

# Dexter Downtown Development Authority

January 17, 2019 < > 7:30 AM

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

## **MINUTES**

1. Call to Order: Called to order at 7:35 AM on January 17, 2019 by Chairman Dough Finn.

2. Roll Call

|                 |                 |                   |
|-----------------|-----------------|-------------------|
| Becker, Patrick | Bellas, Rich-ab | Brouwer, Steve    |
| 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.

Mr. Fitzpatrick arrived at 7:39 AM

3. Approval of Minutes from the Regular Meeting on November 15, 2018 and And Special Meeting on November 26, 2018

*Motion Darnell; support Willis to approve the minutes of the Regular Meeting of November 15, 2018 as presented.*

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

*Motion Keough; support Willis to approve the minutes of the Special Meeting of November 26, 2018 with a date correction from the agenda changing 2019 to 2018.*

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

4. Approval of Agenda:

*Motion Darnell; support Willis to approve the agenda with the addition of Item 10b, a discussion on the strategy on Dexter Wellness litigation.*

*Voice vote approval with Bellas, Fitzpatrick, Model, 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 the January Treasurer's Report. The following action was taken:*

a) December/January Invoices: Pear Sperling Eggen & Daniels, PC invoices of \$4,630.34 (paid 12-19-2018), \$1,602.45, and \$2,818.50 for Dexter Wellness; Dexter District Library - Dexter Wellness MTT 14/15 for \$12,836.99 (paid 12-19-2018); Scio Township - Dexter Wellness MTT 14/15 for \$8,313.23 (paid 12-19-2018); Washtenaw Community College – Dexter Wellness MTT 14/15 for \$39,327.66 (paid 12/19/2018); Washtenaw County Treasurer - Dexter Wellness MTT 14/15 for \$154,444.15 and \$16,838.25 (paid 12/19/2018); and US Bank – Bond Fees for \$500 (paid 12-19-2081) for a total of invoices for \$241,311.57.

*Motion Darnell; support Willis to pay the invoice total amounts of \$241,311.57.*

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

- b) Approval of January 2019 Treasurer's Report.

*Motion Darnell; support Brouwer to approve the January Treasurer's Report as presented.*

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

*Keough and Fitzpatrick requested clarification regarding the Dexter Wellness payment to the county, be provided at the next DDA meeting.*

8. Correspondence / Communications: "Save the Date" request from City Administration and City Council for a joint Council/Board/Commission/Committee meeting the evening of Monday, April 29, 2019. There was consensus of the members present for that date.

9. Action Items:

a) Old Business – None

b) New Business - None

10. Discussion and Updates – None

a) Discussion: Mill Creek Trail Phase 2

*Ms. Aniol explained that the City obtained about half of the grant funding it was expecting, to complete the Mill Creek Trail Phase 2 project and*

*that City Council had discussed an alternative that would change the route from its initial path behind Forest Lawn Cemetery, to one that would travel along the south side of Grand Street. She stated that the pathway along Grand Street would be required to be 10-feet wide, with a two-foot gravel shoulder on either side of the pathway. Discussion followed with those present not in favor of forfeiting the grant funds the City was awarded, but at the same time there was not support for the alternative route along Grand Street. It was suggested that staff push back on TAP officials to allow the original location, citing “The spirit of the project is along the Creek, not along Grand Street”. The members present also opposed doing anything with the trailhead, at the end of Grand Street, before knowing what the plans will be for 3045 Broad Street.*

b) Discussion: Strategy on Dexter Wellness Litigation

*Prior to the discussion, Mr. Brouwer recused himself and left the meeting at 8:06 AM.*

*Mr. Darnell reported on the background into a tax tribunal case against Power Wellness. He felt that the DDA needed to take a second look at the viability of proceeding with litigation. Discussion followed with a request to obtain more information on and have Scott Munzel attend the next meeting.*

11. Reports:

a) Mayor – Shawn Keough

- Mayor Keough described recent criticism of the City regarding the safety of the crosswalks. He mentioned that the City has done a lot to align and emphasize the crosswalk areas and feels that there are some issues with the illumination of the crosswalks. The unknown is the driver. There has been a meeting with DTE scheduled to look at the illumination and the City is working with the schools also on this issue. Discussion followed.*
- There is a joint meeting of Council, Boards, Commissions, and Committees scheduled for April 29, 2019. This is an opportunity to meet the members of these organizations and share information.*

b) Staff – Michelle Aniol

*Ms. Aniol includes her written report per packet and provided the following updates:*

- City Council did adopt a marihuana ordinance at its last meeting. Recreational marihuana did pass in the city but it does not state that residents can have commercial establishments. A change was made in the ordinance for medical providers. The City plans to relook at the ordinance after LARA rules are established.*

- *There was a meeting with Norfolk on the 3045 Broad Street project. There is a profitability gap with the project primarily coming from the underground parking proposal. There is a meeting scheduled with MEDC on the project.*
- *I met with the Peter Tchoryk, CEO of Michigan Aerospace and founder of Springmatter. They would like to move their business to Dexter.*

12. Chairman's Report: February 21, 2019 Agenda

*I would like to look at the 3045 Broad Street project at our February 21, 2019 meeting. Norfolk has been a great partner. .*

13. Non-Arranged Citizen Participation:

*None*

14. Adjournment

*Motion Darnell; support Keough to adjourn at 8:56 AM.*

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

Respectfully submitted,

Carol J. Jones, Secretary

Approved for filing: March 26, 2019