

City Of Albion
 Albion Downtown Development Authority
 Meeting Minutes – February 12, 2020

I. CALL TO ORDER

Chairperson Scott Evans called the meeting to order at 7:30 a.m.

II. ROLL CALL

A	Bob Anderson	X	Emily Verbeke (arrived at 7:37a)
X	Dave Atchison	X	Christina Wixson
X	Scott Evans	X	Nidia Wolf
A	Marcola Lawler		
X	Mike Tymkew		

Administration: Haley Snyder, Interim Assistant City Manager / Deputy Clerk/Treasurer

III. Approval of Prior Meeting Minutes

A. January 8, 2020 Regular Meeting Minutes

Motion by N Wolf, supported by D Atchison, CARRIED, to approve prior meeting minutes as presented.

(MOTION carried, voice vote)

IV. Correspondence-None

V. Order of Business

A. Citizens Council Update – Emily Verbeke

Emily Verbeke provided the Board with the following update on the Citizens Council:

- The DDA Citizen Council met on Monday, January 27th.
- Five (5) downtown residents were in attendance.
- The information provided by Leah DuMouchel was shared via a PowerPoint presentation.
- Overall consensus of the group was excitement for the new plan and proposed projects in the downtown area.
- Concerns include: parking in the downtown and financial concerns with proposed projects.

Comments were received from Board Members D Atchison, S Evans, M Tymkew, E Verbeke, N Wolf; and Leah DuMouchel, Beckett & Raeder LLC.

B. Kalamazoo River in DDA Plan – Leah DuMouchel, Beckett & Raeder, LLC.

Leah DuMouchel, Beckett & Raeder, LLC stated EGLE has recently announced the call for Kalamazoo River watershed restoration project ideas as part of a proposed \$25 million agreement with NCR Corporation. This could be a great opportunity for the City to address the strong recommendations for improving the Kalamazoo River in the proposed DDA plan, as well as the more general conversations about dam removal that have taken place through Project Rising Tide.

Board Member D Atchison stated City Manager McClary has already met with EGLE to discuss possible project ideas.

C. DDA Plan Adoption Process – Leah DuMouchel

Leah DuMouchel, Beckett & Raeder, LLC provided the Board with the following update on the DDA Plan:

- A draft of the DDA Plan is complete.
- Since a Citizen Council was established and has met, will need to remove the language regarding the Citizen Council.
- Next steps for the DDA, will need to pass a resolution requesting the City Council to hold a public hearing for the new plan.
- Council will need to set a date for the public hearing – 30 days in advance.
- Notices will need to be sent out to all residential and business units located in the downtown district, taxing jurisdictions, and posted at twenty (20) locations.

Comments were received from Board Members D Atchison, S Evans, M Tymkew, E Verbeke, and N Wolf.

D. DDA Financing Options – Mayor Atchison

Mayor Atchison provided the Board with information on different funding options available through a DDA. The DDA provides for a variety of funding options including tax increment financing mechanism, and has the ability to levy a limited millage to address administrative expenses. Currently, the City's DDA does not have the ability to leverage a millage with the current ordinance in place. The City Council would need to amend the current ordinance to allow the DDA to leverage a millage.

Comments were received from Board Members D Atchison, S Evans, M Tymkew, E Verbeke, C Wixson, and N Wolf.

E. Downtown Lighting – Emily Verbeke

Emily Verbeke stated discussions were had regarding the downtown Christmas lights and décor at the Citizen Council meeting. The Citizen Council discussed the possibility of having winter decorations displayed throughout the entire winter season.

Comments were received from Board Members D Atchison, S Evans, E Verbeke, and N Wolf.

F. Collaboration with DDA, Chamber, EDC, and City of Albion – Scott Evans

A general conversation was had regarding ways that the DDA can collaborate with other key organizations within the City (AEDC, Albion Chamber, etc.).

Comments were received from Board Members D Atchison, S Evans, M Tymkew, E Verbeke, and N Wolf.

G. Excuse Absent Board Members

Board Members B Anderson and M Lawler were not excused.

VI. Citizens Comments (Persons addressing the DDA shall limit their comments to no more than 5 minutes. Proper decorum is required.)

Comments were received by Al Smith and Eric Worley.

Board Member Comments:

Comments were received by Board Members D Atchison, S Evans, and M Tymkew.

VII. ADJOURNMENT

Chairperson S Evans adjourned the meeting at 8:59 a.m.

Recorded by Haley Snyder, Interim Assistant City Manager / Deputy Clerk/Treasurer