

Dexter Downtown Development Authority

June 15, 2017 <> 7:30 AM

Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:40 AM on June 15, 2017 by Chairman Steve Brouwer.

2. Roll Call

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

Also in attendance: Michelle Aniol, Community Development Manager, DDA Attorney, Scott Munzel, Natalie Ceccolini and Todd Pasco of Guenther Building Company.

3. Approval of Minutes from the Regular Meeting on May 18, 2017.

Motion Model; support Willis to approve the minutes of the Regular Meeting on May 18, 2017 with one correction under Ms. Aniol's report, second bullet point, change the word "sometime" to "within the next few months".

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

4. Approval of Agenda:

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

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

5. Pre-arranged Audience Participation: *None*

6. Non-Arranged Citizen Participation: *None*

7. Treasurer's Report: *Treasurer Mike Fitzpatrick was absent and Ms. Aniol presented the Treasurer's report in the Board's packet, explained the proposed budget amendments, and stated there were no invoices this*

month. Board comment was offered to remove the \$500 from Downtown events in the 2017-2018 budget. The Board took the following action:

- a) June Invoices: None
- b) Approval of June 2017 Treasurer's Report.

Motion Willis; support Darnell to approve the June Treasurer's Report as presented.

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

- c) Budget Amendments
 - 1) Parking Fund

Motion Willis; support Model to approve the Budget Amendments of the Transfer of parking funds to Municipal Streets per City Council.

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

- 8. Correspondence / Communications: detroitnews.com article – 'Wake-up call' issued for Michigan home building, June 6, 2017.

No discussion or action

9. Action Items:

- a) Old Business - None
- b) New Business –
 - 1. 6th Amendment to Mill Creek Building Project Development Agreement – Consideration of a sixth (6th) amendment to the Mill Creek Building Project Development Agreement.

Ms. Aniol presented the changes to the 6th Agreement. Director Darnell expressed concern that the Mill Creek Project will not provide enough parking for residents at 150 Jeffords and limit parking for others working or shopping in the downtown. Discussion followed on proposed parking areas with various ideas presented.

Motion Darnell; support Model to approve the 6th Amendment to the Mill Creek Building Project Development Agreement contingent upon further review by the DDA of parking for the site.

Ayes: Bellas, Brouwer, Darnell, Jones, Keough, Model and Willis

Nays: None

Absent: Becker, Finn, Fitzgerald, O'Haver and Schmid

Motion carries

10. Discussion Updates:

- a) None

11. Reports:

- a) Committee Reports - Broad Street Redevelopment Committee – update provided in the Community Development Manager’s Report.

The Committee has selected three developers to interview on June 28.

- b) Mayor – Shawn Keough

- *City Council set the Millage rate at the June 12 meeting. The overall rate will remain the same as the previous year.*
- *At the June 12 meeting, Council also heard comments on the Water, Sewer and Budget and did have four citizens present to address Council.*
- *Will be having a conference call on the removal of the DTE sub-station.*
- *Crack sealing in the City is being done.*
- *The Hudson Street improvements between Baker and Forest are moving ahead.*

- c) Staff – Michelle Aniol

- *The Mill Creek Outdoor Adventure Center is on hold right now. A number of people attended the HCMA Board Meeting last Thursday regarding their Master Plan and the significant impact the HCMA Plan would have on the Mill Creek Outdoor Adventure Center’s project. The Board decided to postpone approval of the Master Plan.*

12. Chairman’s Report: July 20, 2017 Agenda

None

13. Non-Arranged Citizen Participation:

None

14. Adjournment

Motion Willis; support Bellas to adjourn at 9:08 AM.

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

Respectfully submitted,
Carol J. Jones, Secretary