

Van Buren Charter Township
Downtown Development Authority
Tuesday, April 24, 2012

Chairman Dolph called the meeting to order at 5:30 p.m.

Roll Call: Members present-Chairman Dolph, Secretary Zoller, Director Baskin, Director Bechtel, Director Bird, Director Laginess, Director Miller and Director Richter. Absent: Vice Chair Atchinson (excused), Director Blank (excused), and Supervisor White (excused). Others in attendance: DDA Executive Director Ireland, Recording Secretary Stevenson, David Nummer, Wade-Trim, Sally Hodges, McKenna and Associates, Tom Traciak, Umbaugh and Associates, Director of Public Works Tom MacDonald and an audience of one.

Agenda: Motion Bird, Support Bechtel to approve the DDA agenda of Tuesday, April 24, 2012 with the amendment to add New Business #1, which then will make a succession of the items to be #2 and #3. Motion Carried.

Minutes: Motion Bird, Support Bechtel to approve the DDA Minutes of Tuesday, March 27, 2012 as presented. Motion Carried.

Reports:

1. Belleville/Ecorse Intersection (April 2012)

David Nummer, Wade-Trim reviewed the April progress report regarding the Belleville/Ecorse Intersection. DDA Executive Director Ireland discussed that it might be necessary to have a special meeting regarding the Intergovernmental Agreement for this project.

2. Directors Report:

DDA Executive Director Ireland reviewed her monthly report.

New Business:

1. Consider filling two vacancies to the Belleville Road Overlay District Sub-Committee

Motion Bechtel, Support Bird to appoint Jim Richter and Ed Miller to fill the vacancies on the Belleville Road Overlay District. Motion Carried.

2. Consider request from Clark Hill regarding the Wayne County Zoological Authority:

There was discussion regarding the correspondence sent to all DDA's in Wayne County by the Wayne County Treasurer on the issue of capturing the Wayne County Zoological Authority millage. Bond Counsel suggested the DDA work with Roger Swets of his firm whose concentration is not bonding but more the legal aspect of the Act. A proposal from Mr. Swets of Clark Hill was reviewed.

Motion Laginess, Support Miller for the approval of services from Clark Hill, PLC with an hourly rate of \$250 and not to exceed \$3,000 without DDA authorization, to be expensed from 247-000-994-003 and authorize the Executive Director to execute the acknowledgment. Motion Carried.

3. Consider approval of funding priorities for DDA projects through 2016:

Sally Hodges, McKenna Associates review her initial draft of project costs and their potential timing (2012-2016).

Tom Traciak, Umbaugh and Associates reviewed the various financial scenarios he had prepared in regard to fund projects and cash flow. There was significant conversation among DDA Directors and they thanked Mr. Traciak for going through various scenarios with regard to paying for the intersection at Belleville and Ecorse, the consequence it would have on the DDA's cash flow and how to maximize DDA's ability to complete projects. The DDA Directors discussed prior direction given to the Executive Director to meet with McKenna and Umbaugh to explore and organize the strategic plan with costs and what could be accomplished over the next five (5) years. The items presented as a result of that meeting were infrastructure projects which will help promote growth of the Belleville Road Corridor. The DDA Directors discussed Mr. Traciak's financial scenarios which showed how the DDA can accomplish their near-term strategy with two (2) bond issues for two (2) major projects and pay cash for smaller projects.

DPW Director Tom MacDonald reviewed estimated costs regarding proposed Township Hall improvements (parking lot, roof, heating and cooling). The DDA Directors expressed their concern on the types of requests for funding they have received, particularly those relating to building maintenance. Ms. Hodges pointed out that the DDA established a strategic plan which included \$1 million in Assist with Public Facilities Development and Improvements which were anticipated to begin in 2014. The DDA Directors expressed a desire to be responsive to the Township requests but suggested building maintenance was the responsibility of the Township and wanted to understand how much money the Township had set aside in their 2012 General Fund Budget for such maintenance items. They also discussed whether or not to pull ahead the Planned Assist with Public Facilities Development and Improvements spending reflected in the DDA Plan. The DDA Directors requested that DDA Executive Director Ireland investigate the funding allocation for high

priority needs in the Township's 2012 General Fund Budget and report back for final determinations.

Motion Bechtel, Support Bird to adjourn the meeting at 7:36 p.m. Motion Carried.

Respectfully Submitted,

Linda M. Stevenson
Recording Secretary