

MEETING MINUTES - DRAFT
KOCHVILLE TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
AUGUST 28, 2014 – 8:30 AM

Board Members Present: Lyle Davis, Jr. (Chairman), Dave Abbs (Treasurer), Jim Loiacano (Township Supervisor), Tom Basil, Jr., Scott Ellsworth, Jon Howell*, Don Jackson

Board Members Absent: Vern Weber (Vice-Chairman), Dave Maine (Secretary)

Others Present: Steve King (Director), Rob Eggers, Kelly Thomas, Lt. Randy Pfau, Lt. Kevin Stevens, Brandon Rossi

* *Mr. Howell arrived at 8:43am*

I. Opening of Meeting

Lyle Davis opened the meeting with the pledge of allegiance at 8:30 a.m.

II. Approval of Agenda

- Moved by Loiacano, second by Basil, to approve the agenda as presented. MOTION CARRIED UNANIMOUSLY.

III. Public Comment – None

IV. Communications / Information - None

V. Reports

a. Financials

Mr. Abbs reviewed the DDA's financial statements as of July 31, 2014, which showed total equity of \$625,988.

b. Police Protection

Deputy Thomas told the board that there has been an uptick in the number of incidents the deputies have responded to as of late.

VI. Consent Agenda

- a. Treasury Report / Payment of the Regular Bills
- b. July 10, 2014 Meeting Minutes
- c. Next DDA Meeting: September 18, 2014

- Moved by Basil, second by Jackson, to approve the Consent Agenda as presented. MOTION CARRIED UNANIMOUSLY.

VII. Projects and Updates

a. Bay Road Gateway Sign

Mr. Eggers presented the board with four bids to construct the proposed gateway sign on Bay Road, the lowest coming from RCL Construction for \$19,558. All four bids were based on the same bid specifications and construction plans.

Responding to Mr. Abbs' inquiry, Mr. King noted that the DDA provides a 5% price tolerance preference for local (Kochville) firms via its purchasing policy.

- Moved by Ellsworth, second by Loiacano, to approve a bid supplied by RCL Construction in the amount of \$19,558 to construct a "Cardinal Square" gateway sign. MOTION CARRIED UNANIMOUSLY VIA ROLL CALL VOTE.
Yeas: Howell, Ellsworth, Abbs, Basil, Jackson, Loiacano, Davis
Nays: None

b. Fashion Square Blvd / Tittabawassee Rd Signalization Improvement - Update

Mr. King discussed the proposed project. Based on the timing within the season, he does not expect the project to be completed by the Road Commission until next spring.

c. Bay Valley Shopping Center Improvements Concept – Update

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Mr. King said that while the owners of the Bay Valley shopping center complex are potentially looking to make site improvements, the owners don't feel they can financially justify the scope of project discussed at the July DDA meeting. As such, that project is likely no longer a consideration.

d. Fashion Square Boulevard Extension to Kochville Road – Update

Mr. Eggers discussed this potential project with the board. The distance from the current northern terminus of Fashion Square Boulevard to Kochville Road is approximately a quarter of a mile, making this project likely somewhere from a \$300,000 to \$500,000 total improvement if the DDA and land owners desired to proceed.

Mr. Eggers said he would continue gathering information about the feasibility of the concept.

e. Discussion of Possible Forthcoming Legislation Affecting DDAs, TIFs

Mr. King brought information to the board gathered from a recent Michigan Downtowns Association conference. The Kochville DDA derives a majority of its revenue from the Tax Increment Financing (TIF) district established in 1989 in conjunction with Saginaw County, Delta College, and the Saginaw Area Libraries.

- Moved by Jackson, second by Basil, to recommend extending the sunset date of the Kochville Township DDA / Tax Increment Financing district to at least 2100 or when all projects in the existing TIF plan can be completed. MOTION CARRIED UNANIMOUSLY.

Mr. Eggers said he would proceed with developing information about the TIF extension for the board. Ultimately, the decision on whether or not to extend the life of the TIF falls with the Kochville Township Board of Trustees.

VIII. Business - None

IX. PUBLIC MEETING – ADOPT-A-LANDSCAPE Program w/ Michigan Department of Transportation (area of proposed maintenance: north side of I-675/Tittabawassee interchange). START TIME: 9:30am.

Mr. Eggers noted that MDOT rules pertaining to the required public meeting are not the same as those that would govern a formal public hearing; however, the DDA posted notice of the public meeting to gather community input in the Saginaw News, as well as at Township Hall. He discussed possible improvements and maintenance that the DDA could make to the northern portion of the I-675 / Tittabawassee interchange, including the removal of some undesirable and/or dead trees, and the more regular mowing of grass.

No public comment was given by the audience.

- Moved by Loiacano, second by Jackson, to adjourn the public meeting re the Adopt-a-Landscape Program. MOTION CARRIED UNANIMOUSLY.

X. Board Member Comments

Mr. Jackson noted that the Planning Commission did not meet in August.

XI. Adjournment

The meeting adjourned at 9:38am.

Minutes written by Steve King

Lyle Davis, Jr., Chairman

Date

Stephen M. King, Director

Date