

# DOWNTOWN DEVELOPMENT AUTHORITY

Regular/Informational Meeting

Wednesday, June 23, 2021

7:00 pm



**DDA Members Present:** Ted Stroud-Chair, John Fischer, Byron Russell, Rob Benstein, Greg Mauldon, Fred Northrup, Todd Luks, and John Lazet.

**Members Absent:** Gary Howe.

**Others Present:** David Revore, legal counsel, and Chris Lewis, incoming Treasurer.

**I. Meeting was called to order** by Chair Stroud at 7:00 pm.

**II. Set/Amend Agenda:** No changes were recommended.

**MOTION Benstein, seconded by Russell, to approve the agenda as submitted.  
CARRIED 8-0.**

### **III. Informational Meeting for Taxing Jurisdictions-Pursuant to Recodified Tax Increment Financing Act 57 of 2018**

Township and DDA Treasurer Lewis - distributed a list of the capture amounts from the various jurisdictions, and another sheet listing the financial status of the DDA funds. The DDA is required to submit an annual report, and a 2604 report for the state. Mason Schools CFO asked for a copy of the 2604 report.

Mr. Lewis was asked why the capture amount is dropping, and responded that the value of personal property was \$829,200, but has dropped to \$184,600. Mr. Lazet offered to relay all questions to assessor Jeff McKenzie to answer in an email which he will then forward to all DDA members. Chair Stroud asked for the total capture of all entities, not just personal property. Mr. Lewis distributed a report for the state listing the total capture, and the DDA portion.

Chair Stroud also asked for a year over year analysis of capture and revenue for the September meeting.

**IV. Public Comment:** None

### **V. Approval of March 31, 2021, minutes and April 13, 2021 minutes**

Amend the March 31, 2021 minutes, page 1, as follows:

Item IV, there is text of amendments to the closed session minutes that should be stricken in its entirety as closed session minutes are non-public. The entire sentence of the text amendments was deleted.

There were no amendments to the April 13 minutes.

**MOTION Fischer, seconded by Stroud, to approve the March 31, 2021 minutes as amended.  
CARRIED 8-0.**

**MOTION Russell, seconded by North, to approve the April 13, 2021 minutes as submitted.  
CARRIED 8-0.**

## **VI. Treasurer's Reports**

Treasurer Lewis had included all pertinent reporting in his presentation under Item III.

## **VII. Pending Business:**

### 1. Update on Vevay Township Athletic Fields/Pavilion Floor Project

Lazet gave an update of progress on the work behind the Town Hall, commenting on how even after recent heavy rains, there was no standing water. What's left is for the new grass to "catch", after which the silt fence can be removed; and for the construction road to be removed. He commended Greg Mauldon for the work done to date, and thanked the DDA members for their leadership in moving the project forward.

### 2. Tax Capture and Expenditures

Lazet briefly noted that the DDA expenses are now exceeding the tax capture, due primarily to the recent reductions in the level of capture.

### 3. Future Project Planning

Commissioners reviewed past proposed projects such as extending water and sewer infrastructure to various parts of the DDA District, extending the Hayhoe walking trail to the Township Hall, etc. Reasons for these projects not being completed were briefly discussed, looking at cost and other factors. Broadband availability was discussed, as well as the DDA having a better online presence via the Township website. There was extended conversation on improving online platforms, such as Clearview software for the General Ordinance, and Municode for the Zoning Ordinance. Improving online access to and clarity of the regulatory climate was viewed as a strong possibility for continued discussion. Legal Counsel discussed how other municipalities/DDAs use such software to post Ordinances and regulations online.

## **VIII. Any Other Business**

No other business was raised or discussed.

## **IX. Adjournment**

**MOTION Northrup, Seconded by Luks, to adjourn at 8:57 pm.  
CARRIED 8-0.**

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John Lazet, Secretary