

MEETING MINUTES - DRAFT
KOCHVILLE TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
OCTOBER 16, 2014 – 8:30 AM

Board Members Present: Lyle Davis, Jr. (Chairman), Vern Weber (Vice-Chairman), Dave Maine (Secretary), Jim Loiacano (Township Supervisor), Jon Howell, Don Jackson

Board Members Absent: Dave Abbs (Treasurer), Scott Ellsworth

Others Present: Steve King (Director), Kevin Kilby, Dpt. Fausnaugh, Dpt. Halverson, Rob Eggers

I. Opening of Meeting

Lyle Davis opened the meeting with the pledge of allegiance at 8:30 a.m.

II. Approval of Agenda

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

III. Public Comment - None

IV. Communications / Information

Mr. King noted that the Christmas in Kochville event is scheduled for December 5, 2014.

V. Reports

a. Financials

Mr. King reviewed the DDA's financial statements, reflecting total fund balance equity of \$1,003,927.

b. Police Protection

Deputy Fausnaugh discussed recent public safety activity in the DDA district.

VI. Consent Agenda

- a. Meeting Minutes of September 18, 2013
- b. Treasury Report / Payment of the Regular Bills
- c. Next DDA Meeting: Thursday, November 20, 2013

- Moved by Maine second by Howell, to approve the Consent Agenda as presented. Motion carried unanimously.

VII. Projects and Updates

a. Farmers Market

Mr. King said the farmers market recently closed for the winter, with fairly solid results for the year. Vendor permit fees came close to fully offsetting operational costs this year. Mr. King said he intends to utilize the services of an SVSU marketing class to study how to improve the market's operations going forward.

b. Fashion Square Boulevard Extension to Kochville Road

Mr. Eggers recounted recent discussions held with potentially-affected property owners along likely extension area to Kochville Road, and all owners are aware of the required cost sharing to consider moving the project forward.

Mr. King said he hopes the road extension to Kochville Road, if it were to be approved and implemented, would help the Township see installation of a traffic signal at the Kochville Road / Bay Road intersection by MDOT.

Mr. Davis, with consensus from the board, asked Mr. Eggers to work on developing a set of realistic conceptual plans for a full Fashion Square extension to the university for the sake of long-term planning going forward. Mr. Eggers was also directed to begin developing cost estimates for building the road extension to Kochville Road.

c. Bay Road Streetlight Installation

October 16, 2014

Mr. King noted that a regular request of many DDA businesses, as well as some residents, is to extend street lighting further north on Bay Road from where it currently ends. Given that the Tittabawassee Road street lighting project in 2012 cost about \$250,000 for just under one mile of street lights, a new project could be quite costly. Maintenance and operational expenses from new lights could also be quite substantial long-term.

The board asked Mr. Eggers to develop several cost estimates for various project scopes to install more street lights on Bay Road.

d. I-675 / Tittabawassee Road Adopt-a Landscape

Mr. Eggers said the application to allow grass cutting, tree removal, and some general maintenance at the I-675 / Tittabawassee interchange was submitted to MDOT for consideration.

e. Matching Improvement Grant Application: Great Beginnings Christian Child Care

Mr. King told the board that Great Beginnings Christian Child Care had submitted a request for matching improvement grant funds in order to install landscaping features around their property on Liberty Road. The board's grant subcommittee had not yet had a chance to meet to discuss the project. The scope of the project appears to fit within the direction of the matching improvement grant.

The board tabled consideration of the grant request until its November meeting.

VIII. Business

a. **DDA / TIF Plan Amendments**

Mr. Eggers explained proposed amendments included in the draft DDA / TIF Plan document, which would extend the capture period of the original DDA / TIF district through 2064 in order to accomplish all projects included in the proposed plan. The proposed extension is based on more current revenue / capture projections reflecting recent data, but also reflects revised project cost estimates. In addition, the board has completed several projects within the plan already.

Mr. Kilby explained the process for possible adoption of the proposed amendments. The final approval rests with the Township Board of Trustees; however a process must be followed that includes a public hearing and other steps to notify entities subject to tax capture, including Saginaw County, Delta College, and the Saginaw Libraries.

- Moved by Weber, second by Basil, to support the proposed TIF amendments and development plan through 2064. MOTION CARRIED BY UNANIMOUS VOTE.

IX. Board Member Comments

Mr. Jackson said the Planning Commission is continuing to work on amendments to the Township's master plan.

X. Adjournment

The meeting adjourned at 9:53am.

Minutes written by Steve King

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Lyle Davis, Jr., Chairman	Date

_____	_____
Stephen M. King, Director	Date