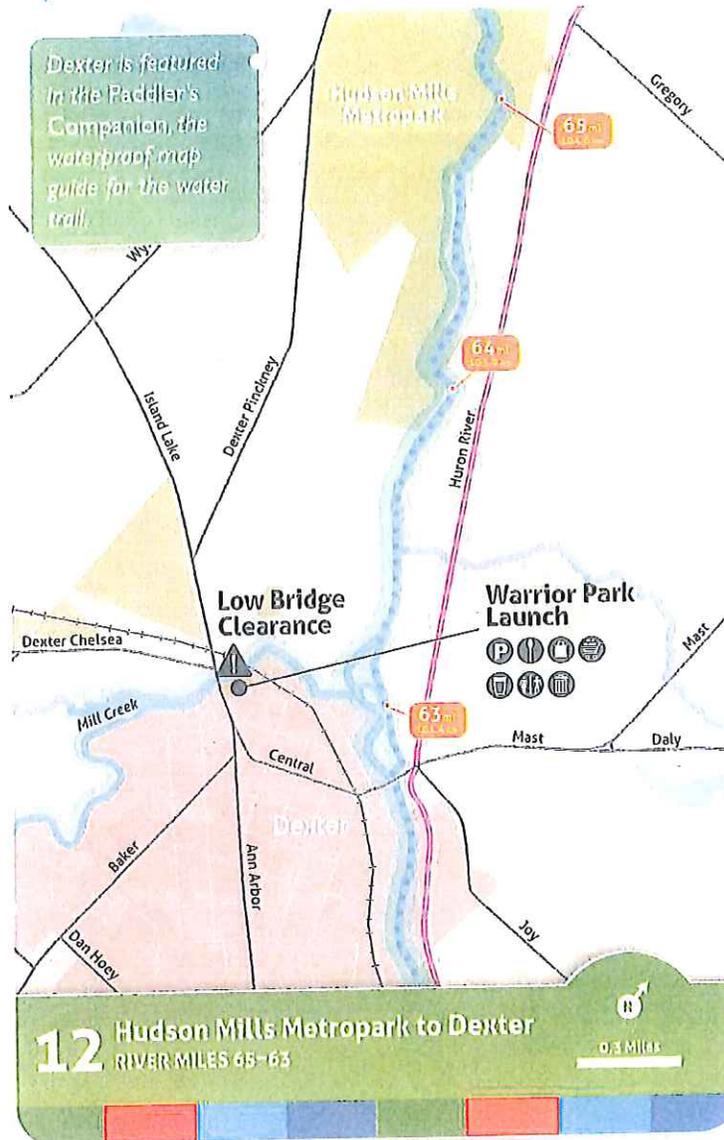
he continues, "We've turned the creek into a destination and a gateway into Dexter."

Dexter has implemented many Trail Town features for the benefit of residents, tourists, and local businesses:

- The creation of the Mill Park to **provide a gateway** into the village and downtown business district;
- Art along the creek and design of store fronts and streetscapes **create a sense of place**;
- Signage and access points provide a **welcoming atmosphere** for Border to Border Trail and Water Trail users;
- **The right mix of services** for trail users such as non-motorized boat launches, a trail network, natural features, fishing docks, restaurants, shopping, banks, and other amenities;
- **Restored habitat** and water quality features for a cleaner and healthier creek;
- **Trail-oriented events** such as Dexter Daze, the Paint Dexter Plein Air Festival, summer band concerts and outdoor performances by the Dexter Community Orchestra; and
- **A whitewater destination** on the American Canoe Association website, drawing paddlers from Ohio, Indiana, and throughout Michigan.

Opportunities for Dexter to build its reputation as a Trail Town include adding lodging, providing a shuttle service for paddlers, as well as signage about water levels and river conditions where the footbridge passes under the railroad bridge.

continued on the next page



Additional Resources

Summary article about Trail Town concept
www.liaa.org/downloads/mtncover_sept2012.pdf

Original concept for businesses along the Great Allegheny Passage www.trailtowns.org



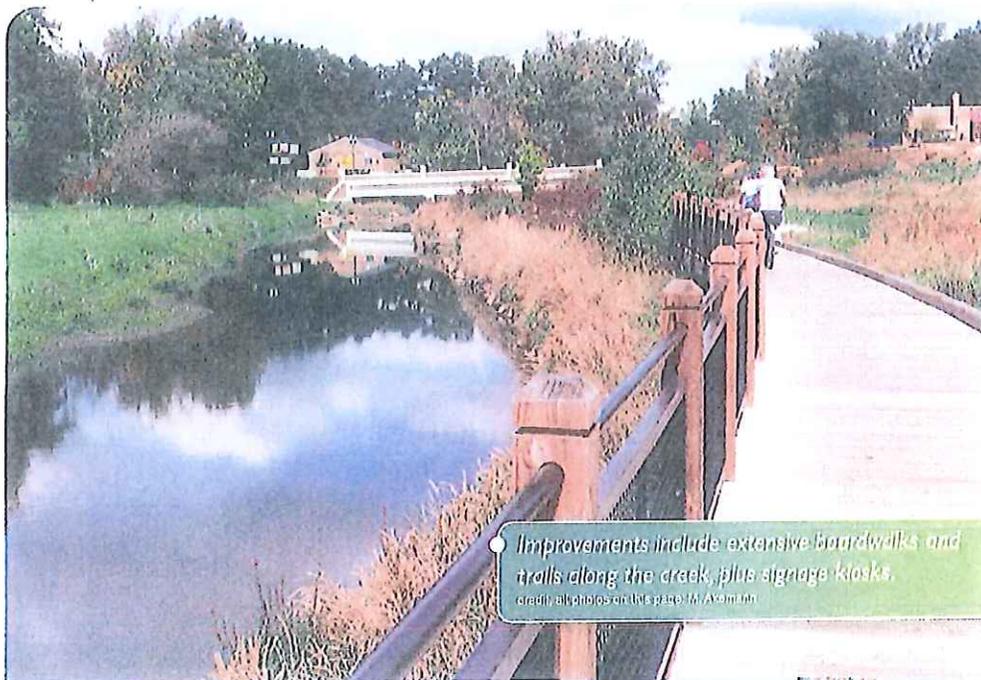
Trail Towns of the Huron *continued from previous page*

Show Me the Money

Outdoor recreation is big business in this country. In 2006, the Outdoor Industry Association conducted an economic impact report of the outdoor recreation sector following up with a 2008 report specifically for water sports (kayaking, canoeing, stand-up paddling, rafting, canoeing, and motorized boating). The report concludes that outdoor recreation is a larger and more critical sector of the American economy than most people realize. Water sports, after camping, is where people spend the most money (\$86 billion annually). Water sports directly support more than 800,000 jobs annually. River recreation boosts the economy and creates jobs.

Closer to home, researchers at MSU looked at the Detroit River and found that the increase in the number of paddlers was accompanied by positive economic impacts for nearby communities. Spending for equipment was the most common expenditure, including purchases of more than \$1,000. Restaurants and lodging were also popular sources of spending, where a day or overnight trip can be enjoyed.

Dexter's Keough sees the village as a hub for outdoor pursuits as it's situated between Hudson Mills and Delhi Metroparks, along the Border to Border Trail and the Huron River Water Trail, and close to the Pinckney-Waterloo Recreation Areas. He shares, "You just can't plan for all of the ways that people are going to use and enjoy the space along the creek. Since the park construction was done and the trails connected, we've had a ton of cyclists, joggers, kayakers, and fisherman come to town and they spend money at our restaurants and shops. We've



Improvements include extensive boardwalks and trails along the creek, plus signage kiosks. Credit: all photos on this page: M. Avramich



also seen professional photographers having photo shoots with their clients here." Keough is interested in efforts by HRWC to quantify the economic impact of all of these activities on the business community.

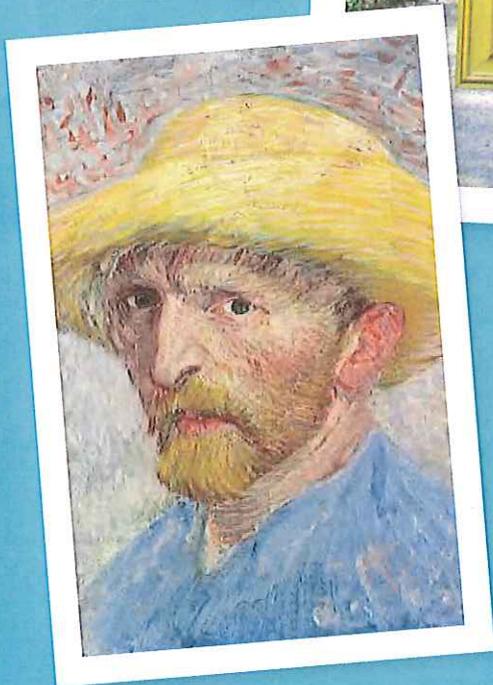
Residents, businesses, and visitors are benefitting from the changes that make Dexter more walkable, more accessible, and give a sense of place to this community on Mill Creek. And there's more to come in Dexter. The community has plans for phase 2 of the park from the south end to Shield Road near the schools. Extend-

ing the trails will provide connectivity for walking and biking from the neighborhoods to the schools and opportunities for outdoor learning along the creek. For Keough, "now is the best time to be President of Dexter because of the fantastic work we've done with our partners, like the Watershed Council, and everybody's on board with this vision to make Dexter a destination and a great place to live."

— Elizabeth Riggs

Michigan Municipal League

Inside | Out



michigan municipal league
Better Communities. Better Michigan.



PROJECT DETAILS:

NAME:

InsidelOut

DATE:

2010–Present

CATEGORIES:

Public Art
Education
Insitution

THE GIST:

InsidelOut brings 80 reproductions of masterpieces from the Detroit Institute of Art (DIA) museum's collection to the streets and parks of greater metro Detroit, pleasantly surprising and delighting residents of the participating communities and engaging them in dialogue about art.



michigan municipal league

Inside | Out

PROJECT SCOPE:

Challenge:

How can we help people engage with art in their own community?

Overview:

Inspired by an outdoor exhibition during a visit to London in 2007, the director of the DIA saw how art could serve as a catalyst for public dialogue and shared cultural experiences. The first Inside|Out exhibition was included as part of the DIA's 125th anniversary in 2010, and the program has grown to become the cornerstone of the museum's community outreach and is a highly anticipated event for the public. The DIA offers free museum admission to residents of participating communities encouraging the public to come to the DIA to experience the works of art in person.

Accomplishments:

- Supported the millage tax, raising \$23 million annually for the DIA and providing free general admission to the museum for 10 years to Wayne County residents.
- Created 120 masterpiece reproductions from the DIA and created 12 site-specific exhibitions for different neighborhoods in greater Detroit.



Organization:

The museum employs a part-time Inside|Out program coordinator and relies on additional staff during the exhibition session. And the program continues to grow. Originally, 40 reproductions of select masterworks from the DIA were produced; now it's twice that. The structure of the program has also evolved from exhibiting one work in each city, to exhibiting seven to ten reproductions clustered within walking or bike-riding distance of a single community for three months. Each city plans its own activities centered around its Inside|Out works. Previous events have included a wine-tasting bus tour, bike and walking tours, talks at local libraries, and interactive performances. Partners include Parks and Recreation, small businesses, and neighbors.

Budget/Equipment:

Inside|Out runs on a \$125,000 annual budget. A majority of the program expenses go to part-time staff, permits, and insurance. Thanks to technological advances, an average reproduction costs only \$400. The DIA has cultivated great partners and created a streamlined production schedule for the exhibition, which has significantly decreased program costs.

Funding:

The program is currently funded by the Knight Foundation, which funds projects that engage and inspire communities through art. The DIA will seek additional grant funding and sponsorship in the future.

Participants:

While participation has grown primarily through word of mouth, the program now boasts a community waiting list. Thousands of students, parents, neighbors, and other community members come out and experience the pop-up collection. Art is just around the corner from where they live, work, and play.



Inspiration:

Art inspires and engages communities, giving them shared cultural experiences to discuss and appreciate. This small outreach of public art allows the public to become more invested in the DIA. Once community members are comfortable looking at art in their own backyard, they are more likely to see the importance and value of the museum.

Actions Taken:

1) DREAM BIG AND START SMALL.

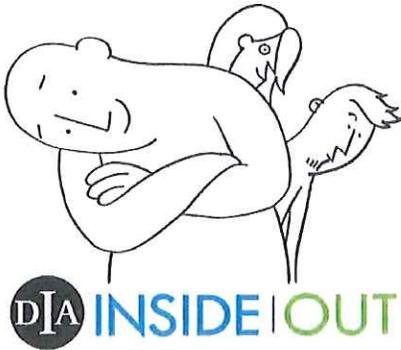
Do not be intimidated by a BIG idea. The DIA took its idea to action by making a plan. It carefully considered budget, scale, resources, and time to plan an exhibition. While being realistic about feasibility, they also set out to accomplish BIG goals. Today, the project has doubled in scale and serves as the cornerstone of the museum's community outreach program.

2) CREATE THE ART.

It took the DIA three years to develop the best technique for producing high-quality reproductions that could withstand the elements during a three-month temporary outdoor installation. The museum uses a graphic printer to fabricate vinyl images that are laminated to aluminum plates. The plates are then encased in pretreated wooden frames, creating a first-class reproduction. The lifespan of a work will vary depending on temperature, moisture, and additional physical conditions. While the prints are constructed for a temporary lifespan, they can last for several years. A friendly printer will also be able to easily assist if one becomes damaged. Inside|Out has not had a single case of vandalism or theft.

3) USE UNEXPECTED CURATORS.

The DIA looked to community leaders to help build the exhibition. These ambassadors were made unofficial curators, selecting exhibition sites that would be most meaningful to the residents of their communities. Cultivating strong partnerships with parks and recreation, local businesses, and additional city officials builds relationships and future support for the work.



4) GET PERMITS AND INSURANCE.

Remember due diligence. Safety is always the number one priority when planning an exhibition in a public space. It was very important for the DIA to visit with city officials, public art experts, community members, and business owners about potential liabilities and concerns. They can help apply for permits and user agreements. It is also important to add additional insurance riders to plans or buy temporary event insurance to cover potential onsite injuries and property damage.

5) INSTALL THE EXHIBITION.

Bring a toolkit and make a tight installation schedule. An engineer or city official might also want to supervise the installation and deconstruction processes. A small team from the DIA begins installing the 80 reproductions two weeks prior to the exhibition's official opening.

6) MAKE DOCUMENTATION AND MARKETING A PRIORITY.

Design is not an afterthought when constructing an exhibition in a public space. Like art, good design inspires and informs! Let the community know where to be and when to be there. Because the project is both new and temporary, make clean maps, an interactive website, and onsite signage. Social media platforms like Facebook and Instagram can also help spread the word. Being proactive about design, documentation, and surveying has benefited the DIA's community engagement and fundraising efforts.

7) BUILD AN EXPERIENCE.

Initially, the DIA created programming for each exhibition; however, as time has passed, community members have become proactive about creating cool experiences and showcase opportunities highlighting their neighborhood masterworks and local talent. From a Cezannewich at the local cafe to a fake shark attack in the Detroit River, clever teasers and experiences have kept the public excited and engaged in the project. There's no telling where the community will go with inspiration and involvement.

8) EMBRACE THE TEMPORARY.

If the locations are stagnant, the public will become desensitized to the art. Change it up, keeping the project fresh and evolving and exposing more communities to the artwork. After the three-month exhibition, it is often difficult for community members to give up Inside|Out. People become very protective of their art and space, but keeping the exhibition temporary and flexible is part of the nature of the program.

9) EVALUATE THE PROCESS.

Each year the program is evaluated and restructured based upon previous experiences and site-specific conditions. An honest evaluation of success and failure will help build a stronger project



Lessons Learned:

- Break out of the Institution.
“Listen to the community, and see how you can fit that into your organization, culture, or business model. Community engagement is very powerful, and this is how you connect people to your project.”
- Dream Big, Start Small, and Move Fast.
“If you have a creative idea, look into it. Keep pursuing it. It’s OK to start small, take baby steps, and be patient. If we had just done this as a one-off, people might not be copying us today. We tried it and saw that there was something really powerful and continued. Each year it gets better because we evaluate our process and impacts.”

Experts:

Michelle Hauske, Inside|Out Program Coordinator, MHauske@dia.org
Kathryn Dimond, DIA Community Outreach Director, kdimond@dia.org

Similar Projects:

Art for All
Art is Everywhere

Documents:

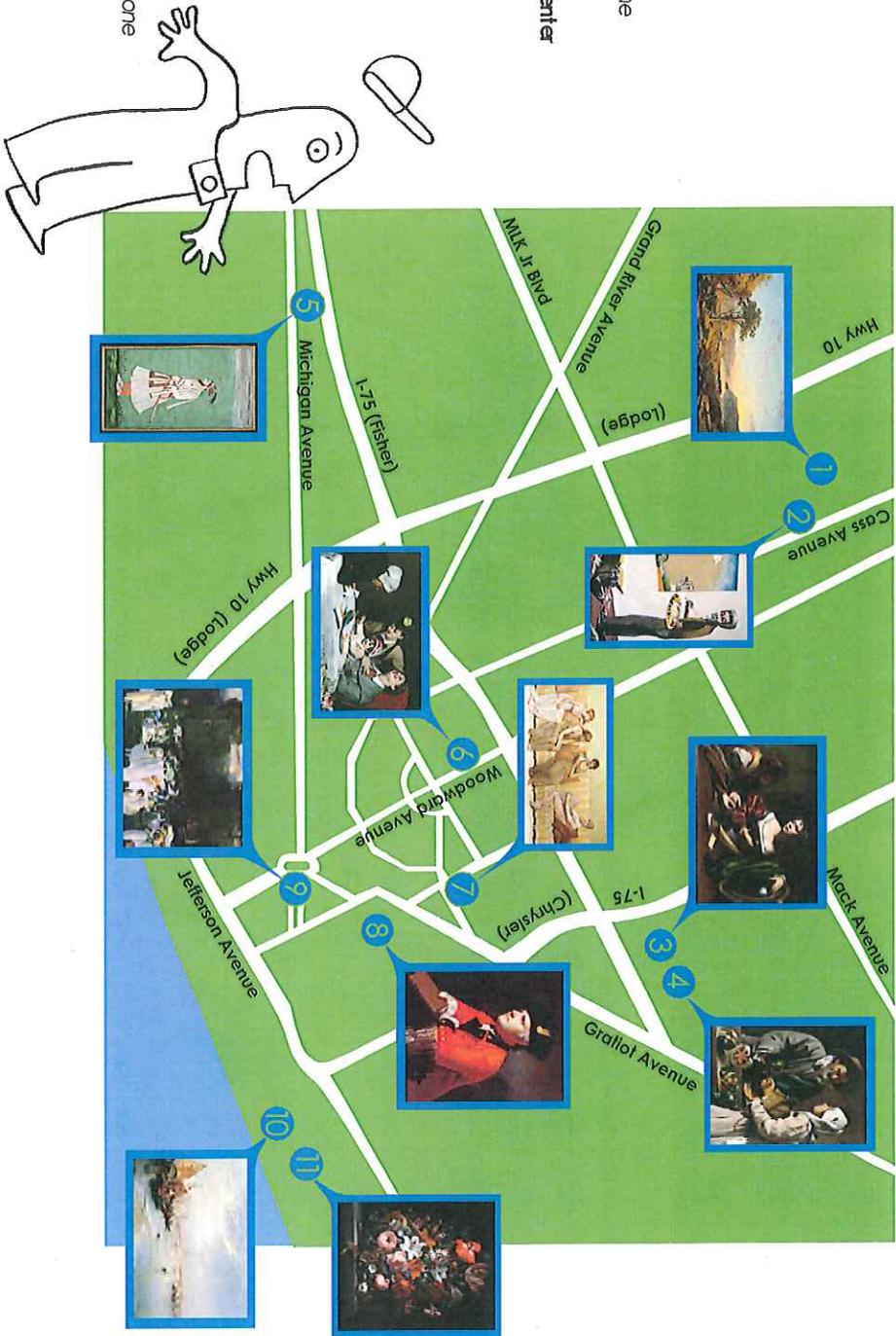
Map,

DMIA INSIDE|OUT DETROIT

InsideOut brings reproductions of great treasures from the Detroit Institute of Arts into your community. Discover them all around town. Visit dia.org/insideout for maps of other communities and information on programs.

- 1 **Traffic Jam & Snug**
511 West Canfield Street
Inclon Summer
Jasper-Frands Cropsey
- 2 **Dell Pryor Gallery**
4201 Cass Avenue
Portrait of a Calligraphist
Benny Andrews
- 3 **Eastern Market Shed #3**
Martha and Mary Magdalene
Caravaggio
- 4 **Eastern Market Welcome Center**
The Fruit Vendor
Il Pensionante del Saraceni
- 5 **Slows BBQ**
2138 Michigan Avenue
Portrait of al-Mughd Prince
Unknown (Islamic)
- 6 **Fox Theater**
2211 Woodward Avenue
The Merry-makers
Carlus-Duran
- 7 **Gent Theatre**
333 Madison Street
Reading of the Story of Oronoe
Frands Davis Miller

- 8 **Fishbones Rhythm Kitchen Cafe**
400 Monroe Street
Colonel John Montross
John Singleton Copley
- 9 **Cadillac Square Park**
800 Woodward Avenue
A Day in June
George Wesley Bellows
- 10 **Detroit Riverwalk**
The Fisherman's Wedding Party
Thomas Moran
- 11 **Rivard Plaza**
1340 E. Awster Street
Flowers in a Glass Vase
Rachael Ruysch



The Center for 21st Century Communities

Building 21st century communities

Experts from around the world—in academic, business, and public sectors alike—agree that investing in communities is a critical element to long-term economic development in the 21st century. Michigan's future depends on its ability to attract and retain knowledge-based workers. Central to attracting this priceless commodity is *place*. Research proves that successful 21st century communities effectively leverage the assets summarized in this brochure. Learn more and stay engaged at mml.org.

Who we are...

The Michigan Municipal League is the one clear voice for Michigan communities. We are a nonprofit, but we act with the fervor of entrepreneurs; our people are dynamic, energetic, and highly approachable, passionately and aggressively pushing change to achieve better communities and a better Michigan.

What we know...

Never before have so many diverse interests, from academic researchers to the business community to government leaders, shared a single conclusion: Michigan's future depends on its ability to attract knowledge-based workers. And what is central to attracting this priceless commodity? *Place*, specifically vibrant 21st century communities.

What we offer...

Through its Center for 21st Century Communities (21c3), the League provides education, technical assistance, public outreach, and unprecedented access to experts and resources. The 21c3 is a "one-stop-shop" for communities interested in creating and sustaining livable, desirable, and unique places that attract the highly skilled, creative, and talented workforce of the next century.



michigan municipal league

Better Communities. Better Michigan.

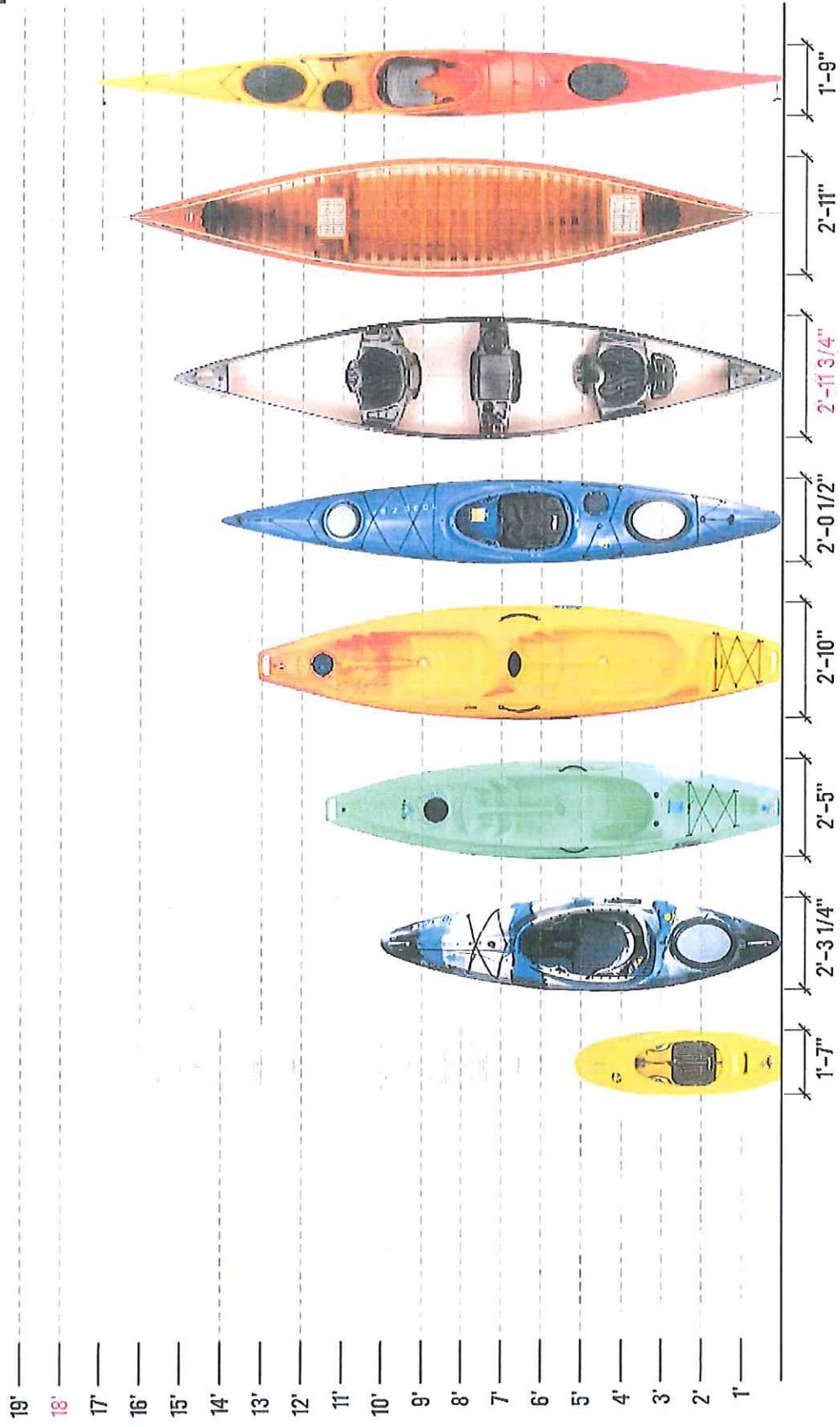
*Elizabeth distributed @ N4Lg
meeting 10/29/14*

HURON RIVER WATERSHED COUNCIL CANOE AND KAYAK STORAGE UNITS

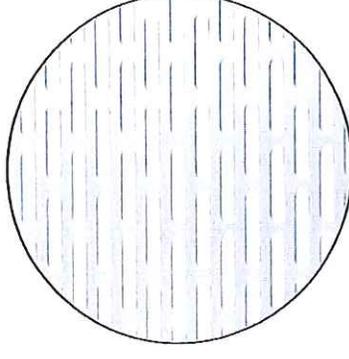
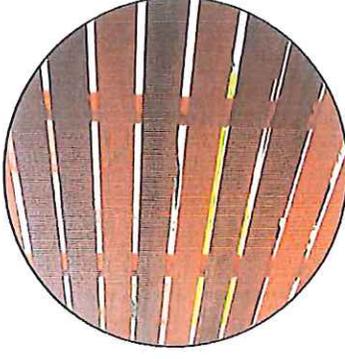
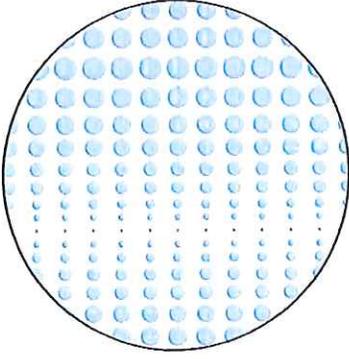
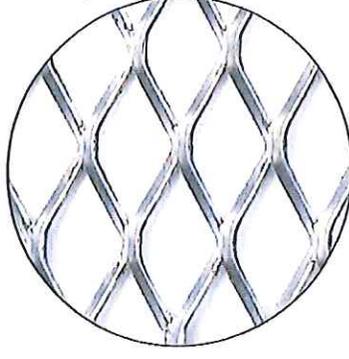
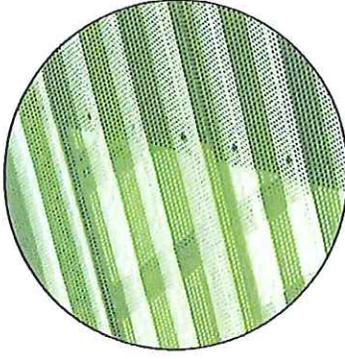
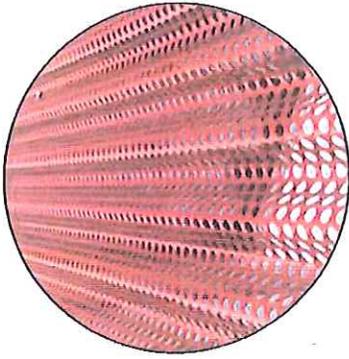
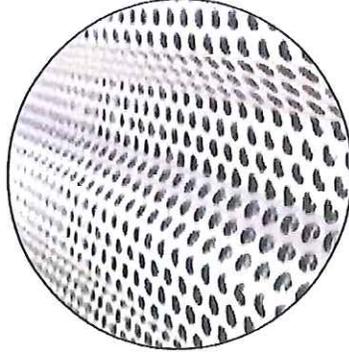
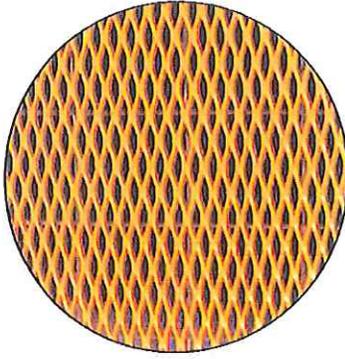
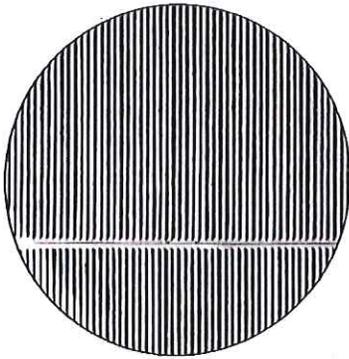
SCHEMATIC DESIGN PRESENTATION
10.28.2014



BOAT SIZES



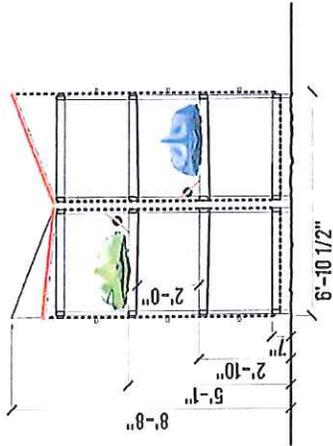
CONSTRUCTION MATERIALS



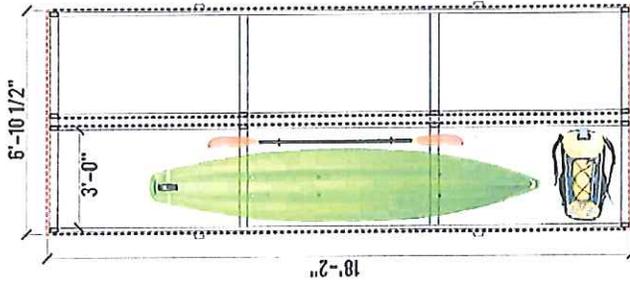
SIDE LOADED UNIT

OPTION A

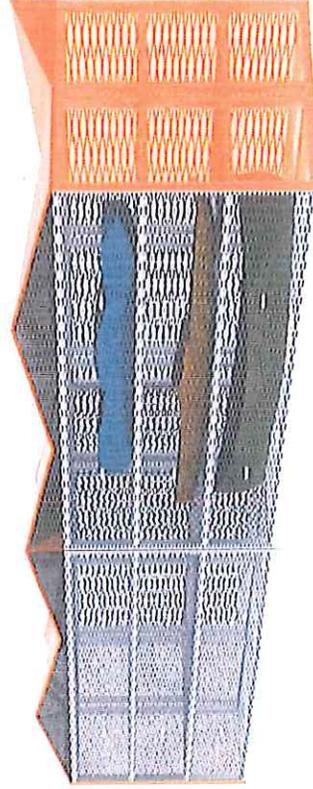
- SIDE LOADED CANOE AND KAYAK STORAGE
- MODULAR UNITS OF 6 STORAGE SPACES EACH (2 UNITS, 12 SPACES SHOWN BELOW)
- REMOVABLE SCREEN PANELS, ATTACH AND SECURE WITH PADLOCKS
- ROOF MOVES WATER TO CENTER GAP SPACE AND AWAY FROM LOADING SPACE
- STRUCTURAL METAL FRAME WITH POWDER COATED OR STAINLESS STEEL PANELS



1 CROSS SECTION
not to scale



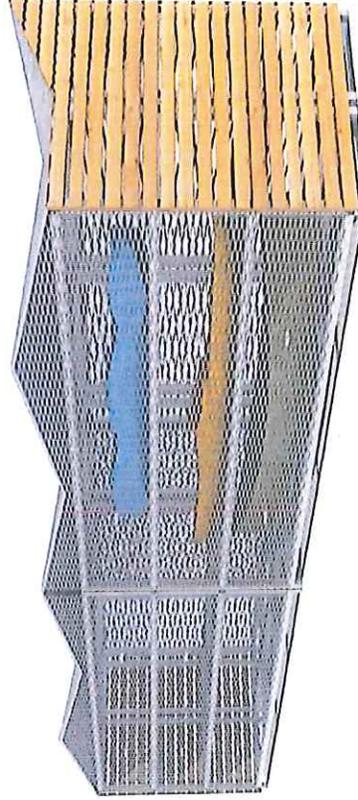
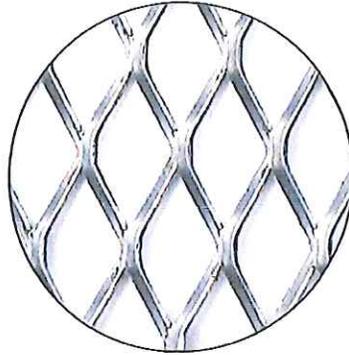
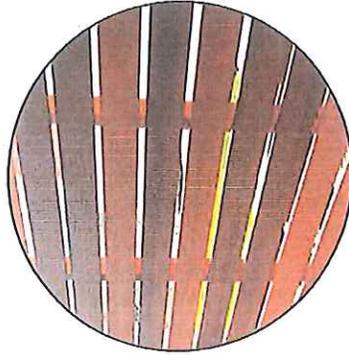
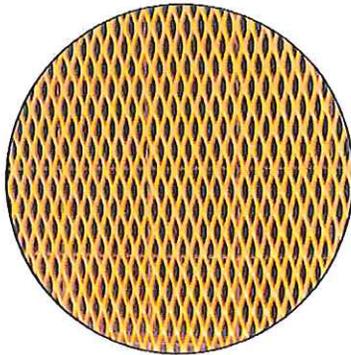
2 PLAN VIEW
not to scale



SIDE LOADED UNIT

OPTION A

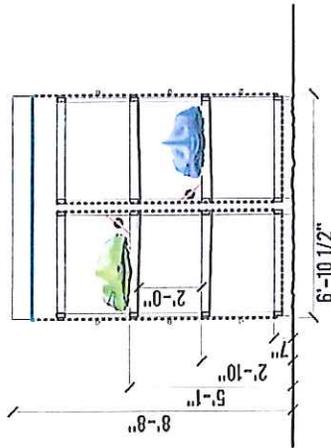
- SIDE LOADED CANOE AND KAYAK STORAGE
- MODULAR UNITS OF 6 STORAGE SPACES EACH (2 UNITS, 12 SPACES SHOWN BELOW)
- REMOVABLE SCREEN PANELS, ATTACH AND SECURE WITH PADLOCKS
- ROOF MOVES WATER TO CENTER GAP SPACE AND AWAY FROM LOADING SPACE
- STRUCTURAL METAL FRAME WITH POWDER COATED OR STAINLESS STEEL PANELS



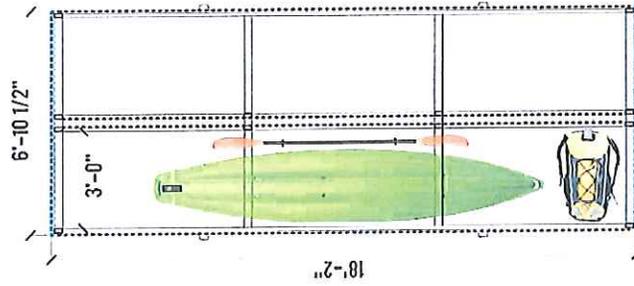
SIDE LOADED UNIT

OPTION B

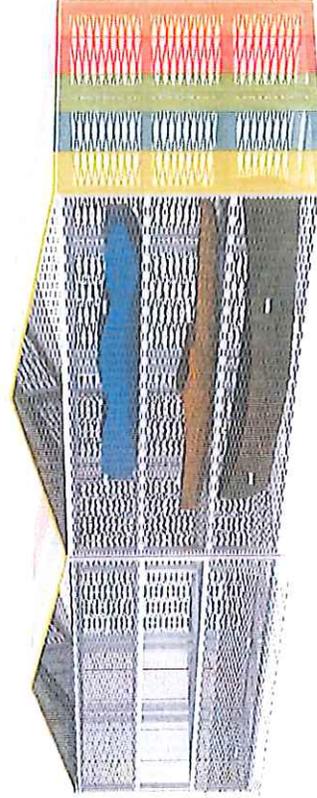
SIDE LOADED CANOE AND KAYAK STORAGE
 MODULAR UNITS OF 6 STORAGE SPACES EACH (2 UNITS, 12 SPACES SHOWN BELOW)
 REMOVABLE SCREEN PANELS, ATTACH AND SECURE WITH PADLOCKS
 ROOF MOVES WATER TO GAP BETWEEN MODULES AND AWAY FROM LOADING SPACE
 STRUCTURAL METAL FRAME WITH POWDER COATED OR STAINLESS STEEL PANELS



1 CROSS SECTION
not to scale



2 PLAN VIEW
not to scale



SIDE LOADED UNIT

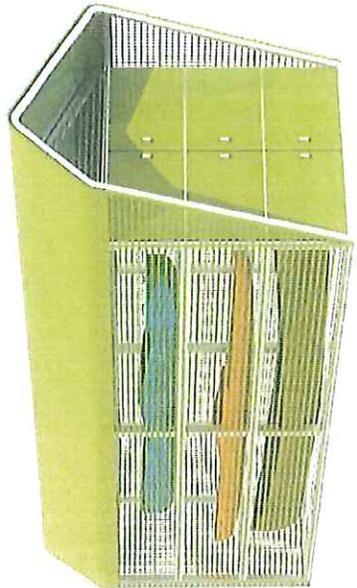
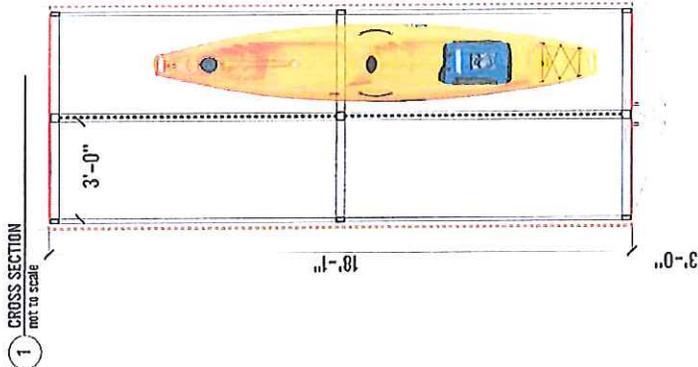
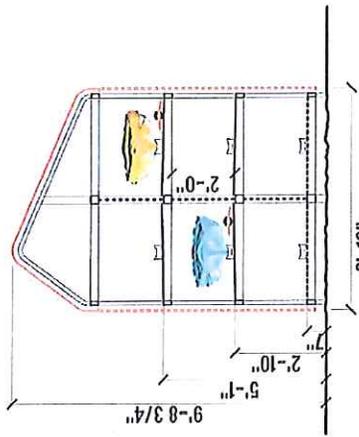
OPTION B



FRONT LOADED UNIT

OPTION C

FRONT LOADED CANOE AND KAYAK STORAGE
 MODULAR UNITS OF 6 STORAGE SPACES EACH (1 UNIT, 6 SPACES SHOWN BELOW)
 SOLID, HINGED METAL PANEL DOORS SECURE WITH PADLOCKS
 ROOF MOVES WATER TO SIDES OF UNIT, EXTENSION OF ROOF PROTECTS ACCESS AREA
 STRUCTURAL METAL FRAME WITH POWDER COATED PANELS AND PERFORATED SCREENING
 ROLLER TRACKS FACILITATE LOADING AND UNLOADING OF CANOES & KAYAKS



FRONT LOADED UNIT

OPTION C



FRONT LOADED UNIT

OPTION C

FRONT LOADED CANOE AND KAYAK STORAGE
MODULAR UNITS OF 6 STORAGE SPACES EACH (5 UNITS, 30 SPACES SHOWN BELOW)
SOLID, HINGED METAL PANEL DOORS SECURE WITH PADLOCKS
ROOF MOVES WATER TO SIDES OF UNIT, EXTENSION OF ROOF PROTECTS ACCESS AREA
STRUCTURAL METAL FRAME WITH POWDER COATED PANELS AND PERFORATED SCREENING
ROLLER TRACKS FACILITATE LOADING AND UNLOADING OF CANOES & KAYAKS

