

Dexter Downtown Development Authority

July 20, 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 July 20, 2017 by Chairman Steve Brouwer.

2. Roll Call

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

Also in attendance: Michelle Aniol, Community Development Manager.

3. Approval of Minutes from the Regular Meeting on June 15, 2017.

Motion Model; support Willis to approve the minutes of the Regular Meeting on June 15, 2017 as presented.

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

4. Approval of Agenda:

Motion Willis; support Finns to approve the agenda with the correction of the date of the minutes from June 15, 2016 to June 15, 2017.

Unanimous voice vote approval with Darnell, 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 cash balances and the 2016-2017 Fiscal Year spending. The following action was taken:*

a) July Invoices: *None*

b) Approval of June 2017 Treasurer's Report.

Motion Finn; support Keough to approve the July Treasurer's Report as presented.

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

8. Correspondence / Communications:

None

9. Action Items:

a) Old Business - None

b) New Business – Election of Officers

Motion Model; support Bellas to maintain the current slate of officer – Steve Brouwer, Chairman; Doug Finn, Vice-Chairman; Carol Jones, Secretary; and Mike Fitzpatrick, Treasurer.

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

Nays: None

Absent: Darnell, O’Haver and Schmid

Motion carries

10. Discussion Updates:

a) DTE Agreement to decommission and remove Broad Street Substation

Mayor Keough reported that on June 19, 2017 a conference call was held with DTE and they are for the most part in favor of the proposed written agreement and land swap of property in the Industrial Park. This parcel has been rezoned to research and development. The cost of the decommissioning is \$362,500 and the City has set aside \$155,000 for the first two payments to DTE.

11. Reports:

a) Committee Reports - Broad Street Redevelopment Committee

The Committee interviewed three firms who submitted proposals. The Committee will meet on August 2, 2017 to select a developer. Two of the three possible developers have submitted a proposed payment structure for the property.

b) Mayor – Shawn Keough

- *The City has begun a new Fiscal Year.*
- *Update on the Dexter Wellness case – The Tax Tribunal/Court of Appeals case has been on hold as the Supreme Court had been hearing another non-profit case and this case was recently sent back to the Tax Tribunal.*

c) Staff – Michelle Aniol

- *Hudson Mills Master Plan meeting was held on July 19, 2017 and was well attended by 80-100 people. There was a great deal of support from attendees for keeping the golf*

course open. Huron Clinton Metropolitan Authority has made no decision on closing the course and was impressed with the meeting site and working with the City.

- *Planning Commission has started the process for updating the Master Plan and has tied the process with developing an Economic Development Plan. A tentative joint meeting with Council and Planning Commission will take place on September 5, 2017 and DDA is invited to also attend.*
- *There has been an inquiry about placing a food truck near 3238 Broad Street. Current zoning doesn't address a food truck and Planning Commission may need to revise the ordinance. However, the property owner is not going forward at this time.*
- *I will be meeting with Doors and Drawers regarding a tax abatement.*
- *The Mill Creek Outdoor Adventure Center has withdrawn their project and I am working to close it out.*
- *Null Tap House expansion is being reviewed by NUBCo.*
- *There will be a Public Hearing on text amendments to the Zoning Ordinances on August 7, 2017.*
- *Aubrees have relocated their outdoor seating next to the building due to safety issues. They will be coming to Planning Commission for a revised special use.*

12. Chairman's Report: August 17, 2017 Agenda

Steve gave an update on Grandview Commons. The DEQ has responded to the application and we have responded back. We anticipate approval in July or early August. Financing is nearly complete.

13. Non-Arranged Citizen Participation:

None

14. Adjournment

Motion Willis; support Fitzpatrick to adjourn at 8:03 AM.

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

Respectfully submitted,

Carol J. Jones, Secretary

Approved for filing: August 17, 2017