

MEETING MINUTES
KOCHVILLE TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
June 18, 2015 – 8:30 AM

Board Members Present: Vern Weber (Vice-Chairman), Dave Abbs (Treasurer), Dave Maine (Secretary), Jim Loiacano (Township Supervisor), Tom Basil, Jr., Scott Ellsworth, Jon Howell*, Don Jackson

Board Members Absent: Lyle Davis, Jr. (Chairman)

Others Present: Steve King (Director), Kevin Kilby, Rob Eggers, Deputies Fausnaugh and Meisner

* Mr. Howell arrived at 8:35am

I. Opening of Meeting

Mr. Weber opened the meeting with the pledge of allegiance at 8:30 a.m.

II. Approval of Agenda

- Moved by Maine, second by Loiacano, to approve the agenda as presented. Motion carried unanimously.

III. Public Comment – None

IV. Communications / Information - None

V. Reports

a. Financials

Mr. King reviewed the DDA's preliminary financial statements, which reflected total fund equity of \$919,575 as of May 31, 2015; however, he indicated that this may or may not reflect one of the DDA's newest deposit account's balance of \$100,000.

b. Police Protection

Deputy Fausnaugh discussed law enforcement activity in the DDA district.

VI. Consent Agenda

- a. Meeting Minutes of May 21, 2015
- b. Treasury Report / Payment of the Regular Bills
- c. Next DDA Meeting: Thursday, July 16, 2015

- Moved by Abbs, second by Basil, to approve the Consent Agenda as amended (to reflect amended meeting minutes date of May 21 instead of April 16). Motion carried unanimously.

VII. Projects and Updates

a. Fashion Square Boulevard Extension to Kochville Road (Update)

Mr. Eggers noted that stakeholders would soon meet regarding this project, but that it's almost certainly at least a 2016 project at this point.

b. Bay Road Gateway Sign

Mr. Eggers noted that RCL Construction is working to raise the foundation for the Bay Road gateway sign so that it is more visible from the road.

c. I-675 / Tittabawassee Interchange Cleanup

Mr. King remarked that Bell Landscaping had recently brush-cut the western-most part of the interchange, with remarkable results. The DDA will continue gradually cleaning up the northern portion of that interchange through the summer. Tree clearing continues but is not completed.

d. Fashion Square / Tittabawassee Mast Arms (Update)

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Mr. King said that the Road Commission is planning for the installation of these mast arms around, give or take, Labor Day.

VIII. Business

a. Adoption of Kochville Township FOIA Policy to Apply for the Kochville DDA

Mr. Kilby described the requirement that the DDA, as a government entity, to have an adopted FOIA policy by July 1. He presented a resolution adopting Kochville Township's Freedom of Information Act (FOIA) policy as the DDA's.

- Moved by Abbs, second by Maine, to approve resolution adopting Kochville Township's FOIA policy to apply as the Kochville DDA's as well. Motion carried unanimously.

b. Terms for Purchase Agreement for Land Acquisition

Mr. King asked the board to approve an offer to purchase approximately five acres of land adjacent to the south parcel line of Krossroads Park, from Alliance Real Estate Development Group, LLC, in the amount of \$125,000.

- Moved by Loiacano, second by Maine, to approve a purchase offer for five acres of land from Alliance Real Estate Development Group, LLC in the amount of \$125,000. Motion carried by roll call vote.
Yeas: Ellsworth, Howell, Maine, Abbs, Jackson, Loiacano, Weber
Nays: Basil

c. Resolution Pledging Tax Increment Revenues for Capital Improvement Bonds

Mr. Kilby noted that in order for the DDA to possibly issue bonds for sale to pay for some or all of the Fashion Square Boulevard or other related improvements, including at Krossroads Park, a resolution must be adopted and posted indicating that tax increment financing (TIF) revenues may be used to pay for these capital improvement bonds.

- Moved by Abbs, second by Loiacano, to approve resolution pledging Tax Increment Revenues for Capital Improvement Bonds. Motion carried unanimously via roll call vote.
Yeas: Howell, Maine, Abbs, Basil, Jackson, Loiacano, Weber, Ellsworth
Nays: None

d. Engagement Letter for Bond Counsel re Possible Road and Park Improvements

Mr. Kilby presented a letter proposing bond counsel service to facilitate any bond financing for the Fashion Square Boulevard project, with Patrick McGow of Miller, Canfield, Paddock and Stone, PLC.

- Moved by Abbs, second by Loiacano, to approve engagement letter for bond counsel re possible road and park improvements. Motion carried unanimously.

IX. Board Member Comments

Mr. Jackson noted that the planning commission had recently recommended adoption of master plan amendments, and would also soon be working on amending the definition of "family" as it pertains to the zoning ordinance.

Mr. Loiacano said the township board approved those master plan amendments, adopted a new FOIA policy, and raised building permit fees for the first time since 2005.

X. Adjournment

The meeting adjourned at 9:22am.

Minutes written by Steve King

Vern Weber, Vice-Chairman

Date

Stephen M. King, Director

Date