

DOWNTOWN DEVELOPMENT AUTHORITY

Informational Meeting
Wednesday, January 19, 2022
7:00 pm



DDA Members Present: John Fischer, Gary Howe, Greg Mauldon, Fred Northrup, Byron Russell, Todd Luks, Rob Benstein, and John Lazet.

Members Absent: Ted Stroud, with prior notice of absence.

Others Present: Chris Lewis, Treasurer, and Emma Bostwick of LEAP.

I. Meeting was called to order by Secretary Lazet at 7:00 pm.

II. Set/Amend Agenda: Add election of a temporary chair immediately following set/amend agenda.
MOTION Fischer, seconded by Luks, to approve the agenda as amended.
CARRIED 8-0.

Election of a Temporary Chair

In the absence of the elected Chair, and having no elected vice-chair, Sec. Lazet explained the process for electing a temporary chair.

MOTION Howe, seconded by Russell, to elect John Fischer as the temporary chair for the sole purpose of presiding over the January 19, 2022 informational meeting.
CARRIED 8-0.

III. Informational Meeting for Taxing Jurisdictions – Pursuant to Recodified Tax Increment Financing Act 57 of 2018. Discussed was the work authorized by the Board in 2021 to improve the drainage of the athletic fields in the Township Hall park. It was reported that drainage issues appear to have been completely eliminated, with no standing water or muddy spots since the work was completed. Mr. Mauldon (the contractor for the improvements) reported that there will be some remedial seeding work this spring due to weather difficulties partially impairing growth of new grass cover in 2021, as well as relatively heavy use late in the season.

The Board noted that substantial funds had been expended in 2016 to assist Lansing Community College establish their aviation maintenance training center at the Mason-Jewett Field Airport. Since that time, plans for other possible projects were forwarded to Wolverine Engineering for preliminary engineering reviews as to viability and cost, including extending utilities to various parcels within the DDA District, extending the Hayhoe Trail from Kipp Road to the Township Hall, and extending water and sewer across US 127 to the parcels on the west side of the highway. During this time, revenues above costs were saved for future projects being evaluated by Wolverine and the DDA Board. Also, revenues were used for support of the DDA functions and fire protection service to the DDA district.

The Board then discussed their actions in terms of 1 year, three year, and five year timetables. There currently are two open space areas in the district that remain undeveloped, and the airport is exploring the possibility of commercial development along their north boundary, on the south side of Kipp Road. Possibilities for development and the cost were discussed. The airport has also started discussion on use of their parcel to the south that has been reserved for development of a north/south runway. There was discussion of the Township's efforts to secure county and state grants to improve recreational opportunities at the Township Hall park, and in extending the Hayhoe Trail to the Township Hall, which would then function as a trailhead. It was agreed to review the DDA Plan later this year. How the DDA could support all of the above efforts was discussed, as well as the costs.

IV. Public Comment: Emma Bostwick (Tri-county Development Director) was present on behalf of LEAP. She will be providing a list of economic development grant awardees in Vevay Township. In response to comments from members, she noted there is a huge demand for industrial use land; LEAP is seeing a lot of interest from green energy firms, as well as post-pandemic investments that apparently had been on hold during the past year.

V. Approval of September 22, 2021, minutes

There were no amendments to the September 22, 2021 minutes.

MOTION Howe, seconded by Benstein, to approve the September 22, 2021 minutes as submitted. CARRIED 8-0.

VI. Treasurer's Reports

Treasurer Lewis distributed a cash and investment summary and answered questions. There are \$488,684 of DDA funds invested in various instruments, and they earned \$135 interest in December, 2021. He will be making the fire protection payment shortly. A new law passed this winter increases the personal property tax exemption from \$80,000 to \$180,000; he has reviewed records, and no parcels within the DDA district are affected by the law. The rest of the Township has 8 affected parcels for a de minimus loss in tax revenue. The DDA tax capture for 2022 is essentially unchanged from 2021.

VII. Pending Business:

1. Review Budget for FY 2022-2023

Following discussion of the various line items and expected costs in the upcoming fiscal year, it was recommended that standing costs essentially remain the same, and more funds be appropriated from the fund balance to position the DDA to respond to activities in the district. It was repeatedly noted that no appropriation is a mandate to spend. The individual line items were decided as follows:

Revenues - the budget is based on property tax revenue of \$27,500; interest revenue of \$2,000; and that \$230,750 from the fund balance be appropriated for costs and projects.

Expenses – the line item for mileage and supplies remains \$200; computer website remains \$750; accounting services remains \$1,000; independent audit be increased to \$600; contractual services

remains \$9,000; legal services reduced to \$4,000; print/publish/postage remains \$200; and capital outlay is increased to \$244,000, half of the fund balance.

Motion Luks, seconded by Howe, to adopt the budget for FY 2022-2023 as noted above, with revenues of \$259,750 and expenses of \$259,750.

CARRIED 8-0.

2. Future Project Planning

a. Review of Ingham County DDA/LDFA activities

Mr. Lazet had a PowerPoint presentation describing the various projects undertaken by the other Ingham County TIFAs. The various slides on the Vevay Township DDA map and other matters were referenced throughout the meeting.

b. Hayhoe Trail

Extending the Hayhoe Trail to the Township Hall has been previously explored by the DDA, Wolverine Engineering having proposed a possible route through the DDA district and developed an analysis accordingly. The Board discussed the Township pursuing funding to extend the Trail, and possibly financially supporting those efforts. There was discussion on coordinating with the City of Mason on efforts to connect the Trail with the Mason portion, which currently ends at Kipp Road on the west side of the railroad tracks

c. Other Possible Projects

During the informational meeting portion of business there was extensive discussion on the possibilities for development on parcels in the DDA district. That discussion continued under this order of business. Mr. Lazet has talked with owners of the two largest properties, and so far no request for DDA financial assistance has been made. Possible development of airport property is still in the exploratory stages, and funding is not expected to be requested (if ever) for a few years yet. Mr. Lazet described the Township's efforts to secure county and state grants to extend the Hayhoe Trail south of Kipp Road, to the Township Hall. He asked the DDA to consider positioning itself to contribute up to \$100,000 to the project, dependent on whether grants are awarded.

VIII. Any Other Business

No other business was raised or discussed.

IX. Adjournment

MOTION Fischer, seconded by Howe, to adjourn at 8:27 pm.

CARRIED 8-0.

John Lazet, Secretary