

Dexter Downtown Development Authority

October 19, 2017 < > 7:30 AM

Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:00 AM on September 21, 2017 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
O'Haver, Dan-ab	Schmid, Fred – arr 7:33	Willis, Randy

Also in attendance: Michelle Aniol, Community Development Manager; Courtney Nicholls, City Manager; and Scott Munzel, DDA Attorney.

3. Approval of Minutes from the Regular Meeting on September 21, 2017.

Motion Darnell; support Willis to approve the minutes of the Regular Meeting of September 21, 2017 as presented.

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

4. Approval of Agenda:

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

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

5. Pre-arranged Audience Participation: *None*

6. Non-Arranged Citizen Participation: *None*

7. Treasurer's Report: *Treasurer Mike Fitzpatrick provided information on invoices, cash balances and the 2017-2018 Fiscal Year spending. The following action was taken:*

a) October Invoices: Invoices to US Bank for the 2008/2017 Non-Taxable Bond in the amount of \$45,142.50 and the 2015 Taxable Refunding Bond in the amount of \$29,202.50 for a total of \$73,345.00; invoice to PNC Bank for the 2011 Refunding Bond in the amount of \$38,127.00 and invoice for the Dexter Wellness Tax Appeal to Pear Sperling Eggen & Daniels for \$5,499.37 for a total of invoices of \$116,971.37.

Motion Darnell; support Finn to pay invoices in the amount of \$116,971.37.

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

b) Approval of October 2017 Treasurer's Report.

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

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

c) Budget Amendment

Motion Darnell; support Finn to approve the budget amendment as presented.

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

8. Correspondence / Communications:

None

9. Action Items:

a) Old Business - None

b) New Business

(1) Consideration of: Pre-Development Agreement with Norfolk Homes

Motion Keough; support Model to approve the Pre-Development Agreement with Norfolk Homes striking the word "final" in 3f on page 3 of the agreement and the City and DTE finalizing their agreement .

Ayes: Bellas, Brouwer, Darnell, Finn, Fitzpatrick, Jones, Keough, Model, Schmid and Willis

Nays: None

Absent: Becker and O'Haver

Motion carries

Chairman Brouwer left the meeting at 8:04 AM and Vic-Chairman Finn assumed the Chairman's role.

(2) Consideration of: Next Steps for the Chelsea Wellness Litigation

Motion Keough; support Schmid to authorize DDA Attorney Scott Munzel to submit the case against the Chelsea Health & Wellness Foundation to the Michigan Supreme Court.

Ayes: Bellas, Darnell, Finn, Fitzpatrick, Jones, Keough, Model, Schmid and Willis.

Nays: None

Absent: Becker, Brouwer and O'Haver

Motion carries

(3) Consideration of: ASTI Proposal for DTE Substation Environmental Assistance

Motion Willis; support Model to approve the Scope of Services from ASTI to provide environmental Due Diligence on the DTE substation subject to the City of Dexter and DTE finalizing their agreement and in the amount not to exceed \$9,100.

Ayes: Bellas, Darnell, Finn, Fitzpatrick, Jones, Keough, Model, Schmid and Willis.

Nays: None

Absent: Becker, Brouwer and O'Haver

Motion carries

(4) Consideration of: Request for Letter of Support for Mill Creek Parking Trail Phase 2

Motion Fitzpatrick; support Willis to support any and all grant applications submitted by the City of Dexter for the purpose of constructing the Mill Creek Park Trail Phase 2 project.

Ayes: Bellas, Darnell, Finn, Fitzpatrick, Jones, Keough, Model, Schmid and Willis.

Nays: None

Absent: Becker, Brouwer and O'Haver

Motion carries

10. Discussion Updates:

None

Mayor Keough left the meeting at 8:28 AM

11. Reports:

a) Mayor – Shawn Keough

None

b) Staff – Michelle Aniol

- *If you wish to provide comments on the Master Plan, you can do so online.*
- *Economic Development Strategy Survey questionnaire is included and we are in the process of scheduling the consensus building workshop.*
- *We had about 18 people at the Business Summit on October 18. Discussion revolved around traditional and non-traditional business funding.*

12. Chairman's Report: November 16, 2017 Agenda

13. Non-Arranged Citizen Participation:

None

14. Adjournment

Motion Schmid; support Darnell to adjourn at 8:33 AM.

Unanimous voice vote approval with Becker, Brouwer, Keough and O'Haver absent

Respectfully submitted,

Carol J. Jones, Secretary

Approved for filing: November 16, 2017