

# Dexter Downtown Development Authority

September 21, 2017 <> 7:30 AM

**Dexter Senior Center**  
7720 Ann Arbor Street  
Dexter, MI 48130

## **MINUTES**

1. Call to Order: Called to order at 7:36 AM on September 21, 2017 by Secretary Carol Jones due to the absence of both the Chairman, Vice-Chairman, and Treasurer.

2. Roll Call

Becker, Patrick	Bellas, Rich	Brouwer, Steve-ab
Darnell, Don	Finn, Doug-ab	Fitzpatrick Mike-ab
Jones, Carol	Keough, Shawn	Model, Fred
O'Haver, Dan-ab	Schmid, Fred	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 August 17, 2017.

*Motion Belles; support Darnell to approve the minutes of the Regular Meeting on August 17, 2017 as presented.*

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

4. Approval of Agenda:

*Motion Schmid; support Darnell to approve the agenda with the following addition:*

*10b) Temporary Parking and Staging during Construction at 150 Jeffords*

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

5. Pre-arranged Audience Participation: *None*

6. Non-Arranged Citizen Participation: *None*

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

a) September Invoices: Two invoices for the Dexter Wellness Tax Appeal to Pear Sperling Eggan & Daniels; #131518 for \$131.25 and #131519 for \$2,476.25 for a total of invoices of \$2,607.50.

*Motion Schmid; support Darnell to pay invoices in the amount of \$2,607.50.*

*Unanimous voice vote approval with Brouwer, Finn, Fitzpatrick, O’Haver and Willis absent.*

b) Approval of September 2017 Treasurer’s Report.

*Motion Schmid; support Bellas to approve the September Treasurer’s Report as presented.*

*Unanimous voice vote approval with Brouwer, Finn, Fitzpatrick, O’Haver and Willis absent.*

8. Correspondence / Communications:

None

9. Action Items:

a) Old Business - None

b) New Business

(1) **DTE Agreement** – Consideration of agreement with DTE regarding the removal of the Broad Street Sub-station and conveyance of land between the DTE and the City.

*Motion Keough; support Darnell to recommend the Agreement between DTE and the City of Dexter for the removal of the substation in an amount not to exceed \$390,000. The DDA will pay back to the City of Dexter the \$390,000 and reimburse the City of Dexter for the swap of property on Dan Hoey Road for the Broad Street property in the amount of \$142,500. The DDA also reserves the right to understand the recommendation from the ASTI mediation.*

*Ayes: Bellas, Becker, Darnell, Jones, Keough, Model and Schmid*

*Nays: None*

*Absent: Brouwer, Finn, Fitzpatrick, O’Haver and Willis*

*Motion carries*

10. Discussion Updates:

- a) **Pre-Development Agreement with Norfolk Homes** – Discussion regarding the draft Pre-Development Agreement with Norfolk Homes

Ms. Aniol gave a review of the changes in the proposed agreement.

- b) **Temporary Parking and Staging during Construction of 150 Jeffords**

Ms. Aniol reported on the closing of Jeffords and location of temporary rented parking for equipment and workers. She will bring more information to the next meeting. Discussion followed.

11. Reports:

- a) Mayor – Shawn Keough

- *On October 4, 2017 are the oral arguments for the Court of Appeals for the Dexter Wellness case. I have requested a meeting with Don Darnell, Courtney Nicholls, and Scott Munzel to review the case.*

- b) Staff – Michelle Aniol

- *The City will hold the next Business Summit on October 18, 2017. It will take place at the NULL Taphouse beginning at 4 PM. The focus will be about how businesses and start-ups can access capital.*

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

13. Non-Arranged Citizen Participation:

*None*

14. Adjournment

*Motion Darnell; support Model to adjourn at 8:22 AM.*

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

Respectfully submitted,

Carol J. Jones, Secretary

Approved for filing: October 19, 2017