

## DOWNTOWN DEVELOPMENT AUTHORITY

Informational Meeting  
Wednesday, June 21, 2023  
7:00 pm



**DDA Members Present:** Ted Stroud, John Fischer, Gary Howe, Greg Mauldon, Fred Northrup, Rob Benstein, and John Lazet.

**Members Absent:** Todd Luks.

**Others Present:** Chris Lewis, Treasurer, and Emma Bostwick and Cloud Kelley representing LEAP.

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

**II. Set/Amend Agenda:**

**MOTION Fischer, seconded by Northrup, to approve the agenda as presented.  
CARRIED 7-0.**

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

Discussion centered on the authorized expenditure of funds for projects in 2023, and possible ongoing work on the Vevay Township Park pavilion project authorized by the DDA in 2021.

In 2021 the DDA authorized the expense of repairing the badly cracked floor of the Township Park pavilion. That new slab cracked during its first winter and has been discussed multiple times by the DDA. Wolverine Engineering and the original contractor had been consulted in 2022 about possible remediation of drainage or whatever is deemed to be the source of the cracking, and also possible replacement of the slab. Engineering plans have been developed by Wolverine Engineering. The DDA agreed by consensus to roughly measure the grade separation and extent of cracking, let the slab go through the winter of 2022-23 to see if the freeze-thaw cycle makes the problem worse, and re-evaluate tonight. Several DDA members looked over the slab prior to the meeting; there are new cracks and some minor additional grade separations, and the DDA asked Supervisor Lazet to consult with Wolverine Engineering for an updated evaluation of the slab.

In September 2022, the DDA authorized the expenditure of up to \$30,000 for the installation of several street lights along Aviation Drive. Mr. Benstein reported that since the authorization, a more detailed analysis indicated the need for one more light; installing the bases will start next week. The cost has gone up (as has about every construction project this year) and the CRAA will cover all costs above \$30,000. Work is anticipated to be done by the end of August.

In 2022 the DDA also heard from the Vevay Township Recreation Commission about their work in improving the Township Park and facilities, and in extending the Hayhoe Trail from Kipp Road south to the Township Hall, where the plan is to eventually establish a trailhead for users. The Township was awarded a grant of \$81,500 by Ingham County to develop a Vevay Township Master Plan for Recreation, and to begin the feasibility study for extending the Hayhoe Trail. Given the scope of improvements planned, the Township has applied for several state and federal grants. The Township asked the DDA to authorize up to \$150,000 for match purposes in applying for grants. To date those funds have not been needed, and that authorization was renewed for the 2023-2024 fiscal year. Mr. Lazet updated the DDA on activities to date, and new grant applications submitted so far in 2023.

The DDA continues to financially support the provision of fire protection services to the DDA district.

**IV. Public Comment:** There was no public comment.

#### **V. Approval of January 18, 2023, minutes**

There were no amendments to the January 18, 2023, minutes.

**MOTION Benstein, seconded by Fischer, to approve the January 18, 2023, minutes as submitted. CARRIED 7-0.**

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

Treasurer Lewis distributed cash and investment summaries and answered questions. As of May 31, 2023, there are \$487,765 of DDA funds in checking accounts and invested in various instruments. Investments currently in MiClass are earning as of today 5.1912% interest. The DDA advised Treasurer Lewis to invest future funds in MiClass, especially funds from Certificates of Deposit that mature.

#### **VII. Pending Business:**

1. LEAP update on Vevay Township

Emma Bostwick introduced Cloud Kelley, a new employee of LEAP who is now the Tri-County Development Manager.

Ms. Bostwick discussed how the economic development process has changed in the past few years. For example, there is now a focus on housing inventory for new workers, on having adequate provision of childcare services and adequate public transportation, more of an emphasis on diversity of the workforce, and the drive radius of potential new employees. In this area of Michigan, childcare providers only meet about half of the demand, and there are waitlists. In looking over population growth patterns, mid-Michigan is estimated to need 18,000-30,000 more housing units by 2040, not including any major economic development needs.

Some federal Community Development Block Grant dollars that used to go to the MEDC are now re-directed to the Michigan State Housing Development Authority, and the economic development

infrastructure is still adjusting to this funding change, especially relative to site readiness matters. MSHDA now may be involved with issues such as zoning, etc. The Michigan Strategic Fund is stepping up with new state funds for site readiness and development. The federal EPA has been part of granting funds to EGLE for site remediation and readiness, both at the public and private levels.

Fredricks Property: an update on these parcels was given, and questions answered. There was discussion on what Vevay Township would need to do to be prepared for any future development.

In response to a question, the DDA members were encouraged to consider marketing of the site and to be prepared for input from EGLE, other state entities, the airport, and the community, etc.

2. Vevay Township Pavilion Floor

DDA discussion on this topic is covered in the minutes under Section III, Informational Meeting.

3. Update on Township Park and Hayhoe Trail

There was an update on the progress of the feasibility study to extend the trail into Vevay Township. The study is slated to be finished this fall.

**VIII. Any Other Business**

No other business was discussed.

**IX. Adjournment**

**MOTION Fischer, seconded by Northrup, to adjourn at 8:11 pm.  
CARRIED 7-0.**

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John Lazet, Secretary