

# **Dexter Downtown Development Authority**

May 18, 2017 <> 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 May 18, 2017 by Vice-Chairman Doug Finn.

2. Roll Call

Becker, Patrick	Bellas, Rich	Brouwer, Steve-ab
Darnell, Don-arr7:39	Finn, Doug	Fitzpatrick, Mike
Jones, Carol	Keough, Shawn	Model, Fred
O'Haver, Dan-ab	Schmid, Fred-ab	Willis, Randy-ab

Also in attendance: Michelle Aniol, Community Development Manager and Julie Knight, City Council Member.

3. Approval of Minutes from the Regular Meeting on April 20, 2017.

*Motion Model; support Fitzpatrick to approve the minutes of the Regular Meeting on April 20, 2017 as presented.*

*Unanimous voice vote approval with Brouwer, Darnell, O'Haver, Schmid and Willis absent.*

4. Approval of Agenda:

*Motion Bellas; support Model to approve the agenda with one correction – To correct the date of the April Meeting to 2017 in the approval of the minutes.*

*Unanimous voice vote approval with Brouwer, Darnell, O'Haver, Schmid 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) May Invoices: Invoices from PNC Bank 2011 Refunding Bond in the amount of \$39,643.25 and 2 invoices to Scott Munzel for the Dexter

Wellness Center in the amounts of \$96.25 and \$1,408.75 for a total amount of invoices of \$41,148.25.

*Motion Keough; support Model to pay the May invoices in an amount of \$41,148.25.*

*Unanimous voice vote approval with Brouwer, Darnell, O'Haver, Schmid and Willis absent.*

b) Approval of May 2017 Treasurer's Report.

*Motion Bellas; support Keough to approve the May Treasurer's Report as presented.*

*Unanimous voice vote approval with Brouwer, Darnell, O'Haver, Schmid and Willis absent.*

c) Budget Amendments

- 1) LaFontaine Brownfield Reimbursement
- 2) 2015 LaFontaine MMT Refund

*Motion Keough; support Fitzpatrick to approve the Budget Amendments of the LaFontaine Brownfield reimbursement and the 2015 LaFontaine MMT refund.*

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

8. Correspondence / Communications:

None

9. Action Items:

a) Old Business - None

b) New Business - None

10. Discussion Updates:

a) Chelsea Wellness Foundation – *Brief discussion, but still waiting on action from the Court of Appeals.*

11. Reports:

a) Committee Reports - Broad Street Redevelopment Committee – RFP posted on April 26, 2017. Written inquires were complied and answers were posted on the City's website on May 4, 2017. Answers were also emailed to the individuals who submitted the questions. Proposals are due by 2:00 PM on May 25, 2017.

*The RFP is out and written question were answered. We are now waiting for proposals to be returned. RFP's were sent to 12 developers directly plus they were posted on various sites.*

b) Mayor – Shawn Keough

- *Council and Staff held the 2<sup>nd</sup> Budget workshop on May 17, 2017. The millage rate in the City will stay the same, but the GO Bond has been paid. The General Fund millage will be raised by the difference from the GO Bond. The Public Hearing for the budget will take place on June 12, 2017.*
- *Council and Staff toured the Monument Park Building as a possible space for City offices and Council Chamber's.*
- *City Council is still trying to figure out what to do for Fire Department facilities.*
- *The road project this year will be Hudson Street from Ann Arbor Street to Baker Road.*
- *The City has a potential need for a part time Deputy Treasurer as well as other part time help.*

c) Staff – Michelle Aniol

- *Planning Commission will continue with their Public Hearing on proposed amendments to the Zoning Ordinance. The changes are to update and bring them into line with the Zoning Enabling Ordinance.*
- *150 Jeffords Application for Planned Unit Development (PUD) and Area Plan was approved with conditions and will go before Council sometime within the next few months. The Development Agreement will need to come before DDA.*
- *At the ZBA meeting on May 15, 2017, action on Rainbow Rascals request for a variance was postponed and a request for a side yard setback for a house on Huron Street was approved.*
- *RFP's for an Economic Development Strategy have come in at a range from \$8,000 to \$75,000 and would take from one year to a few months. The Economic Development Committee will review these RFP's and come back with a decision.*
- *At the Budget Meeting (May 17, 2017) there was a discussion regarding the \$2,500 per space contribution which should go into the Municipal Street Fund. A transfer will be made for the payment at 8080 Grand.*

12. Chairman's Report: May 18, 2017 Agenda

*Vice-Chairman Finn reported on the repairs work on his building. When doing some repairs, significant foundation damage was discovered so the building needed to be jacked up to make repairs.*

13. Non-Arranged Citizen Participation:

*None*

14. Adjournment

*Motion Keough; support Bellas to adjourn at 8:00 AM.*

*Unanimous voice vote approval with Brouwer, O'Haver, Schmid and Willis absent.*

Respectfully submitted,

Carol J. Jones, Secretary