

MEETING MINUTES
KOCHVILLE TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
JULY 21, 2016 – 8:30 AM

Board Members Present: Lyle Davis, Jr. (Chairman), Vern Weber (Vice-Chairman), Dave Abbs (Treasurer), Jim Loiacano (Township Supervisor), Tom Basil, Jr., Don Jackson

Board Members Absent: Jon Howell, Dave Maine, Scott Ellsworth

Others Present: Kevin Kilby, Rob Eggers, Deputy Meisner, Christopher Jacobs, Jr. (Director)

I. Opening of Meeting

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

II. Approval of Agenda and Roll Call

- Moved by Davis, second by Abbs, to approve the agenda as presented. Motion carried unanimously. Mr. Davis takes roll call and confirms those present as indicated above.

III. Public Comment – None

IV. Communication / Information

a. Farmers Market – Consideration of SNAP Benefits Program

Mr. Jacobs discussed the possibility of implementing a SNAP Benefits payment option at the Farmers Market and the demand from both vendors and customers. He committed to researching the cost involved with making this payment option available and gauging the level of participation that may be expected by attending the Farmers market each Tuesday during the summer months.

b. DDA Open House

Mr. Jacobs informed the DDA about early reservations from local businesses who will attend the annual open house event and his work the past two weeks to visit 50 different establishments and drum up support/attendance for the event.

c. SAW Grant Disbursement

Mr. Jacobs discussed the disbursement of SAW Grant funds to 1st State Bank which could be used to study floodplain issues in the development area.

V. Reports

a. Financials

Mr. Abbs stated that current financial statements have not been updated since June and that we will review the most current information available at the next regularly scheduled board meeting.

b. Police Protection

Deputy Meisner informed the DDA Board that she has taken another position and will be leaving the Saginaw County Sheriff's department in approximately one week. She thanked the board for their support and stated that replacements to serve Kochville Township are being considered and will be determined in due time. Deputy Meisner also informed the board that there will be extra patrols nearby Gander Mountain due to an attempted break in recently.

VI. Consent Agenda

- a. Meeting Minutes of June 16, 2016
- b. Special Meeting Minutes of July 18, 2016
- c. Treasury Report / Payment of the Regular Bills
- d. Next Regular DDA Meeting: Thursday, August 18, 2016

- Moved by Weber, Second by Basil, to approve the Consent Agenda as presented. Motion carries unanimously.

July 21, 2016

VII. Projects and Updates

a. Bond Sale Results and update on FSB Extension

Mr. Kilby discussed the favorable result of a \$1,400,000 DDA Capital Improvement Bond sale to Isabella Bank. The average interest rate on that bond is expected to be 1.79% with a call feature in 2020 that could save the DDA almost \$86,000. The board discussed commitments by Mr. Kilby and Mr. Jacobs to raise that call option as the date approaches. Mr. Eggers communicated that American Excavating is to begin work on the FSB extension from Loeffler to Kochville beginning next week.

b. Discussion regarding possible purchase of property

- Moved by Jackson, second by Abbs, to discuss a new “4th option” for the FSB extension. Motion carried unanimously.

The board discussed this new option among the existing ones presented by Mr. Eggers and deliberated previously. The discussion focused on a difference of \$250,000-\$300,000 for the cost of easements and sewer/water infrastructure between the two preferred routes. “Option 1” has the requisite storm/water infrastructure and two thirds of the necessary easements, leaving just 3 acres of a right of way to purchase in order to proceed.

- Moved by Weber, second by Loiacano, to pursue “Option 1” for Fashion Square Boulevard extension. Yeas: Davis, Weber, Abbs, Loiacano, and Basil. Nays: Jackson

c. Tittabawasee Road Sidewalks

Mr. Eggers and Mr. Davis discussed the benefits of a selected contractor versus a public bid for filling in the gaps of sidewalk between Davis and Bay on Tittabawasee Road. Part of this discussion also involved the curb by Applebees which is frequently damaged due to heavy truck movement. The board discussed the option of selecting three to four qualified contractors to offer an opportunity to bid the job.

d. Christmas Decoration repairs

Mr. Jacobs discussed the quotes received from Bronner’s to fully repaint the Christmas decorations, or a simple touch up, and the benefits of both options. The board generally agreed that we look into touching them up this year and possibly replacing them next year and instructed Mr. Jacobs to find out what the cost of replacement would be.

VII. New Business

a. DDA Director hired contingent upon vote of DDA Board

Mr. Jacobs recuses himself from the room for discussion. Board votes to retain Mr. Jacobs services as DDA Director in accordance with his contract.

XI. Board Member Comments

Mr. Loiacano informed the board that he was contacted by a representative of the local VA about wayfinding signs. Mr. Jacobs agreed to contact Huron Sign Company about removing the defunct Northwood University signs and researching the cost to replace those with VA wayfinding signs.

X. Adjournment

The meeting adjourned at 9:30 am.

Minutes written by Christopher Jacobs, Jr.

Lyle Davis, Jr. – Chairman

Date

Christopher Jacobs, Jr. – Director

Date