

**MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY MEETING
HELD IN THE DAVID W. HANSELMAN MUNICIPAL BUILDING ON THURSDAY,
January 16, 2020 AT 4:00 PM**

I. Call to Order

The Downtown Development Authority Meeting was called to order by Chairman McCandliss at 4:03 p.m.

II. Pledge of Allegiance

Mr. McCandliss led the pledge of allegiance.

III. Roll Call

The following members were present: Mr. Glenn McCandliss, Mayor Robert Binson, Ms. Jessica Hite, and Mr. John Motyka. Also present were Councilman Aaron Delitka (Ex-Official), Dennis Champine, City Manager/Clerk & DDA Director, Mr. Collin Mays, City Economic Development Director, and Ms. Nancy Gould Marketing/PR Clerk. Mr. David Czapski, Ms. Jan Ornsten, and Ms. Heather Shanks were excused. A quorum is present.

MOTION by Mayor Binson to approve to excuse members not presented, supported by Mr. Motyka.

AYES: ALL

MOTION CARRIED

IV. Adoption of Agenda

MOTION by Mayor Binson to approve adoption of the agenda as presented, supported by Mr. Motyka.

AYES: ALL

MOTION CARRIED

V. Approval of Minutes from November 21, 2019 Meeting

MOTION by Mayor Binson, supported by Ms. Hite to approve the minutes from the November 21, 2019 meeting.

AYES: ALL

MOTION CARRIED

VI. Public Comments

- a. None

VII. Board Actions

- a. CONSIDERATION OF CHANGES TO GI PARKING LOT PROJECT SCOPE. Mr. Champine reported to the DDA Board that due to very high bids for this project, the planning team was forced to recommend changes to reduce cost of the project. After careful consideration by the planning team, specific changes to reduce the cost were presented and outlined by Mr. Roy Rose of AEW.

MOTION by Ms. Hite, supported by Mr. Motyka to approve the proposed changes to the scope of work for the GI Parking Lot Project as presented.

AYES: ALL

MOTION CARRIED

- b. REQUEST TO AUTHORIZE THE DDA DIRECTOR TO PURSUE FINANCING OPPORTUNITIES FOR FUTURE PROPERTY PURCHASES. Mr. Champine reminded board members of the need for the DDA to consider property purchases in the DDA – Van Dyke Redevelopment District to show potential investors and developers the city's and the DDA's commitment to the Master Plan. Furthermore, during a previous DDA Board of Directors meeting, members requested that the DDA Director identify whether or not P.A. 57 allows for DDAs to secure private financing. Mr. Champine reported that the law clearly allows the DDA to secure financing through loans, bonds, or other resources to expedite projects or own property. Mr. Champine request that the DDA Board allow him to pursue financing opportunities at all levels and he will report back to the members his findings.

MOTION by Mr. Haney, supported by Ms. Hite to authorize the DDA Director to pursue financing opportunities for the future purchase of private properties within the DDA Redevelopment District.

AYES: ALL

MOTION CARRIED

- c. REQUEST TO SPONSOR THE CENTER LINE MOM AND DAD'S CLUB FUNDRAISER IN THE AMOUNT NOT TO EXCEED \$50.00 – Mr. Champine reported that Center Line HS Mom and Dad's Club requested a sponsorship by the DDA in support of their efforts. A sponsorship will include a lane banner for their bowling fundraiser.

MOTION by Mayor Binson, seconded by Mr. Haney to sponsor the Center Line Mom and Dad's Club bowling fundraiser in the amount not to exceed \$50.00.

AYES: ALL

MOTION CARRIED

IX. New Business

a.

i. REQUEST TO FORMALLY SCHEDULE TWO INFORMATIONAL MEETING AS REQUIRED BY P.A. 57 FOR 2020 – Mr. Champine reported that the public act that regulates DDAs and TIF district require two “Informational Meetings” for the public each calendar year. Mr. Champine suggested February 20, 2020 and July 16, 2020. Many members were agreeable to February 20, 2020, but had scheduling conflicts for July 16, 2020. Mayor Binson suggested an alternate date of August 13, 2020, to which all members agreed.

MOTION by Ms. Hite, supported by Mayor Binson to schedule two Informational Meetings, February 20, 2020 and August 13, 2020, and added that a full report be presented showing schematics, master plan goals and objectives, and feedback presented by the DDA Director and City Planner.

AYES: ALL

MOTION CARRIED

ii. REQUEST TO REAFFIRM THE DDA MASTER PLAN WITH REVISIONS – Mr. Champine indicated that although there are grammatical corrections and revisions of the law regulating DDAs, the Master Plan for the DDA will remain unchanged, and that P.A. 57 requires that the DDA Board of Directors update and approve the DDA Master Plan annually. Mr. Champine did not present the final revised plan, he requested that the DDA Board of Directors reaffirm the plan with grammatical corrections and changing of dates, etc.

MOTION by Mr. Motyka, supported by Mr. Haney to reaffirm their support of the DDA Master Plan with the only changes made being grammatical corrections and changing of dates.

AYES: ALL

MOTION CARRIED

X. Chairman Comments

Believes the DDA is doing a great job.

XI. Board Comments

None.

XII. Directors Report

Verified that Collin Mays was hired as the new Economic Development Director.

XIII. Adjournment

MOTION by Mayor Binson, supported by Mr. Motyka to adjourn the Regular Downtown Development Authority meeting.

AYES: ALL

MOTION CARRIED

Meeting adjourned at 5:42 p.m.

Dennis Champine
DDA Director