

Dexter Downtown Development Authority

January 21, 2016 < > 7:30 AM

Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:32 AM on January 21, 2016 by Chairman Steve Brouwer.

2. Roll Call

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

Also in attendance: Michelle Aniol, Community Development Manager; and Chuck Eckenstahler, Fanning/Howey;

3. Approval of Minutes from the Regular December 17, 2015 Meeting:
Motion Covert; support Willis to approve the regular meeting minutes of December 17, 2015 as presented.

Unanimous voice vote approval with Darnell, Model, O'Haver and Schmid absent.

4. Approval of Agenda:

Motion Finn; support Keough to approve the agenda with the addition under Old Business a vote to approve the OHM Scope of Service for a trash receptacle in the Parking Lot near the Encore Theatre.

Unanimous voice vote approval with Darnell, Model, O'Haver and Schmid absent.

5. Pre-arranged Audience Participation:

None

6. Non-Arranged Citizen Participation:

None

7. Treasurer's Report:

a) January Invoice: Invoice Scott Munzel for Attorney fees in the amount of \$9,412.11.

Motion Finn; support Willis to pay the January invoice in the amount of \$9,412.11.

Ayes: Becker, Bellas, Brouwer, Covert, Finn, Jones, Keough, and Willis.

Nays: None

Absent: Darnell, Model, O'Haver, Schmid

Motion carries

b) Approval of January 2016 Treasurer's Report

Motion Keough; support Finn to approve the January Treasurer's Report as presented.

Ayes: Becker, Bellas, Brouwer, Covert, Finn, Jones, Keough, and Willis.

Nays: None

Absent: Darnell, Model, O'Haver and Schmid

Motion carries

8. Correspondence / Communications:

None

9. Action Items:

a) Old Business - OHM Scope of Work for Trash Receptacle Installation

Motion Covert; support Bellas to approve the Scope of Work from OHM not to exceed \$1,000 for the study of the placement of an in-ground trash receptacle in the parking area behind the Main Street buildings and the Encore Theatre.

Ayes: Becker, Bellas, Brouwer, Covert, Finn, Jones, Keough, and Willis.

Nays: None

Absent: Darnell, Model, O'Haver and Schmid

Motion carries

b) New Business - None

10. Discussion Updates:

a) Chuck Eckenstahler and Carl Baxmeyer – Retail Market Analysis Presentation #2.

Mr. Baxmeyer reviewed the second report of the Retail Market Assessment with particular attention to the demographics of the area of the study.

Mr. Eckenstahler spoke about the area of the study and that the greater Dexter area has larger household growth in compared to much of the State of Michigan which

brings in \$50,000,000 in spending from the population. From this information Mr. Eckenstahler concluded that Dexter can accommodate 400,000 feet of new retail space. The report also gave a breakdown of store types that could expect at least 10% in future growth.

Comment – Would like to see how nearby businesses (Jackson Road, etc) affect the results.

b) High Speed Fiber in the Downtown

Discussion followed regarding looking at the current offer in the Industrial Park and bringing high speed internet to the downtown businesses.

11. City Mayor and Staff Reports

a) Mayor – Shawn Keough

- *At the last DDA meeting, we had not heard from Judge Marmon on the Tax Tribunal case. He had dismissed Chelsea Wellness Foundation's claim on one section of the tax law but required the trial to clarify various questions. Trial was held from January 4 to January 11. Transcriptions from the trial are to be available by February 1 with a decision by Judge Marmon due by May 1.*

b) Staff – Michelle Aniol

- *The RFQ Committee will meet on Monday, January 25 to review Foremost Development's predevelopment agreement. DDA is likely to see this at the February meeting.*
- *There won't be a pre-application meeting for the Dextech expansion as the project has been scaled back.*
- *Pre-application for the Darnell project to continue.*
- *Entertaining comments on the Park and Recreation's Master Plan until the end of February.*
- *Planning Commission has information on pending development at Grand and Baker.*

12. Chairman's Report:

Items for February 18, 2016 Agenda

- Pre-development agreement from Foremost Development

13. Non-Arranged Citizen Participation:

Doug Finn invited all to attend the Relay for Life kickoff at NULL on February 25 beginning at 6:30.

14. Adjournment

Motion Keough; support Willis to adjourn the meeting at 8:34 AM. Unanimous voice vote approval with Darnell, Model, O'Haver and Schmid absent.

Respectfully submitted,

Carol Jones, Secretary

Approved for filing: February 19, 2016