

SEBEWAING DDA COMMITTEE MEETING – January 9, 2024

The meeting was called to order in the Village of Sebewaing Council Chambers by Julie Epperson at 2:01 p.m.

Present: Matthew Chisholm, Doug Deming, Julie Epperson, Melanie McCoy, Jeff Parsons, Emma Shantz (By Phone)

Absent: Matt Bumhoffer, Edward Canfield, Neal Gettel

Others: Charlene Hudson, Samantha Schnettler (EDC), Linda Engelhardt

Motion by Parsons seconded by Deming to approve the agenda as presented.

MOTION CARRIED

Motion by Chisholm seconded by Parsons to approve the minutes of the July 11, 2023 regular DDA meeting as presented.

MOTION CARRIED

Motion by McCoy seconded by Chisholm to approve the minutes of the October 10, 2023 regular DDA meeting as presented.

MOTION CARRIED

Unfinished Business

249 N Center Street Update – Samantha Schnettler from the Huron County Economic Development Corporation (EDC) attended our meeting to introduce herself to the DDA Board. New signs will have to be made for the property at 249 N Center Street (due to the retirement of Carl Osentoski) so anyone with an interest of this property will know who to contact.

244 N Center Street Update – The Property is on the foreclosure list for delinquent property taxes. Property owners have until March 31, 2024 to pay the delinquent taxes, set up a payment agreement with Huron County Treasurer or deed the property over to the Village of Sebewaing. The property has been deemed an unsafe structure by Huron County Building & Zoning Department in 2021. The Huron County EDC office has a state grant for funds to help with the demolition of the building and for the cleanup of the property. One stipulation for the grant funds is the property has to be in the control of the Village of Sebewaing. Village of Sebewaing is in contact with the Huron County EDC office so all the criteria for the grant funds can be met before they accept ownership of this property. The village does not want to be responsible for the cleanup without the help of the EDC grant funds.

Redevelopment Ready Communities – An Informational Community Meeting, per requirement by the Tax Increment Financing Act 57 of 2018, are for the purpose of informing the public of the goals and directions of the DDA.

Motion by Chisholm seconded by Deming to schedule the next Informational Community Meeting on April 9, 2024 at 2:00 p.m. at the Sebewaing Township Hall 14 E Sharpsteen Street.

MOTION CARRIED

Foreclosed Properties – Village of Sebewaing has a number of parcels on the Huron County Foreclosure List for 2024 due to unpaid property taxes for three years. Property owners have until March 31, 2024 to pay delinquent taxes or set up a payment agreement with Huron County Treasurer.

Sebewaing Township

McCoy will approach the Sebewaing Township to request the Township to opt-in for the tax capture for the DDA. She will provide updates to the Township on the projects/progress the funding does for the DDA District.

Unfinished Business

Captured Dollars – The DDA has \$28,685.76 captured dollars. Discussion on the usage of the DDA captured dollars includes painting of buildings, lighting, signage or murals. The DDA needs to spend some of the money so the residents can see what the DDA is doing with the funds they are capturing.

Matching Façade Grant Program - Discussion on the Matching Façade Grant Application. The approval of the Matching Façade Grant Application will have funds available for improvements to buildings in the DDA District. The board reviewed the application and made updates to the original application presented.

*Motion by Deming seconded by Chisholm to recommend to Council to approve the Village of Sebewaing DDA Façade Grant Application as presented.

MOTION CARRIED

New Business

DDA Board Appointments

The board has two members up for reappointment by the village council. DDA Board – Business Owner and DDA Board - Resident

DDA Board – Business Owner

*Motion by McCoy seconded by Chisholm to recommend to council to approve the reappointment of Jeff Parsons to fill the DDA Board – Business Owner position with term expiring October 2027, effective immediately.

MOTION CARRIED

DDA Board - Resident

*Motion by McCoy seconded by Chisholm to recommend to council to approve the reappointment of Emma Shantz to fill the DDA Board – Resident position with term expiring October 2027, effective immediately.

MOTION CARRIED

The next quarterly meeting for the DDA is scheduled for Tuesday, April 9, 2024, at 2:00 p.m. in conjunction with the next Informational Community Meeting to be held at the Sebewaing Township Hall.

Motion by Chisholm seconded by Parsons to adjourn the DDA meeting at 3:10 p.m.

Respectfully submitted,
Linda Engelhardt
(* notes item for Village Council)