

Dexter Downtown Development Authority

November 17, 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 November 17, 2016 by Chairman Steve Brouwer.

2. Roll Call

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

Also in attendance: Michelle Aniol, Community Development Manager; Courtney Nicholls, City Manager; Nathan Voght, Washtenaw County Brownfield Redevelopment Authority; Jeremy McCallion, AKT Peerless; and Nate Pound, Mill Creek Outdoor Adventure Center LLC.

3. Approval of Minutes from the Regular Meeting on October 20, 2016.

Motion Willis; support Finn to approve the minutes of the Regular Meeting on October 20, 2016 as presented.

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

4. Approval of Agenda:

Motion Darnell; support Willis to approve the agenda as presented.

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

Chairman Brouwer recused himself as presider of the meeting and Vice-Chair, Doug Finn assumed the role.

5. Pre-arranged Audience Participation:

None

6. Non-Arranged Citizen Participation:

Nathan Pound and Steve Brouwer addressed the DDA regarding the Mill Creek Outdoor Adventures property regarding recent findings from Webster Township's site plan restrictions that would make it impossible to get a liquor license from the township as there would not be a building space that it would be used in. Mr. Brouwer, on behalf of Mill Creek Outdoor Adventures, is requesting that the entire property be annexed to the City and said property be placed into the DDA District in order to grant a redevelopment liquor license.

Motion Darnell; support Willis to amend the agenda to include discussion of a DDA Redevelopment Liquor License, under item 10, Discussion and Updates.

Unanimous voice vote approval with Becker, Model, O'Haver and Schmid absent and Brouwer abstaining.

Chairman Brouwer resumed as chairman of the meeting.

7. Treasurer's Report: Treasurer Mike Fitzpatrick provided the following information and the Board took the following action:
- a) November Invoices: Four invoices from Scott Munzel for 2016 Dexter Wellness Michigan Tax Tribunal and Chelsea Wellness Appeal in the amount of \$12,035.50; invoice from Scott Munzel for Broad Street Redevelopment in the amount of \$1,547.00; and invoice from OHM for General Services for the dumpster and stairway in the amount of \$352.25 for a total amount of invoices of \$13,934.75.

Motion Darnell; support Willis to pay the November invoices in an amount of \$13,934.75.

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

- b) Approval of November 2016 Treasurer's Report:

Motion Finn; support Darnell to approve the November Treasurer's Report as presented.

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

- c) Budget Amendments

Motion Keough; support Darnell to approve the requested budget amendments for Fund 234 and Fund 394.

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

8. Correspondence / Communications:

None

Chairman Brouwer recused himself as presider of the meeting and Vice-Chair, Doug Finn assumed the role.

9. Action Items:

a) Old Business – *None*

b) New Business

1) Grandview Commons Brownfield Plan and Inter-local Agreement with Washtenaw County Brownfield Development Authority; discussion and possible action to recommend approval to City Council.

Ms. Nicholls reviewed the proposed Brownfield plan. Mayor Keough mentioned language in the agreement proposed by the City Attorney. Discussion followed.

Mr. McCallion of AKT Peerless explained some of the changes to funding and language to the agreement. Mr. Voght of the Washtenaw County Brownfield Redevelopment Authority (WCBRA) spoke about the MEDC’s failure to support this project.

Motion Keough, support Darnell that the DDA and the WCBRA enter into a Interlocal Agreement to use local tax increment revenues for the Grandview Commons Brownfield Redevelopment Project, pledging 75% of the local TIF capture to the plan, the simple interest be reimbursed, \$100,000 to go to the Local Site Remediation Revolving Fund, the length of the plan to not exceed 15 years,- and authorize staff and the attorney to work with WCBRA and AKT Peerless to work out the language of this agreement.

Ayes: Bellas, Darnell, Finn, Jones, Fitzpatrick, Keough and Willis

Nays: None

Absent: Becker, Model, O’Haver and Schmid

Abstain: Brouwer

Motion carries

10. Discussion Updates:

a) Expansion of the DDA boundaries

Ms. Aniol discussed the possible expansion of the DDA boundaries to include the Mill Creek Outdoor property but not expand the TIF capture. The owners can then request a redevelopment liquor license for the property.

Chairman Brouwer resumed as chairman of the meeting.

11. City Mayor and Staff Reports

a) Committee Reports

3045 Broad Street Redevelopment Committee – written report from the City Manager

b) Mayor – Shawn Keough

) Mayor Keough highlighted Ms. Nicholls memo on 3045 Broad Street with particular attention to the tax issue. He also stated that the removal of the DTE sub-station is a priority.

b) Staff – Michelle Aniol

) With recent legislation from Governor Snyder, the City has received numerous calls on grow operations in the City. Currently ordinances to not allow this.

12. Chairman's Report: December 15, 2016 Agenda

- a) Underground Trash Receptacles - Estimates
- b) Maintenance of Public Stair behind Dexter Pub - Bids
- c) Security Cameras in Parking Lot

13. Non-Arranged Citizen Participation:

None

14. Adjournment

Motion Finn; support Fitzpatrick to adjourn at 7:51 AM.

Unanimous voice vote approval with Becker, Darnell, O'Haver and Willis absent.

Respectfully submitted,

Carol Jones, Secretary