

Dexter Downtown Development Authority

April 18, 2019 < > 7:30 AM
Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:31 AM on March 26, 2019 by Chairman Doug Finn.

2. Roll Call

Becker, Patrick-	Bellas, Rich	Brouwer, Steve-ab
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 Special Meeting on March 26, 2019

Motion Willis; support Darnell to approve the minutes of the Special Meeting of March 26, 2019 as presented.

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

4. Approval of Agenda:

Motion Bellas; support Willis to approve the agenda with moving New Business Item ii) Request from Guenther Homes to follow the Treasurer's Report.

Unanimous voice vote approval with Brouwer, 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 April Treasurer's Report. The following action was taken:*

a) April Invoices: Pear Sperling Eggan & Daniels, PC invoices of \$268.25, \$1,647.25, and \$952.25 for a total of invoices of \$2,867.75.

Motion Willis; support Bellas to pay the invoice total amounts of \$2,867.75.

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

b) Approval of April 2019 Treasurer's Report.

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

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

a. New Business

ii) Consider request from Guenther Homes to use more of 3045 Broad Street site for construction materials storage. Discussion and possible action.

Representatives from Guenther Homes were present to request the use of the more of the 3045 Broad Street property for framing materials in order to keep Jeffords Street open at night.

Motion Willis; support Keough to allow Guenther Homes to increase the space they are using for storage of framing materials at the 3045 Broad Street site.

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

Nays: none

Absent: Brouwer, Model, O'Haver, and Schmid

Motion carries

8. Correspondence / Communications:

a. Joint Council/Board/Commission/Committee meeting: Monday, April 29, 2019

9. Action Items:

a. Old Business – None

b. New Business

i) Strategic planning discussion, in regards to DDA projects and the DDA Forecast for FY 2019-2020.

Discussion followed on future DDA Capital Projects:

- *3045 Broad Street.*
- *Do we need parking in the downtown?*
- *Accelerate payments back to the City for the Forest Street properties and the DTE Sub-Station removal.*

- *Take over payments to DTE for Sub-station removal starting in 2020-2021.*
- *Highlight the Quality of Experience in Dexter.*

The consensus of DDA members present was to pursue the purchase of property in the DDA district for future use.

10. Discussion and Updates

11. Reports:

- a) Mayor – Shawn Keough
- b) Staff – Michelle Aniol - included in the packet

12. Chairman's Report: May 16, 2019

- a) FY2019-20 DDA Budget: Discussion and possible action to recommend approval of DDA Budget for FY 2019-20 to City Council.

13. Non-Arranged Citizen Participation:

None

14. Adjournment

Motion Willis; support Fitzpatrick to adjourn at 8:44 AM.

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

Respectfully submitted,

Carol J. Jones, Secretary

Memo

To: Dexter DDA
From: Marie Sherry, City Treasurer & Mike Fitzpatrick, DDA Treasurer
Date: May 7, 2019
Re: Treasurer's Report for Fiscal Year End 06-30-2019

Invoice Approval Notes

- City of Dexter – Houses (248-901-972.001): \$20,000
- City of Dexter – Maintenance (248-442-803.015): \$10,000
- Combined total due for all invoices is \$30,000

Cash Status

DDA Cash Balances Report			
4/30/2019			
Fund	Account Name	General Ledger Balance	Notes
248 - DDA General	TCF Pooled Account	\$ -	
394 - DDA Debt	TCF Pooled Account	\$ -	
	Total DDA Pooled Checking	\$ -	
248 - DDA General	TCF Money Market Account	\$ 206,384.66	
	Total DDA Pooled Savings	\$ 206,384.66	
248 - DDA General	Huntington Bank	\$ 304,066.95	
	Total Investments	\$ 304,066.95	
Total General Cash		\$ 510,451.61	
Total Debt Cash		\$ -	
		\$ 510,451.61	
Month End Cash		\$ 510,451.61	
Projected FY 18/19 Revenue All Funds		\$ 8,633.70	
Projected FY 18/19 Expenditures All Funds		\$ (53,889.29)	
Wellness Center Set Aside		\$ (288,103.54)	Through January 31, 2019
Projected Year End Cash		\$ 177,092.48	

Fiscal Year 2018-2019 Revenue Expenditure Report

05/07/2019 REVENUE AND EXPENDITURE REPORT FOR CITY OF DEXTER						
PERIOD ENDING 04/30/2019						
% Fiscal Year Completed: 83.29						
		2018-19	YTD BALANCE		AVAILABLE	
		ORIGINAL	2018-19	04/30/2019	BALANCE	% BDGT
GL NUMBER	DESCRIPTION	BUDGET	AMENDED BUDGET	NORMAL (ABNORMAL)	NORMAL (ABNORMAL)	USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000 - ASSETS, LIABILITIES & REVENUE						
248-000-405.000	TAX CAPTURE REVENUE	375,000.00	375,000.00	363,807.17	11,192.83	97.02
248-000-574.001	PERSONAL PROPERTY TAX REIMBURSEMENT	4,000.00	8,900.00	9,978.71	(1,078.71)	112.12
248-000-664.000	INVESTMENT GAIN	0.00	0.00	2,831.03	(2,831.03)	100.00
248-000-665.000	INTEREST EARNED	3,500.00	3,500.00	2,778.71	721.29	79.39
248-000-671.000	OTHER REVENUE	0.00	5,000.00	5,000.00	0.00	100.00
Total Dept 000 - ASSETS, LIABILITIES & REVENUE		382,500.00	392,400.00	384,395.62	8,004.38	97.96
TOTAL REVENUES		382,500.00	392,400.00	384,395.62	8,004.38	97.96
Expenditures						
Dept 248 - ADMINISTRATION						
248-248-802.000	PROFESSIONAL SERVICES	10,000.00	10,000.00	0.00	10,000.00	0.00
248-248-803.000	CONTRACTED SERVICES	1,700.00	1,700.00	1,500.00	200.00	88.24
248-248-810.000	ATTORNEY FEES	25,000.00	35,000.00	33,054.35	1,945.65	94.44
248-248-880.000	DOWNTOWN EVENTS	0.00	0.00	0.00	0.00	0.00
248-248-955.000	MISCELLANEOUS	0.00	0.00	15.00	(15.00)	100.00
248-248-957.002	DDA CAPTURE REFUNDS	500.00	500.00	0.00	500.00	0.00
Total Dept 248 - ADMINISTRATION		37,200.00	47,200.00	34,569.35	12,630.65	73.24
Dept 442 - DOWNTOWN PUBLIC WORKS						
248-442-803.015	CITY MAINTENANCE	10,000.00	10,000.00	0.00	10,000.00	0.00
248-442-970.000	CONTRACTED CAPITAL IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
Total Dept 442 - DOWNTOWN PUBLIC WORKS		10,000.00	10,000.00	0.00	10,000.00	0.00
Dept 901 - CAPITAL IMPROVEMENTS						
248-901-970.000	CONTRACTED CAPITAL IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
248-901-972.000	DOWNTOWN DEVELOPMENT CAPITAL IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
248-901-972.001	PURCHASE OF HOUSE	20,000.00	20,000.00	0.00	20,000.00	0.00
248-901-972.002	DTE SUBSTATION MOVE	0.00	0.00	0.00	0.00	0.00
248-901-972.003	DTE SUBSTATION PROPERTY SWAP	0.00	0.00	0.00	0.00	0.00
248-901-972.004	3045 BROAD STREET REDEVELOPMENT	0.00	0.00	0.00	0.00	0.00
248-901-974.001	OTHER CAPITAL IMPROVEMENTS	10,000.00	10,000.00	0.00	10,000.00	0.00
Total Dept 901 - CAPITAL IMPROVEMENTS		30,000.00	30,000.00	0.00	30,000.00	0.00
Dept 965 - TRANSFERS OUT - CONTROL						
248-965-999.101	TRANSFER OUT TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00
248-965-999.204	TRANSFER OUT TO MUNICIPAL STREETS	0.00	0.00	0.00	0.00	0.00
248-965-999.394	TR OUT FOR BOND PAYMENTS - 394	267,600.00	267,600.00	266,970.68	629.32	99.76
Total Dept 965 - TRANSFERS OUT - CONTROL		267,600.00	267,600.00	266,970.68	629.32	99.76
TOTAL EXPENDITURES		344,800.00	354,800.00	301,540.03	53,259.97	84.99
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		382,500.00	392,400.00	384,395.62	8,004.38	97.96
TOTAL EXPENDITURES		344,800.00	354,800.00	301,540.03	53,259.97	84.99
NET OF REVENUES & EXPENDITURES		37,700.00	37,600.00	82,855.59	(45,255.59)	220.36

Fund 394 - DDA DEBT FUND						
Revenues						
Dept 000 - ASSETS, LIABILITIES & REVENUE						
394-000-665.000	INTEREST EARNED	0.00	0.00	0.00	0.00	0.00
394-000-671.000	OTHER REVENUE	0.00	0.00	0.00	0.00	0.00
394-000-695.248	TRANSFER IN FROM DDA FUND 248	267,600.00	267,600.00	266,970.68	629.32	99.76
394-000-695.494	TR IN DDA PROJECT FUND 494	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - ASSETS, LIABILITIES & REVENUE		267,600.00	267,600.00	266,970.68	629.32	99.76
TOTAL REVENUES		267,600.00	267,600.00	266,970.68	629.32	99.76
Expenditures						
Dept 850 - LONG-TERM DEBT						
394-850-992.000	BOND FEES	1,000.00	1,000.00	500.00	500.00	50.00
394-850-997.001	DDA 2001 BOND (\$900K)	0.00	0.00	0.00	0.00	0.00
394-850-997.003	DDA 2008 TAXABLE BOND (\$1.6M)	0.00	0.00	0.00	0.00	0.00
394-850-997.004	DDA 2008 BOND (\$2+M)	0.00	0.00	0.00	0.00	0.00
394-850-997.005	2011 REFUNDING BOND (\$620K)	72,700.00	72,700.00	72,638.34	61.66	99.92
394-850-997.006	2015 REFUNDING - TAXABLE BOND	87,400.00	87,400.00	87,340.00	60.00	99.93
394-850-997.007	2017 REFUNDING - NON-TAXABLE BOND	106,500.00	106,500.00	106,492.34	7.66	99.99
Total Dept 850 - LONG-TERM DEBT		267,600.00	267,600.00	266,970.68	629.32	99.76
TOTAL EXPENDITURES		267,600.00	267,600.00	266,970.68	629.32	99.76
Fund 394 - DDA DEBT FUND:						
TOTAL REVENUES		267,600.00	267,600.00	266,970.68	629.32	99.76
TOTAL EXPENDITURES		267,600.00	267,600.00	266,970.68	629.32	99.76
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	0.00	0.00

Dexter Wellness Center MTT 2016

We are still waiting for the invoice from the County. Once it is received, we will pay it using the set aside funds.

Dexter Wellness Center MTT 2017

This case should be settled shortly. The refund will be handled in the same manner as the 2016 refund.

Required Reporting

- Form 5176 – Request for State Reimbursement of Tax Increment Finance Authority. Deadline to file is June 15th.
- Form 2604 – Tax Increment Financing Plan Report for Capture of Property Taxes. Deadline to file is July 31st.
- Qualifying Statement – Deadline to file is December 31st.
- Audit – Deadline to file is December 31st.
- Publish the Annual Report by February 28th.

Summary

DDA Forecast - Summary
5-10-2019 - Approved by DDA
M. Fitzpatrick / M. Sherry / M. Aniol

Fiscal Year (July-June)	Actual 2017-2018	Estimated 2018-2019	Estimated 2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038
Revenue																					
Tax Capture	331,223	374,030	430,032	496,727	533,922	557,213	581,797	577,473	599,647	643,293	660,727	678,423	878,272	896,503	915,007	933,789	952,853	972,202	991,842	1,011,776	1,032,010
Small Parcel Reimbursement	5,270	9,979	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	5,809	4,324	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	389	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	342,692	393,333	434,032	496,727	533,922	557,213	581,797	577,473	599,647	643,293	660,727	678,423	878,272	896,503	915,007	933,789	952,853	972,202	991,842	1,011,776	1,032,010
Expenditures																					
Debt Payments	281,998	267,512	275,469	303,264	310,020	312,523	327,856	348,748	361,141	373,583	374,603	244,560	250,028	229,798	215,033	-	-	-	-	-	-
Professional Services	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Contracted Services	1,500	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
Attorney Fees	30,765	35,000	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City Maintenance*	10,000	10,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000
City Administration**	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Capture Refunds BOR/MTT	59,332	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Projects	20,000	30,000	44,000	88,000	78,000	78,000	78,000	78,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	403,595	354,712	423,669	475,464	472,220	474,723	490,056	510,948	445,341	457,783	458,803	328,760	334,228	313,998	299,233	84,200	84,200	84,200	84,200	84,200	84,200
Revenue/Expenditures	(60,903)	38,621	10,363	21,263	61,702	82,490	91,741	66,525	154,306	185,510	201,924	349,663	544,044	582,505	615,774	849,589	868,653	888,002	907,642	927,576	947,810
Beginning Fund Balance	200,396	139,493	178,114	188,477	209,740	271,442	353,932	445,673	512,198	666,504	852,014	1,053,938	1,403,601	1,947,645	2,530,151	3,145,925	3,995,515	4,864,167	5,752,170	6,659,812	7,587,388
Forecasted Net Change	(60,903)	38,621	10,363	21,263	61,702	82,490	91,741	66,525	154,306	185,510	201,924	349,663	544,044	582,505	615,774	849,589	868,653	888,002	907,642	927,576	947,810
Ending Fund Balance	139,493	178,114	188,477	209,740	271,442	353,932	445,673	512,198	666,504	852,014	1,053,938	1,403,601	1,947,645	2,530,151	3,145,925	3,995,515	4,864,167	5,752,170	6,659,812	7,587,388	8,535,198

Notes / Assumptions:

Dexter Wellness 2016 to be paid out of set aside funds

Dexter Wellness 2017, Power Wellness 2018, and likely Power Wellness 2019 at MTT

*City Maintenance is a percent based on costs provided by City Manager. An additional \$55K had been added to City Maintenance. Would DDA prefer to use this \$55K in FY19/20, to accelerate its payback to the City on the 3045 Broad Street property?

Refer to notes on Project worksheet

**City Administration = Assessor and CDM

Tax Information

DDA Forecast - Tax Capture
5-10-2019 - Approved by DDA
M. Fitzpatrick / M. Sherry / M. Aniol

Fiscal Year (July-June)	Actual	Actual	Estimated																		
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038
% Increase to TV	0.9%	2.1%	2.4%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Total Taxable Value	35,559,565	36,084,450	40,054,362	40,655,177	45,400,975	48,317,990	50,782,447	53,344,183	55,313,626	57,343,330	58,203,480	59,076,533	59,962,681	60,862,121	61,775,053	62,701,678	63,642,204	64,596,837	65,565,789	66,549,276	67,547,515
Grandview Commons New (1)			-	2,245,970	1,480,000	1,739,687	1,800,000	1,169,280	1,200,000	-	-	-	-	-	-	-	-	-	-	-	-
150 Jeffords New (2)			-	1,890,000	756,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3045 Broad New (3)			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Base Value	14,918,413	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468	15,057,468
Captured Value	20,641,152	21,026,982	24,996,894	29,733,679	32,579,507	35,000,209	37,524,979	38,286,715	40,256,158	42,285,862	43,146,012	44,019,065	44,905,213	45,804,653	46,717,585	47,644,210	48,584,736	49,539,369	50,508,321	51,491,808	52,490,047
Tax Capture Revenue	453,079	470,750	559,643	665,692	729,406	783,602	840,128	857,182	901,275	946,717	965,974	985,521	1,005,360	1,025,497	1,045,937	1,066,682	1,087,739	1,109,112	1,130,806	1,152,824	1,175,173
Less Brownfield Grandview (4)			(20,102)	(57,815)	(82,667)	(111,879)	(142,104)	(161,738)	(181,888)	(181,888)	(181,888)	(181,888)	-	-	-	-	-	-	-	-	-
Less Wellness Withheld (5)	(121,862)	(106,943)	(109,509)	(111,150)	(112,817)	(114,510)	(116,227)	(117,971)	(119,740)	(121,536)	(123,359)	(125,210)	(127,088)	(128,994)	(130,929)	(132,893)	(134,886)	(136,910)	(138,963)	(141,048)	(143,164)
Actual Tax Capture	331,217	363,807	430,032	496,727	533,922	557,213	581,797	577,473	599,647	643,293	660,727	678,423	878,272	896,503	915,007	933,789	952,853	972,202	991,842	1,011,776	1,032,010
Millage Rates																					
City Operating	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987	10.8987
City Streets	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075	3.4075
Washtenaw County (S)	4.4880	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511	4.4511
Washtenaw County (W)	1.7242	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013	2.7013
Dexter Library	1.1113	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083	1.1083
Washtenaw CC	3.4267	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978	3.3978
Total (6)	21.9503	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885	22.3885
Dexter Wellness Taxable	5,318,053	4,776,600	4,891,238	4,964,607	5,039,076	5,114,662	5,191,382	5,269,253	5,348,292	5,428,516	5,509,944	5,592,593	5,676,482	5,761,629	5,848,054	5,935,774	6,024,811	6,115,183	6,206,911	6,300,015	6,394,515

Notes / Assumptions:

2018-2019 Base Value Adjustment: Removed Community Park from base value (included incorrectly)

2019-2020 Base Value Adjustment: Previous assessor added base value of \$140,055 to LaFontaine. Unsure as to why and will research.

2019-2020 Base Value Adjustment: I found two parcels in the assessing database that should be included in the DDA base but were not. They were added to the 2018 (2018-2019) tax database because of the way the assessing program works.

(1) Value existing as of 12/31/18 (3 complete, 17 partial, plus vacant land) is included in the captured value for 19/20. Starting in 20-21, assumptions are made for the next phases, to be complete in 25/26. The formulas wrap the prior year "growth" into the next year's captured value.

(2) Similar structure as Grandview Commons. Assumes construction completed in 21/22.

(3) Placeholder for 3045 Broad.

(4) This line reduces the tax capture revenue by the estimated amount of the brownfield capture. Does not include millage rates not captured by the DDA (in other words, the actual payment to the brownfield will be higher).

(5) This line reduces the tax capture revenue by the capture for the Dexter Wellness Center, to remain in place until such time as the litigation is complete.

(6) The DDA captures 50% of County taxes. The "Total" millage line's formula calculates this, although the millage rate listed for them in the table is the total rate. It is done this way to ensure accuracy when future years' millage rates are updated.

Bond Payments

DDA Forecast - Bond Schedule

5-10-2019 - Approved by DDA

M. Fitzpatrick / M. Sherry / M. Aniol

Fiscal Year (July-June)	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038
2011 Refunding (\$900K)	75,738	72,673	74,608																		
2015 Refunding (\$1.4M)	88,405	87,340	81,275	110,388	108,435	106,483	104,530	97,578	95,803	93,478	86,153	244,060	249,528	229,298	214,533	-	-	-	-	-	-
2017 Refunding (\$1.9M)	116,910	106,499	119,086	192,376	201,085	205,540	222,826	250,670	264,838	279,605	287,950	-	-	-	-	-	-	-	-	-	-
Bond Fees	1,000	1,000	500	500	500	500	500	500	500	500	500	500	500	500	500	-	-	-	-	-	-
Total Debt	282,053	267,512	275,469	303,264	310,020	312,523	327,856	348,748	361,141	373,583	374,603	244,560	250,028	229,798	215,033	-	-	-	-	-	-

Refund
2008
Non-Taxable
New
Debt
Schedule

Notes / Assumptions:

2015 Refunding (Taxable Bond) earliest call date is 5/1/2025 for the remaining principal of \$985,000.

2017 Refunding (Non-Taxable Bond) is callable 5/1/2024.

Bond fees are attached to the 2015 bond.

Projects

DDA Forecast - Projects
5-10-2019 - Approved by DDA
M. Fitzpatrick / M. Sherry / M. Aniol

Projects will not be undertaken until revenues are to a level to support them

Fiscal Year (July-June)	Pd. Previous	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038
Tupper (a/k/a DAPCO) Redevelopment (\$347K) CIP # 1.01	\$ 149,656																					
DTE Substation Decom/Relo (\$390K) CIP #1.02 & #1.13	\$ 390,000				78,000	78,000	78,000	78,000	78,000													
Baker Rd Streetscape (\$130) CIP #1.03																						
Forest Street Improvements (\$750K) CIP # 1.04																						
Streetscape-Grand Street Sidewalk & On-street Parking CIP #1.05																						
Property Acquisition - Forest Street fro redevelopment & parking lots/structure CIP #1.06																						
Downtown Façade (\$30K) CIP #1.07																						
Downtown Fire Safety (\$10K) CIP #1.08																						
Parking Lot Maintenance (\$10K) CIP #1.09	\$ 20,000		10,000		10,000																	
Main Street Parking Rehab (\$120K) CIP #1.10																						
Streetscape- Forest & Jeffords Street Realignment & Reconstruction CIP #1.11																						
Miscellaneous CIP #1.12																						
DTE Substation Property Swap (\$187.5K) CIP #1.13																						
House Purchase Payback (\$164) CIP # 1.13	\$ 164,000	20,000	20,000	44,000																		
ADA Ramp (\$85K) CIP #1.14																						
Ann Arbor St. Lighting (\$110K) Complete?																						
Brick Pavers (ongoing maintenance?)																						
Central Street (\$200K) Complete																						
Dex-AA Rd Corridor (\$200K) A CIPworksheet has not been created for this project.																						
Total Projects		20,000	30,000	44,000	88,000	78,000	78,000	78,000	78,000	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes / Assumptions:

- When should DDA plan be updated?
- When should CIP #1.05 be initiated?
- Is the Forest & Jeffords Street Realignment & Reconstruction still desired?

Questions:

*The City made one \$78K payment to DTE in FY18/19 and is scheduled to make a second \$78K payment in 2019/20. The DDA is scheduled to take over the payments to DTE starting in 20/21, with payback the city starting in 23/24.
Would DDA prefer to schedule \$55K in FY19/20, for maintenance or use that \$55K to accelerate payback to the City on the 3045 Broad Street property?

7120 Dexter Ann Arbor	HD-08-05-300-064	2013		Washtenaw County Summer 4.5493		Washtenaw County Winter 1.2308		Scio Township Combined 1.4460		Dexter District Library 1.1286		Washtenaw Community College 3.4576	
		DDA Capture	Brownfield Capture	DDA	Brownfield	DDA	Brownfield	DDA	Brownfield	DDA	Brownfield	DDA	Brownfield
		1,406,662	1,210,938	6,399.33	5,508.92	1,731.32	1,490.42	2,034.03	1,751.02	1,587.56	1,366.66	4,863.67	4,186.94

7120 Dexter Ann Arbor	HD-08-05-300-064	2013		Dexter Village Operating 9.8665		Dexter Village Streets 2.8874	
		DDA Capture	Capture	DDA	Brownfield	DDA	Brownfield
		1,406,662	1,210,938	13,878.83	11,947.72	4,061.60	3,496.46

Total Brownfield: 29,748.15

Grandview Commons TIF Capture

Taxable Value Tracking	2016 Base	Estimate TV
Grandview Commons Combined	668,543	1,865,673
	Captured Amount	1,197,130

Local TIF Tax Authority 2019-2020		Millage Rate	Capture Amt. Brownfield
<i>Summer</i>			
Washtenaw County Operating	L-4029 2018	4.45110	\$ 1,998.20
City Operating	L-4029 2018	10.89870	\$ 9,785.37
City Streets	L-4029 2018	3.40750	\$ 3,059.42
<i>Winter</i>			
Washtenaw County	L-4029 2018	2.70210	\$ 1,213.04
Dexter Public Library Operating (No Debt)	L-4029 2018	1.10830	\$ 995.08
Washtenaw C.C. Operating (No Debt)	L-4029 2018	3.39780	\$ 3,050.71
LOCAL TIF TOTAL		25.96550	\$ 20,101.82

Taxable Value Tracking	2016 Base	Estimate TV
Grandview Commons Combined	668,543	4,111,643
	Captured Amount	3,443,100

Local TIF Tax Authority 2020-2021		Millage Rate	Capture Amt. Brownfield
<i>Summer</i>			
Washtenaw County Operating	L-4029 2018	4.45110	\$ 5,747.09
City Operating	L-4029 2018	10.89870	\$ 28,143.99
City Streets	L-4029 2018	3.40750	\$ 8,799.27
<i>Winter</i>			
Washtenaw County	L-4029 2018	2.70210	\$ 3,488.85
Dexter Public Library Operating (No Debt)	L-4029 2018	1.10830	\$ 2,861.99
Washtenaw C.C. Operating (No Debt)	L-4029 2018	3.39780	\$ 8,774.22
LOCAL TIF TOTAL		25.96550	\$ 57,815.42

Taxable Value Tracking	2016 Base	Estimate TV
Grandview Commons Combined	668,543	5,591,643
	Captured Amount	4,923,100

Local TIF Tax Authority 2021-2022		Millage Rate	Capture Amt. Brownfield
<i>Summer</i>			
Washtenaw County Operating	L-4029 2018	4.45110	\$ 8,217.45
City Operating	L-4029 2018	10.89870	\$ 40,241.54
City Streets	L-4029 2018	3.40750	\$ 12,581.60
<i>Winter</i>			
Washtenaw County	L-4029 2018	2.70210	\$ 4,988.52
Dexter Public Library Operating (No Debt)	L-4029 2018	1.10830	\$ 4,092.20
Washtenaw C.C. Operating (No Debt)	L-4029 2018	3.39780	\$ 12,545.78
LOCAL TIF TOTAL		25.96550	\$ 82,667.10

Taxable Value Tracking	2016 Base	Estimate TV
Grandview Commons Combined	668,543	7,331,330
	Captured Amount	6,662,787

Local TIF Tax Authority 2022-2023		Millage Rate	Capture Amt. Brownfield
<i>Summer</i>			
Washtenaw County Operating	L-4029 2018	4.45110	\$ 11,121.27
City Operating	L-4029 2018	10.89870	\$ 54,461.79
City Streets	L-4029 2018	3.40750	\$ 17,027.59
<i>Winter</i>			
Washtenaw County	L-4029 2018	2.70210	\$ 6,751.32
Dexter Public Library Operating (No Debt)	L-4029 2018	1.10830	\$ 5,538.28
Washtenaw C.C. Operating (No Debt)	L-4029 2018	3.39780	\$ 16,979.11
LOCAL TIF TOTAL		25.96550	\$ 111,879.35

Taxable Value Tracking	2016 Base	Estimate TV
Grandview Commons Combined	668,543	9,131,330
	Captured Amount	8,462,787

Local TIF Tax Authority 2023-2024		Millage Rate	Capture Amt. Brownfield
<i>Summer</i>			
Washtenaw County Operating	L-4029 2018	4.45110	\$ 14,125.77
City Operating	L-4029 2018	10.89870	\$ 69,175.03
City Streets	L-4029 2018	3.40750	\$ 21,627.71
<i>Winter</i>			
Washtenaw County	L-4029 2018	2.70210	\$ 8,575.24
Dexter Public Library Operating (No Debt)	L-4029 2018	1.10830	\$ 7,034.48
Washtenaw C.C. Operating (No Debt)	L-4029 2018	3.39780	\$ 21,566.14
LOCAL TIF TOTAL		25.96550	\$ 142,104.37

Taxable Value Tracking	2016 Base	Estimate TV
Grandview Commons Combined	668,543	10,300,610
Captured Amount		9,632,067

Local TIF Tax Authority 2024-2025		Millage Rate	Capture Amt. Brownfield
<i>Summer</i>			
Washtenaw County Operating	L-4029 2018	4.45110	\$ 16,077.49
City Operating	L-4029 2018	10.89870	\$ 78,732.76
City Streets	L-4029 2018	3.40750	\$ 24,615.95
<i>Winter</i>			
Washtenaw County	L-4029 2018	2.70210	\$ 9,760.05
Dexter Public Library Operating (No Debt)	L-4029 2018	1.10830	\$ 8,006.41
Washtenaw C.C. Operating (No Debt)	L-4029 2018	3.39780	\$ 24,545.88
LOCAL TIF TOTAL		25.96550	\$ 161,738.54

Taxable Value Tracking	2016 Base	Estimate TV
Grandview Commons Combined	668,543	11,500,610
Captured Amount		10,832,067

Local TIF Tax Authority 2025-2026		Millage Rate	Capture Amt. Brownfield
<i>Summer</i>			
Washtenaw County Operating	L-4029 2018	4.45110	\$ 18,080.48
City Operating	L-4029 2018	10.89870	\$ 88,541.59
City Streets	L-4029 2018	3.40750	\$ 27,682.70
<i>Winter</i>			
Washtenaw County	L-4029 2018	2.70210	\$ 10,976.00
Dexter Public Library Operating (No Debt)	L-4029 2018	1.10830	\$ 9,003.88
Washtenaw C.C. Operating (No Debt)	L-4029 2018	3.39780	\$ 27,603.90
LOCAL TIF TOTAL		25.96550	\$ 181,888.55

			2019	2020	2021	2022	2023	2024	2025
			Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
7901	Grand St	08-08-06-156-001	4,710	75,000	150,000	150,000	150,000	150,000	150,000
7903	Grand St	08-08-06-156-002	4,710	75,000	150,000	150,000	150,000	150,000	150,000
7905	Grand St	08-08-06-156-003	4,710	75,000	150,000	150,000	150,000	150,000	150,000
7907	Grand St	08-08-06-156-004	4,710	75,000	150,000	150,000	150,000	150,000	150,000
7909	Grand St	08-08-06-156-005	4,710	75,000	150,000	150,000	150,000	150,000	150,000
7911	Grand St	08-08-06-156-006	4,710	75,000	150,000	150,000	150,000	150,000	150,000
7913	Grand St	08-08-06-156-007	4,710	75,000	150,000	150,000	150,000	150,000	150,000
7915	Grand St	08-08-06-156-008	4,710	75,000	150,000	150,000	150,000	150,000	150,000
601	Woodland Dr	08-08-06-156-009	4,710	15,000	125,000	125,000	125,000	125,000	125,000
603	Woodland Dr	08-08-06-156-010	4,710	15,000	125,000	125,000	125,000	125,000	125,000
605	Woodland Dr	08-08-06-156-011	4,710	15,000	125,000	125,000	125,000	125,000	125,000
607	Woodland Dr	08-08-06-156-012	4,710	15,000	125,000	125,000	125,000	125,000	125,000
602	Woodland Dr	08-08-06-156-013	4,710	15,000	125,000	125,000	125,000	125,000	125,000
604	Woodland Dr	08-08-06-156-014	4,710	15,000	125,000	125,000	125,000	125,000	125,000
606	Woodland Dr	08-08-06-156-015	4,710	15,000	125,000	125,000	125,000	125,000	125,000
608	Woodland Dr	08-08-06-156-016	4,710	15,000	125,000	125,000	125,000	125,000	125,000
611	Woodland Dr	08-08-06-156-017	13,410	122,500	122,500	122,500	122,500	122,500	122,500
613	Woodland Dr	08-08-06-156-018	16,510	155,100	155,100	155,100	155,100	155,100	155,100
615	Woodland Dr	08-08-06-156-019	13,410	122,500	122,500	122,500	122,500	122,500	122,500
617	Woodland Dr	08-08-06-156-020	16,510	155,100	155,100	155,100	155,100	155,100	155,100
610	Boardwalk Ln	08-08-06-156-021	13,310	122,500	122,500	122,500	122,500	122,500	122,500
612	Boardwalk Ln	08-08-06-156-022	16,310	155,100	155,100	155,100	155,100	155,100	155,100
614	Boardwalk Ln	08-08-06-156-023	13,310	122,500	122,500	122,500	122,500	122,500	122,500
616	Boardwalk Ln	08-08-06-156-024	16,410	155,100	155,100	155,100	155,100	155,100	155,100
501	Boardwalk Ln	08-08-06-156-025	61,410	151,600	151,600	151,600	151,600	151,600	151,600
503	Boardwalk Ln	08-08-06-156-026	52,710	133,800	133,800	133,800	133,800	133,800	133,800
505	Boardwalk Ln	08-08-06-156-027	61,410	151,600	151,600	151,600	151,600	151,600	151,600
507	Boardwalk Ln	08-08-06-156-028	52,710	133,800	133,800	133,800	133,800	133,800	133,800
401	Baker Crossing	08-08-06-156-029	86,410	189,800	189,800	189,800	189,800	189,800	189,800
403	Baker Crossing	08-08-06-156-030	178,910	189,800	189,800	189,800	189,800	189,800	189,800
405	Baker Crossing	08-08-06-156-031	137,910	189,800	189,800	189,800	189,800	189,800	189,800
407	Baker Crossing	08-08-06-156-032	197,110	197,110	197,110	197,110	197,110	197,110	197,110
409	Baker Crossing	08-08-06-156-033	113,910	189,800	189,800	189,800	189,800	189,800	189,800
411	Baker Crossing	08-08-06-156-034	164,310	189,800	189,800	189,800	189,800	189,800	189,800
413	Baker Crossing	08-08-06-156-035	221,000	221,000	221,000	221,000	221,000	221,000	221,000
415	Baker Crossing	08-08-06-156-036	252,300	252,300	252,300	252,300	252,300	252,300	252,300
1	Expansion A	08-08-06-285-011	60,313	60,313	60,313	75,000	150,000	150,000	150,000

		2019 Actual	2020 Estimated	2021 Estimated	2022 Estimated	2023 Estimated	2024 Estimated	2025 Estimated
2	Expansion A				75,000	150,000	150,000	150,000
3	Expansion A				75,000	150,000	150,000	150,000
4	Expansion A				75,000	150,000	150,000	150,000
5	Expansion A				75,000	150,000	150,000	150,000
6	Expansion A				75,000	150,000	150,000	150,000
7	Expansion A				75,000	150,000	150,000	150,000
8	Expansion A				75,000	150,000	150,000	150,000
9	Expansion A				75,000	150,000	150,000	150,000
10	Expansion A				75,000	150,000	150,000	150,000
11	Expansion A				75,000	150,000	150,000	150,000
12	Expansion A				75,000	150,000	150,000	150,000
13	Expansion A				75,000	150,000	150,000	150,000
14	Expansion A				75,000	150,000	150,000	150,000
15	Expansion A				75,000	150,000	150,000	150,000
16	Expansion A				75,000	150,000	150,000	150,000
17	Expansion A				75,000	150,000	150,000	150,000
18	Expansion A				75,000	150,000	150,000	150,000
19	Expansion A				75,000	150,000	150,000	150,000
20	Expansion A				75,000	150,000	150,000	150,000
21	Expansion A				75,000	150,000	150,000	150,000
22	Expansion A				75,000	150,000	150,000	150,000
23	Expansion A				75,000	150,000	150,000	150,000
24	Expansion A				75,000	150,000	150,000	150,000
1	Expansion B	08-08-06-285-012	30,720	30,720	30,720	30,720	75,000	150,000
2	Expansion B						75,000	150,000
3	Expansion B						75,000	150,000
4	Expansion B						75,000	150,000
5	Expansion B						75,000	150,000
6	Expansion B						75,000	150,000
7	Expansion B						75,000	150,000
8	Expansion B						75,000	150,000
9	Expansion B						75,000	150,000
10	Expansion B						75,000	150,000
11	Expansion B						75,000	150,000
12	Expansion B						75,000	150,000
13	Expansion B						75,000	150,000
14	Expansion B						75,000	150,000
15	Expansion B						75,000	150,000
16	Expansion B						75,000	150,000
		1,865,673	4,111,643	5,591,643	7,331,330	9,131,330	10,300,610	11,500,610
	Difference from Prior Year		2,245,970	1,480,000	1,739,687	1,800,000	1,169,280	1,200,000

**Mayor Report – By Shawn Keough
Prepared on May 8, 2019**

Hello Residents and Council,

Here is my report of recent activities and my calendar of planned Dexter activities looking ahead:

Update on Phase 2 Mill Creek Park efforts with Dexter Community Schools

On May 6, 2019, the Dexter Community School Board approved a letter of support for the City's Phase 2 Trail project that will accompany the City's permit application to the State of Michigan. I would personally like to thank the School Board as well as their Superintendent Dr. Timmis for their help getting this approved. There has been a lot of cooperation, several on site meetings and personal attention by the Board members and the Superintendent's office to help the City as we work to finalize important details regarding the project alignment and schedule for the project. Over the next couple of weeks, the City and School Board will be working together to finalize an easement agreement for the project. The City held a Grade Inspection meeting with the Michigan Department of Transportation on May 2nd, and I am pleased to report that at this time we are on schedule to have final plans turned in by the June 21st deadline. Tentatively bids would be opened in September 2019. Many thanks again to the DCS Board members and their staff for helping the City on this project.

Town Hall meeting to discuss upgrading our current City Offices and Fire Station

On behalf of City Council, I would like to thank all members of the community that attended our Town Hall meeting on Saturday, April 27th. Thank you letters will be mailed or emailed to those that signed the attendance sheet. We had a good turnout and I was pleased with the audience participation. I came away with a few general sentiments based on the questions that were asked and the comments made by the public at the meeting:

1. Our presentation contained a lot of information, perhaps too much detail in some areas, however, Council felt this was necessary for those that were new to the topic.
2. The audience clapped a couple times when there was mention of finding an efficient, cost effective solution to renovate the existing fire station.
3. The audience seemed supportive of the need to improve both City Hall and our fire station. No one in the audience indicated that we should keep the status quo.
4. Response time was voiced as an important component of the decision by several members of the audience that asked questions or made comments.

City Council will be discussing the meeting, the feedback and next steps on May 13th as part of our Council agenda. The information presented at the meeting has been posted to the City website. Feedback is appreciated at any time.

Proclamation

With the help of City Manager Nicholls, I have prepared the attached proclamation in support of the American Legion Auxiliary.

Recent Activities & Meetings

April 22, 2019 – DCS Board meeting – Assistant to the City Manager Justin Breyer and I missed our City Council meeting on this date to attend the Dexter Community Schools Board meeting (at the same time) to seek their help with our Phase 2 path project. The DCS Board and Superintendent was very supportive of the project and

scheduled several follow up meetings on site to help the City review route options and address DCS questions about the project.

April 23, 2019 – Meeting with Congressperson Tim Walberg (at City offices)

April 23, 2019 – Mill Creek Park – Phase 2 Path – Justin Breyer and I attended a couple on site meetings with various members of the DCS Board to review route options for the path.

April 24, 2019 – Mill Creek Park – Phase 2 Path – Justin Breyer and I attended a meeting at Creekside with the DCS Facility Committee to discuss next steps for helping the City deliver final plans for the trail project. Many thanks to the facility committee and DCS staff and consultants for their input and help moving this project forward.

April 27, 2019 – Town Hall meeting to discuss potential City Hall and Fire Station upgrades (please see update above)

April 29, 2019 – Joint Board & Commission meeting – this meeting was well attended and very informative. I would like to thank each of the Dexter Board and Commission members and their chairpersons for taking the time to attend and inform Council of all the good things happening in Dexter. Many thanks to everyone for participating.

May 1, 2019 – Budget Review Session #1 – City Council and staff met to review the first draft of the budget for Fiscal Year 2019 – 2020 that will start on July 1, 2019.

Upcoming Activities

May 8, 2019 – Mill Creek Park – Phase 2 Path meeting with representatives from the Dexter Community Schools to discuss the value of the easement required for the Phase 2 path.

May 10, 2019 – Potential DDA Budget review meeting with Michelle Aniol and DDA Chairperson Doug Finn.

May 13, 2019 – City Council meeting

May 15, 2019 – Budget Review Session #2 (if necessary)

May 16, 2019 – Dexter Downtown Development Authority meeting

May 16, 2019 – Dexter Area Fire Board meeting

I would like to wish all those moms and grandmas out there a Happy Mother's Day!

I look forward to seeing you around our town. ☐

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OFFICE OF COMMUNITY DEVELOPMENT

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STAFF REPORT

To: Dexter Downtown Development Authority
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

RE: Staff Report for May 16, 2019

Date: May 13, 2019

1. Upcoming Meetings: May/June 2019

- MEDC Toolbox Training –Regions 9 & 10, May 14th
- ZBA, May 20th (2 cases)
- MEDA Spring Economic Development Toolbox, May 23rd
- Housing Task Force, May 23rd
- Office Closed for Memorial Day, May 27th
- City Council, May 28th
- Affordable Housing/Equity Leadership Team, June 3rd
- Planning Commission, June 3rd
- Urban County Executive Committee, June 5th
- 3045 Broad Street Committee, June 6th
- City Council, June 10th
- ZBA, June 17th

2. General Updates:

- A. 3045 Broad Street Redevelopment Project.** Staff participated in an impromptu conference call with the Norfolk Team, on Monday, April 29th. A recent announcement by MEDC regarding increased funding assistance through the Community Revitalization Program (CRP). The purpose of the meeting was to discuss next steps for the Norfolk Team to identify project costs and the financing gap, in order to continue the funding assistance conversation with MEDC. We agreed to tentatively schedule a meeting with the 3045 Broad Street Committee for Thursday, June 6th. Time and date will be determined at a later date. Staff has sent out a Save the Date announcement to the 3045 Broad Street Committee.
- B. Facilities Town Hall:** At the Facilities Town Hall meeting, a couple of residents questioned if the City Council had considered moving the City offices to the MAV site, along with the Fire Station. The MAV site is located on the northeast corner of Dexter-Ann Arbor and Meadow View Drive. Staff has cautioned City Council against moving the City office out of downtown for a couple of very important reasons:
- First, in retail, an anchor tenant is generally a larger tenant in a shopping mall that attracts a significant cross-section of shoppers to the mall. In Downtown Dexter, the City office is an anchor tenant. It draws residents and visitor to the downtown and generates significant foot-traffic, which benefits other businesses in the downtown.
 - Second, if the City Council isn't willing to invest in the downtown, how can private business be expected to make the investment.

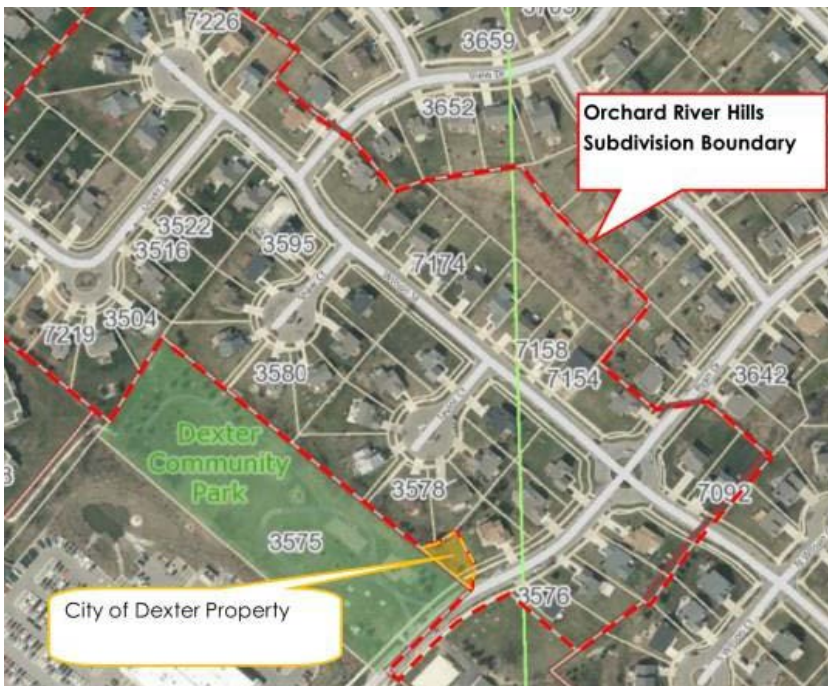
Staff feels strongly that moving the city offices out of the downtown would have a negative impact on the Downtown, and by extension the DDA. Staff respectfully requests the DDA publicly support keeping city offices in the downtown.

C. Master Plan Update: The Planning Commission voted unanimously to recommend the Updated Master Plan be reviewed and distributed by City Council. Staff will be meeting next week with Megan from CWA to incorporate comments from the Planning Commission, into the final draft. Staff anticipates the document will be on Council's 2nd meeting in June. The process for completing the Master Plan Update is, as follows:

- City Council reviews Master Plan draft and releases for review in June
- 63-Day Comment Period, in accordance with the Michigan Planning Enabling Act in June/July/August
- Public Hearing by Planning Commission in August
- Recommendation by Planning Commission in August/September, with Adoption by City Council August/September

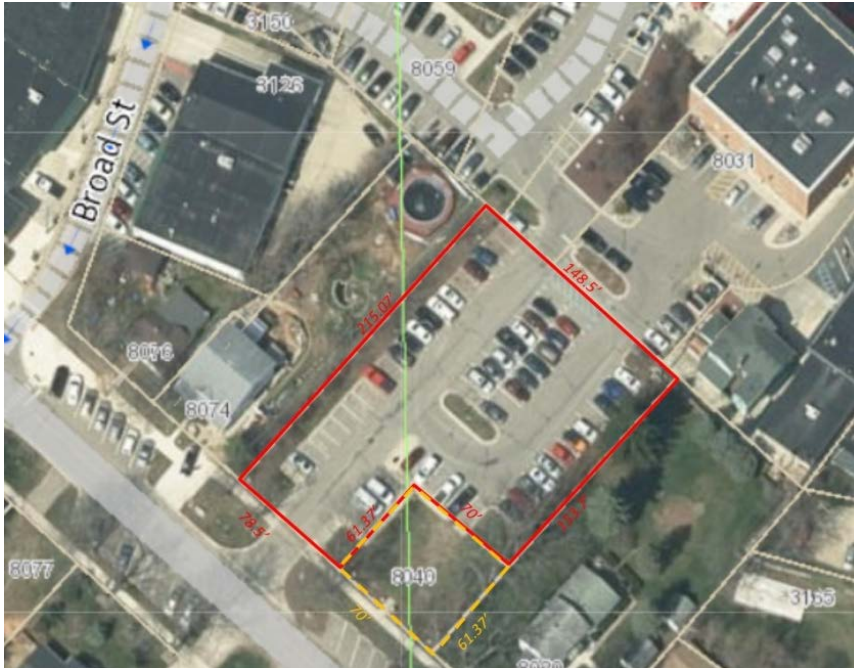
D. Orchard River Hills Sign Request: The Orchard River Hills Homeowners Association (HOA) recently contacted staff about erecting a monument sign at the subdivision entrance, similar to the signs for Huron Farms. The HOA identified a vacant parcel on the west side of Ryan Drive, between Community Park and 3579 Ryan Dr. See map to the right. That vacant parcel is owned by the City. It is not common area within the Orchard River Hills Subdivision. Staff has recommended that the HOA submit a written request, and include details, such as a map of the location, picture, dimensions and the materials of the proposed sign, so that the information could be review and shared with City Council at a future meeting.

Staff indicated that *if* Council was willing to allow the sign on public property, an easement agreement would be required, between the City and the Orchard River Hills HOA, which the City Attorney would draft, and the HOA would be charged a fee to offset the Attorney's costs.



3. On-going Projects (Not Updated Since Last Report):

- A. Parking Structure Follow-up:** Pursuant to the DDA's request, Quinn Evans has provided a snapshot of potential costs associated with a parking deck. The estimate was based on the public parking area behind the Monument Park Building, as show on the map below.



According to Mr. Hess, if the parcel outlined in red is the entire site, the deck will be somewhat inefficient. He penciled out a capacity of between 55 and 60 spaces per level; however due to inefficiencies in the site, he would expect the cost per space to be in the area of between \$28,000 and \$32,000 per space. He noted that is a conservative estimate at this point. Adding the yellow area will increase the efficiency, conceivably adding another 10 spaces per level (depending on the entry and exit strategies required).

In all, he estimated 140 spaces max at, approximately \$30k per space, which results in a ballpark number of \$4.2 million. He stated he's seen decks around \$25k per space and as high as \$35k per space. Basically, it all depends on the layout and design.

- B. Millennium Place:** Marhofer/Campbell submitted an application for PUD Preliminary Site Plan Review, for property located at 7960 and 7956 Grand Street. The plan calls for a 3-story residential development with 23 condominium units, contemporary architecture, on-site and on-street parking, landscaping and other on-site improvements. In accordance with PUD procedures, a public hearing will be scheduled for the June 3, 2019 Planning Commission meeting.
- C. Avalon Housing Pre-app:** The Pre-App Committee (Mayor Keough (Mayor), Councilpersons Scott Bell and Donna Fisher, Planning Commissioners, James Carty and Marni Schmid), along with the pre-applicant, Avalon Housing and City Staff, consultants and DAFD reviewed and discussed a proposed multiple family, mixed use project to be located on the south side of Dan Hoey Road, between Dongara Drive and Bishop Circle.

Avalon is proposing a 22 multi-family units, consisting of 1 and 2 bedroom stacked flats and 3 bedroom townhouses and stacked flats. Also included is a community center building, with a space for Faith in Action with (potentially) 2 stacked flats above. A playground is also proposed for residents.

Regulations regarding stormwater management, front yard setbacks, off-street parking, building orientation, driveway approach and fire safety (i.e. water main system looping and fire hydrants) were discussed. Applying for a PUD was cited as a desirable option, for both the pre-applicant and

the City.

UPDATE: A revised concept has been prepared to address front yard setbacks, off-street parking, building orientation, and driveway approach issues.

- D. Dextech:** Staff met with representatives from Dextech to review the company's concerns regarding electric power reliability. Over the last year, Dextech has documented every interruption in the power supply, the duration and the impact on the operations. Through this process, the Company determined it lost the equivalent of 2 full production days, at an estimated cost of approximately \$.5M. The Company also discovered that DTE does not monitor all interruptions, only those of significant duration. Staff will be working with the new DTE government liaison to address the company's need for consistent reliable power, including a request that DTE provide some type of monitoring to prove reliability once the Broad Street substation is decommissioned.
- E. DTE Update: 3045 Broad Street Substation Pole Removal/Relocation:** DTE provided a revised pole removal/relocation plan that does not call for any additional poles on Grand Street. Hence, staff has issued an ROW permit.
- F. Enforcements:** Year-to-date (July 1, 2018-March 31, 2019) there have been 49 code enforcement actions. Violations include failure to obtain a permit (5), non-permitted use of residential property (1), parking/storage of inoperable, unlicensed and/or unregistered motor vehicle (2), public nuisance/blight (14), snow/ice removal (18), temporary signs (3), and six (6) zoning ordinance violations. Of those 49 code enforcement actions, 39 have been resolved.
- G. Urban County Update:** Our 2019 Community Development Block Grant (CDBG) allocation is estimated to fall in the range of \$5,271 and \$6,442. It's a conservative estimate, based on Housing and Urban Development (HUD) 2017 allocations. With this only being our second year to receive funds, and considering our allotment is not a substantial amount, it will take a few years to build up funding for a project. It's also a more practical and efficient way to program the use of the funds.
- H. Business Updates:**
- Staff and Ann Arbor Spark met with Brandon Gabler, VP of Operations for Commonwealth Heritage Group, on Tuesday, April 2nd. The meeting was arranged following the excellent article in Crain's Detroit, a few weeks back. Commonwealth Heritage Group is a full-service heritage management and consulting firm serving clients from projects of all sizes. Commonwealth is an experienced industry leader specializing in archeology, architectural history, historic preservation and preservation planning, historic landscape analysis and landscape architecture, compliance and litigation support, terrestrial and marine remote sensing, geoarchaeology, geophysics and historical research. The company employs 55 full time professionals, at 10 locations across the United States. Approximately 10 of those professionals work out of the company's headquarters, here in Dexter. They love being in Downtown Dexter!
 - Staff met with Pete Tchoryk, CEO of [Michigan Aerospace](#) and Founder of [Springmatter](#), following virtually introduction by Ann Arbor Sparks Sr. Vice President, Phil Santer. Michigan Aerospace and Springmatter are a research and development firm specializing in sensor technology and place-based education. Staff toured the facility, including the portion of the facility the Dexter Robotics team (i.e. Dreadbots) uses. Needless to say, it was amazing! Mr. Tchoryk's long term vision for the company calls for a very unique, state of the art research and development facility and he indicated he is interested in locating to Dexter.
 - Staff met with Carl Arft, Sr. Director, Systems Engineering for STime. STime is a California based semi-conductor manufacturer that wanted to establish a presence in Michigan, and chose Dexter (2830 Baker Road) earlier this year. Staff toured the facility and learned the company anticipates needing a larger space within two years.
- I. Legislative Updates:** The Governor signed the Small Wireless Communications Facilities Deployment Act (PA 365 of 2018). This legislation appears to piggyback on an FCC ruling late last year called Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment (WT Docket #17-79 and 17-84).

PA 365 prohibits the state and any local unit of government from prohibiting, regulating, or charging for the collocation of small cell wireless facilities, except as expressly allowed in the Act. It permits a local unit to 1) adopt requirements for design or concealment measures in a historic district, downtown district, or residential district, *subject to evaluation on the effects on historic properties*; 2) require an application and an application fee for a permitting the co-location of small wireless facilities and work on utility poles in, along, across, upon, and under an ROW; and 3) establish application fees for zoning approval.

It also amended the Michigan Zoning Enabling Act so that a zoning ordinance would be subject to the PA 365, and that provisions pertaining to wireless communications equipment that are a permitted use of property would not apply to an activity or use regulated by that Act.

The FCC ruling removes barriers to wireless infrastructure deployment by clarifying scope of Sections 253 and 332 and establishes shot clocks for small wireless facilities.

There are a number of fast moving pieces to the law/ruling that staff needs to know more about. In addition, there are deadlines to meet the FCC Ruling and PA 365. Staff has reached out to the City Attorney, Steve Estey for assistance and guidance.

J. Downtown Parking Update:

- Drafted newsletter article about parking study, encouraging long-term parking in unrestricted public lots
- Drafted letter for downtown businesses encouraging employee parking in unrestricted public lots