

# Dexter Downtown Development Authority

September 15, 2016 < > 7:30 AM

**Dexter Senior Center**  
7720 Ann Arbor Street  
Dexter, MI 48130

## **MINUTES**

1. Call to Order: Called to order at 7:30 AM on September 15, 2016 by Vice Chairman Doug Finn. Chairman Steve Brouwer arrived at 7:31 and assumed meeting chair.

2. Roll Call

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

Also in attendance: Michelle Aniol, Community Development Manager; Courtney Nicholls, City Manager; Julie Knight, City Council Member; Jeremy McCallion, AKT Peerless; and Nathan Voght, Washtenaw County Brownfield Redevelopment Authority.

3. Approval of Minutes from the Regular Meeting on August 18, 2016.

*Motion Willis; support Finn to approve the minutes of the Regular Meeting on August 18, 2016 as presented.*

*Unanimous voice vote approval with Becker, Keough, O'Haver and Schmid absent.*

4. Approval of Agenda:

*Motion Model; support Darnell to approve the agenda as presented.*

*Unanimous voice vote approval with Becker, Keough, O'Haver and Schmid absent.*

5. Pre-arranged Audience Participation:

*None*

6. Non-Arranged Citizen Participation:

*None*

7. Treasurer's Report:

a) September Invoices: Two invoice from Scott Munzel. One for Dexter Wellness Attorney Fees in the amount of \$1,113.50 and the other for Redevelopment Attorney Fees in the amount of \$238.00 for a total amount of invoices of \$1,351.50.

*Motion Darnell; support Willis to pay the September invoices in an amount of \$1,351.50.*

*Unanimous voice vote approval with Becker, Keough, O'Haver and Schmid absent.*

b) Approval of September 2016 Treasurer's Report:

*Motion Darnell; support Bellas to approve the September Treasurer's Report as presented.*

*Unanimous voice vote approval with Becker, Keough, O'Haver and Schmid absent.*

8. Correspondence / Communications:

*None*

9. Action Items:

a) Old Business – *None*

b) New Business – *None*

10. Discussion Updates:

a) Draft Brownfield Plan for Grandview Commons – Discussion regarding draft Brownfield Plan for 7931 Grand Street, a/k/a Grandview Commons, a Planned Unit Development proposed by MMB Equities, LLC.

*Chairman Brouwer recused himself as meeting presider and Vice Chairman Finn assumed the chairman's role.*

*Jeremy McCallion of AKT Peerless gave an overview of the Brownfield Plan at 7931 Broad Street which includes the eligibility; funding; environmental issues; and non-environmental issues in building demolition.*

*Nathan Voght of the Washtenaw County Brownfield Redevelopment Authority introduced himself and explained his role in the Brownfield process. He also discussed local only financing.*

*Question – Have all the containments been tested on the site? (This began initially when the property was purchased, but it may require more testing.)*

*Ms Aniol discussed funding for the Brownfield. The starting point is 100% capture over 10 years, but there may be other possibilities. Would like to have a sub-committee from the DDA to look at funding and bring back a report to the DDA. Mike Fitzpatrick, Don Darnell and Shawn Keough volunteered to be the sub-committee.*

*At this point, Mr. Brouwer resumed the chair position for the balance of the meeting.*

11. City Mayor and Staff Reports

- a) Mayor – Shawn Keough - *No report*
- b) Staff – Michelle Aniol
  - *Ms. Aniol submitted her report as per packet. In addition she gave the following update – the work on 8080 Grand is going well.*

12. Chairman’s Report: October 20, 2016 Agenda

- a) Brownfield Redevelopment Plan for Grandview Commons
- b) Underground Trash Receptacles - Estimates
- c) Maintenance of Public Stair behind Dexter Pub - Bids
- d) Security Cameras in Parking Lot

13. Non-Arranged Citizen Participation:

*None*

14. Adjournment

*Motion Darnell; support Finn to adjourn at 8:25 AM.*

*Unanimous voice vote approval with Becker, Keough, O’Haver and Schmid absent.*

Respectfully submitted,

Carol Jones, Secretary