

Dexter Downtown Development Authority

December 15, 2016 < > 7:30 AM

Dexter Senior Center

7720 Ann Arbor Street

Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:34 AM on December 15, 2016 by Chairman Steve Brouwer.

2. Roll Call

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

Also in attendance: Michelle Aniol, Community Development Manager; Courtney Nicholls, City Manager; Nathan Voght, Washtenaw County Brownfield Redevelopment Authority; and Tom Colis of Miller Canfield.

3. Approval of Minutes from the Regular Meeting on November 17, 2016.

Motion Keough; support Darnell to approve the minutes of the Regular Meeting on November 17, 2016 with the motion on page 3 of the packet to read as follows:

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.

Unanimous voice vote approval with Finn, Model, O'Haver and Willis absent.

4. Approval of Agenda:

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

Unanimous voice vote approval with Finn, Model, O'Haver and Willis absent.

5. Pre-arranged Audience Participation: *None*

6. Non-Arranged Citizen Participation: *None*

7. Treasurer's Report: Treasurer Mike Fitzpatrick provided the following information and the Board took the following action:
- a) December Invoices: Invoices from Scott Munzel for 2016 Dexter Wellness Michigan Tax Tribunal and Chelsea Wellness Appeal in the amount of \$3,570; invoices from US Bank for Bond Fees in the amount of \$1,000; and invoice from ASTI for Grandview Commons Brownfield Plan Review in the amount of \$1,092 for a total amount of invoices of \$5,662.

Motion Schmid; support Darnell to pay the December invoices in an amount of \$5,662.

Unanimous voice vote approval with Finn, Model, O'Haver and Willis absent.

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

Motion Schmid; support Darnell to approve the December Treasurer's Report as presented.

Unanimous voice vote approval with Finn, Model, O'Haver and Willis absent.

8. Correspondence / Communications:

None

Chairman Brouwer recused himself as presider of the meeting and Past Chairman, Fred Schmid assumed the role.

9. Action Items:

- a) Old Business – Grandview Commons Brownfield Plan – discussion and action to recommend approval of a revision to the Grandview Commons Brownfield Plan.

Motion Darnell; support Fitzpatrick to adopt the amended area plan and updated Interlocal Agreement for the Grandview Commons Brownfield Plan.

Ayes: Becker, Bellas, Fitzpatrick, Darnell, Jones, Keough and Schmid

Nays: None

Absent: Finn, Model, O'Haver and Willis

Abstain: Brouwer

Motion carries

Chairman Brouwer resumed as chairman of the meeting.

- b) New Business

- 1) DDA Boundary Expansion – Discussion and possible action to recommend expansion of DDA District Boundary to include parcel located at 8180 Main Street, to City Council.

Motion Darnell: support Schmid to postpone action on the DDA Boundary expansion until December 20, 2016 at 7:30 PM depending on the Michigan Senate vote on Senate bill 620.

Ayes: Becker, Bellas, Fitzpatrick, Darnell, Jones, Keough, Schmid and Brouwer

Nays: None

Absent: Finn, Model, O'Haver and Willis

Motion carries

2) LaFontaine Brownfield – Discussion and action regarding amendment to end LaFontaine Brownfield.

Motion Keough; support Darnell to allow the City Manager to negotiate with the County Brownfield Authority on an amendment to end the LaFontaine Brownfield, and then execute the amended inter-local agreement.

Ayes: Becker, Bellas, Fitzpatrick, Darnell, Jones, Keough, Schmid and Brouwer

Nays: None

Absent: Finn, Model, O'Haver and Willis

Motion carries

10. Discussion Updates:

a) CIP 2017-22 – Review and discuss updated to DDA CIP projects.

Ms. Aniol highlighted the DDA CIP projects included in the packet. This will come back at the next meeting for more discussion.

11. Reports:

a) Committee Reports

1) Broad Street Redevelopment Committee – (Mayor Keough)

Mayor Keough reported on the Pre-development agreement with Foremost Development that the Redevelopment Committee was not in agreement with foremost on the tap fees and property taxes and that the time frame on this agreement has expired.

Motion Schmid; support Darnell to have the City Manager send a letter to Foremost acknowledging that the City of Dexter will be ending the relationship with Foremost Development.

Ayes: Becker, Bellas, Fitzpatrick, Darnell, Jones, Keough, Schmid and Brouwer

Nays: None

Absent: Finn, Model, O'Haver and Willis

Motion carries

b) Mayor – Shawn Keough

- *Mayor reported that City Attorney, Scott Munzel, is leading the discussion with DTE on trade of substation properties. They need a 200 foot by 200 foot piece on Dan Hoey Road. I will share a map of this at our next meeting.*
- *Please try to visit Gordon Hall on December 18, 27 or 28 to view the Christmas Villages from Milt Campbell. There is a \$5 entry fee but it is worth seeing.*

b) Staff – Michelle Aniol

- *We have new development proposed in the DDA district on the MAV property on Dexter-Ann Arbor Road with Rainbow Childcare Center.*
- *The Honey House on Central Street is under contract and will be converting the space to mixed use on the lower level.*
- *Mill Creek Terrace (the Schulz property) is under land contract to Guenther Building and they will be asking for the Fifth Extension.*

12. Chairman’s Report: January 16, 2017 Agenda

- 5th Extension to Approved Development Agreement for Mill Creek Terrace
- Underground Trash Receptacles – Estimates
Comment on the Trash receptacle – Justin is working with the business regarding the location and type of container. The current dumpster is in very poor shape.
- Maintenance of Public Stair behind Dexter Pub - Bids
- Security Cameras in Parking Lot

13. Non-Arranged Citizen Participation:

None

14. Adjournment

Motion Schmid; support Darnell to adjourn at 8:58 AM.

Unanimous voice vote approval with Finn, Darnell, O’Haver and Schmid absent.

Respectfully submitted,
Carol Jones, Secretary

Approved for filing: January 19, 2017