

Dexter Downtown Development Authority

August 17, 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 August 17, 2017 by Vice-Chairman Doug Finn.

2. Roll Call

Becker, Patrick	Bellas, Rich	Brouwer, Steve-arr 7:33
Darnell, Don	Finn, Doug	Fitzpatrick Mike
Jones, Carol	Keough, Shawn	Model, Fred-ab
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 July 20, 2017.

Motion Belles; support Willis to approve the minutes of the Regular Meeting on July 20, 2017 as presented.

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

4. Approval of Agenda:

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

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

5. Pre-arranged Audience Participation: *None*

6. Non-Arranged Citizen Participation: *None*

Chairman Brouwer arrived and resumed leadership of the meeting.

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) August Invoices: Three invoices for the Dexter Wellness Tax Appeal to Pear Sperling Eggan & Daniels; #130957 for \$568.75, #130959 for \$43.75, and #131223 for \$1277.50 for a total of invoices of \$1890.00.

Motion Finn, support Darnell to pay invoices in the amount of \$1890.00.

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

b) Approval of August 2017 Treasurer's Report.

Motion Keough; support Darnell to approve the August Treasurer's Report as presented.

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

8. Correspondence / Communications:

None

9. Action Items:

a) Old Business - None

b) New Business

(1) DDA Refunding Bonds – Consider adoption of a Resolution Requesting Issuance of 2017 Downtown Development Refunding Bond (Limited Tax General Obligation) and Pledging Tax Increment Revenues

Discussion followed on either keeping the 2017-2018 on the bond and re-forecast future payments of if there is a savings of \$80,000, what would the DDA be able to do with that money?

Motion Darnell; support Finn to adopt the Resolution requesting issuance of 2017 Downtown Development Refunding Bonds (Limited Tax General Obligation) and pledging tax increment revenues.

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

Nays: None

Absent: Model, O'Haver and Schmid

Motion carries

10. Discussion Updates:

None

11. Reports:

a) Committee Reports - Broad Street Redevelopment Committee

The 3045 Broad Street Development Committee met Wednesday, August 2, 2017 to review and discuss written responses to post-interview questions. After careful deliberation and consideration, the Committee has invited Norfolk Homes in for a second interview. That interview has been scheduled for August 17, 2017. If the interview goes well, staff anticipates the Committee will make a recommendation that the DDA/City enter into a pre-development agreement with Norfolk Homes.

At the meeting scheduled for today (August 17), there needs to be clarifications on four items before a recommendation by the committee can be made for a developer for the project.

b) Mayor – Shawn Keough

- *On Tuesday, September 5, 2017 at 5:30 PM, Planning Commission and City Council will hold a kick-off meeting on the Master Plan and Economic Development. DDA members are also invited to this meeting.*
- *AR Brouwer is getting very close to the start of the Grandview Commons Project.*
- *The Baker Road corridor is showing a lot of changes at Katie's, Parts Peddler and Hudson Street.*
- *The County held a public meeting on the proposed roundabouts at Dan Hoey/Baker Roads and Shield/Baker Roads. It was well done with visuals. The next steps are to secure the right-of-ways to be able to begin the work next year.*

c) Staff – Michelle Aniol

- *No updates*

12. Chairman's Report: September 21, 2017 Agenda

13. Non-Arranged Citizen Participation:

None

14. Adjournment

Motion Finns; support Darnell to adjourn at 8:00 AM.

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

Respectfully submitted,

Carol J. Jones, Secretary

Approved for filing: September 19, 2017