

Dexter Downtown Development Authority

January 16, 2020 < > 7:30 AM

Dexter Senior Center

7720 Ann Arbor Street

Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:34 AM on January 16, 2020 by Chairman Doug Finn.

2. Roll Call

Becker, Patrick	Bellas, Rich	Brouwer, Steve-ab
Darnell, Don-ab	Finn, Doug	Fitzpatrick, Mike
Jones, Carol	Keough, Shawn	Mekas, Phil
Schmid, Fred-ab	Willis, Randy-ab	

Also in attendance: Michelle Aniol, Community Development Manager; Scott Munzel, DDA Attorney; and Courtney Nicholls, City Manager.

3. Approval of Minutes from the Regular Meeting on December 19, 2019

Motion Keough; support Bellas to approve the minutes of the Regular Meeting of December 19, 2019 as presented.

Unanimous voice vote approval with Brouwer, Darnell, Schmid and Willis absent.

4. Approval of Agenda:

Motion Mekas; support Fitzpatrick to approve the agenda as presented.

Unanimous voice vote approval with Brouwer, Darnell, Schmid and Willis 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. January Invoices: Pear Sperling Eggan & Daniels in the amount of \$642.88 for Power Wellness Tax Appeal; Pear Sperling Eggan & Daniels in the amount of \$571.75 for Chelsea Health 2016 Tax Appeal;

PSLZ, LLP in the amount of \$1,500.00 for the Annual Audit; and US Bank in the amount of \$500.00 for Bond Fees for a total of invoices of \$3,214.63.

Motion Keough; support Bellas to pay the invoice for a total of \$3,214.63.

Unanimous voice vote approval with Brouwer, Darnell, Schmid and Willis absent.

b. Approval of January 2020 Treasurer's Report.

Motion Bellas; support Mekas to approve the January 2020 Treasurer's Report as presented.

Unanimous voice vote approval with Brouwer, Darnell, Schmid and Willis absent.

c. Budget Amendment – Tax Collection (Revenues) & Attorney Fees (Expenditures)

8. Correspondence / Communications: *None*

9. Action Items: *None*

10. Discussion and Updates

a) Strategic Planning Discussion – Review DDA Strategic Plan

Chairman Finn explained the Strategic Plan and the information included in the binder distributed to DDA members at the meeting.

b) CIP – DDA CIP project review and discussion for FY 2020-2024

Ms. Aniol reviewed the CIP Plan and possible changes that may be made due to completion of projects.

11. Reports:

a) Mayor – Shawn Keough

Mayor Keough includes his written report per packet and provided the following updates:

- *Norfolk and team will bring back more information to City Council at a Facility workshop on January 29, 2020 on the 3045 Broad Street project. They are looking to begin building*

in Unit 3 with possible space for City Offices. Currently they do not have place holders for Units 1 & 2.

- *I have been discussing the Faith in Action/Avalon Housing Project and the future steps. WXYZ (Channel 7) was in town to cover the story and the upcoming meeting on Saturday.*
- *On Monday, City Council voted to adopt ballot language of \$9,900,000 for Fire, Police and City Offices. This will be finalized on February 11, 2020 and go on the May ballot.*
- *Council will hold a Goal Setting Workshop on January 25, 2020.*
- *Plans are underway to update the Zoning Ordinances.*
- *There are openings to be filled on various Boards, Committees and Commissions.*

b) Staff – Michelle Aniol

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

- *Ms. Nicholls and I met with the Dexter Daze Committee about the use of public sidewalks for vendors during Dexter Daze.*
- *I have had two meetings recently – one with Mr. Pound and putting a nano brewery and restaurant at 8180 Main Street, and the other meeting was an individual looking for adoptive reuse of the Adair Printing building for housing and business.*

12. Chairman's Report: Next meeting – February 20, 2020 –
Discussion: Scope of Work to Update DDA

13. Non-Arranged Citizen Participation: None

14. Closed Session to Discuss Pending Litigation, In Accordance with MCL 15.268 Sec. 8

Motion Mekas; support Fitzpatrick to go into Closed Session to discuss pending litigation in accordance with MCL 15.268 Sec. 8 with the following non-DDA Members present at the meeting: Michelle Aniol, Community Development Manager; Courtney Nicholls, City Manager; and Scott Munzel, DDA Attorney at 8:09 AM

Ayes: Becker, Bellas, Fitzpatrick, Finn, Jones, Keough and Mekas

Nays: None

Absent: Brouwer, Darnell, Schmid and Willis

Motion carries

Motion Bellas; support Fitzpatrick to leave Closed Session at 8:34 AM.

Ayes: Becker, Bellas, Fitzpatrick, Finn, Jones, Keough and Mekas

Nays: None

Absent: Brouwer, Darnell, Schmid and Willis

Motion carries

Motion Fitzpatrick; support Becker to recommend to City Council to proceed as discussed in Closed Session.

Ayes: Becker, Bellas, Fitzpatrick, Finn, Jones, Keough and Mekas

Nays: None

Absent: Brouwer, Darnell, Schmid and Willis

Motion carries

15. Adjournment

Motion Keough; support Fitzpatrick to adjourn at 8:36 AM.

Unanimous voice vote approval with Brouwer, Darnell, Schmid and Willis absent.

Respectfully submitted,

Carol J. Jones, Secretary

Approved for filing: April 16, 2020