

**VAN BUREN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
September 27, 2016**

Chairman Atchinson called the meeting to order at 5:32 p.m.

ROLL CALL: Members present – Chairman Atchinson, Vice Chair Bird, Secretary Zoller, Director Bechtel, Director Blank, Director Brown, Director DeLibera, Director Foster and Supervisor Combs. Members absent and excused – Director Baskin, Director Laginess and Recording Secretary Lothringer. Others in Attendance: DDA Executive Ireland, Bill Weimer from Wakely Associates and an audience of one (1).

APPROVAL OF AGENDA: Foster moved, Combs seconded to approve the September 27, 2016 Agenda as presented. *Carried*

MINUTES: Bechtel moved, Bird seconded to approve the DDA Meeting Minutes of July 26, 2016 as presented. *Carried*

REPORTS: DDA Executive provided a report on the Belleville/Ecorse Roads Landscape, Rights-of-Way Acquisition, Developmental Services renovation/reconfiguration, status of Pedestrian Overpass on Belleville Road over I-94, social media update, and distributed the ASource Relocation Guide that was joint advertising with the City of Belleville. DDA members were informed that representatives from Aerotropolis would be at the next meeting to provide an update on activities; and even though it rained on Public Safety Day, it was a big success with more in attendance than the prior year.

NEW BUSINESS: The DDA reviewed the most recent concepts for the Belleville Road Placemaking Project to be located at 10151 Belleville Road. The original concept was to preserve the main homestead, garage, toy shop and part of the workshop. After receiving the topo survey it was found that there were two (2) curable non-conformities. The existing building's finish was up to eight (8) inches lower than the surrounding site which makes barrier free access and sight drainage a challenge. After further examination of the existing structure it does not appear that the outside walls would be able to sustain an additional 16 inches of unrestrained height that had been proposed. If a new building was constructed the existing homestead's features could remain, the DDA would not have to request any variances from the Board of Zoning Appeals, a second restroom will be added and the front entrance relocated to better accommodate access and traffic flow. This is a project that would require Planning Commission Approval.

Bechtel moved, Blank seconded to approve the site design concept Option A for the Van Buren Township Downtown Development Authority Placemaking Project located at 10151 Belleville Road, authorize Axiom Construction Services and Wakely Associates to begin the construction documents for Option A bidding process, obtain Van Buren Township Planning Commission approval, develop a Guaranteed Maximum Price and authorize the DDA Executive Director to execute AIA Document A133-2009, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price. *Carried*

The 2016 Amended DDA Budget and the 2017 Proposed DDA Budget were reviewed, particularly noting that all funding has been earmarked for administration, approved maintenance and projects as noted in the approved DDA Plan and Tax Increment Finance Plan.

Blank moved, Bechtel seconded to approve the 2016 Amended DDA Budget and approve the 2017 Proposed DDA Budget dated September 19, 2016 as presented. **Carried.**

COMMUNICATIONS: The 2017 DDA Meeting Schedule was presented and Executive Director Ireland informed DDA Directors that HB 5851-5859 and SB 1026 were passed out of Committee. A copy of a correspondence was shared with DDA that was sent to State Representative Pagan, and State Senators Geiss and Hopgood. The main focus was on two major changes which include the termination of the ability to capture taxes levied from a millage approved by voters after December 31, 2016 and the severely harsh penalties for compliance failure. The proposed changes appear to be an effort to weaken TIFA's around the State.

CLOSED SESSION: Bechtel moved, Bird seconded to enter into executive session at 6:15 p.m. for the purpose of discussing the purchase of real property.

ROLL CALL:

Yeas: Atchinson, Bird, Zoller, Bechtel, Blank, Brown, DeLibera, Foster, and Combs

Nays: None

Absent/Excused: Baskin and Laginess

Motion Carried

Combs moved, Zoller seconded to adjourn the Executive Session to resume to the Regular DDA Meeting at 6:35 p.m. **Carried**

Foster moved, Combs seconded to honor the request of Director Blank to abstain from voting on offer to purchase real property. **Carried.**

Bird moved, Brown seconded to rescind a portion of the motion made at the July 26, 2016 DDA Meeting after the return from Closed Session to indicate that the purchaser [DDA] is responsible for payment of the revenue stamps; and approve the purchase and conclude the sale of Parcels 16 and 19 as noted in the Option Contracts to be expensed from Property Acquisition line item 247-000-980-000. Carried

Combs moved, Bird seconded to adjourn at 6:41 p.m.

Respectfully submitted,

Susan Ireland
Acting Recording Secretary