

Dexter Downtown Development Authority

February 18, 2016 < > 7:30 AM

Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

NOTES

1. Call to Order: Called to order at 7:36 AM on February 18, 2016 by Chairman Steve Brouwer.

2. Roll Call

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

Also in attendance: Michelle Aniol, Community Development Manager; Julie Knight and Zach Michels, City Council Members; Scott Munzel; Attorney for DDA; John Heiss, O'Brien Construction; Chuck Eckenstahler, Fanning/Howey; residents and media.

As there was not a quorum present, no action was taken by the DDA. The balance of the meeting was reporting.

3. Approval of Minutes from the Regular January 21, 2016 Meeting:

No Action

4. Approval of Agenda:

No action.

5. Pre-arranged Audience Participation:

None

6. Non-Arranged Citizen Participation:

Chuck Colby, of The Encore Theatre, announced some special news regarding the theater. Jessica Grove will be back as Eliza Doolittle in the upcoming production of "My Fair Lady" along with Oscar, Emmy and Tony award winner Tony Walton coming to direct the production this summer. Currently the Encore is currently showing "Sondheim on Sondheim". Coming in April will be "Always Patsy Cline". Chuck also spoke of renovations they will be doing to add a lobby to the theater with a capital campaign.

7. Treasurer's Report:

No Action. Treasurer Tom Covert reported on the need to make a budget amendment

8. Correspondence / Communications:

None

9. Action Items:

- a) Old Business - None
- b) New Business - None

10. Discussion Updates:

- a) Chuck Eckenstahler and Carl Baxmeyer – Retail Market Analysis Presentation #3.

Mr. Eckenstahler reviewed the trade area and supportable building space in the downtown. He reported that 200,000 square feet of sales space could be supported over the next five year with specialty retail stores having the best opportunity for success. Dexter has a full complement of the need tool kit. Impediments to expanding retail in the downtown – occupancy which is high but is it expandable and it relies on PlaceMaking and walkability. What does the future look like for Dexter? Millenials want to live closer to work and the schools system makes Dexter a great place to raise a family.

Question – How do current merchants feel about expansion? (Need to meet with merchants and property owners to discuss this.)

Question – What is the next step? (Complete an inventory of properties, uses and opportunities.)

- 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

- *City Council will hold two goal setting sessions in march with a need to set some priorities such as the DTE relocation, Phase 2 of the Mill Creek Park Project, and Fire Department cost that will escalate and the costs of improvements to the facility.*

b) Staff – Michelle Aniol

- *Rene Papo has requested a meeting to discuss the Mill Creek Terrace property.*

12. Chairman's Report:

None

13. Non-Arranged Citizen Participation:

None

14. Adjournment

Meeting ended at 8:21 AM.

Respectfully submitted,

Carol Jones, Secretary