

SEBEWAING DDA COMMITTEE MEETING – January 10, 2023

The meeting was called to order by Chairperson, Julie Epperson at 2:00 p.m.

Present: Matt Bumhoffer, Edward Canfield, Matthew Chisholm, Doug Deming, Julie Epperson, Emma Kauffold

Absent: Neal Gettel, Melanie McCoy, Jeff Parsons

Others: Heath Bobick – MDEQ / EGLE, Betty Guenther, Charlene Hudson, Carl Osentoski – Huron EDC, Doreen Schnitker, Carol Truemner, Rod Truemner, Linda Engelhardt

Motion by Matthew Chisholm seconded by Doug Deming to approve the agenda as presented.

MOTION CARRIED

Motion by Emma Kauffold seconded by Matthew Chisholm to approve the minutes from the October 13, 2022 meeting as presented.

MOTION CARRIED

Unfinished Business

249 North Center Street Update – Heath Bobick, Michigan Department of Environment, Great Lakes, and Energy (EGLE) updated the group for the 249 North Center Street property. The original contract for the cleanup grant application expires April 2023. They are working on a work plan for the removal of the concrete to help make the property more viable for future development.

244 N Center Street Update – Owners of the property would like to turn it over to the Village of Sebewaing, but the village is doing their research before accepting the property. The village is working with Huron County Economic Development Corporation and Michigan Department of Environment, Great Lakes and Energy (EGLE) on the measures for the cleanup of this property. The building has been condemned by Huron County Building and Zoning. There is signage posted on the doors. The building is contaminated and would have to be demolished. The demolition of the building will have to be done by a Contractor with specified qualifications in Asbestos and Hazmat demolition. Huron County Director of the EDC is looking into a Demolition Grant for the building. Carl reported Huron County has a Land Bank and is receiving grant money for such projects. State Land Banks have received 53 million dollars of grant money to be used for blighted buildings and vacated properties. Vacant Properties in a Land Bank are automatically Brownfield Properties. Every rural county has received \$200,000.00 of Grant Money and the Village of Sebewaing is second on the list for Huron County to receive this money once all the criteria is met. Phase I Application deadline is January 31, 2023 (Port Austin gym is 1st on the list because Port Austin is the owner of this property). Village of Sebewaing could be in Phase II. One stipulation for the grant money is the Village of Sebewaing has to be the owner of the property.

Redevelopment Ready Communities – An Informational Community Meeting, per requirement by the Tax Increment Financing Act 57 of 2018, will be held at 6:30 p.m. following the Quarterly Downtown Development Authority (DDA) Meeting on Tuesday, April 11, 2023 at 6:00 p.m. at the Sebewaing Township Hall. The Community Meetings are for the purpose of informing the public of the goals and direction of the DDA.

Foreclosed Properties – Village of Sebewaing has two parcels (one owner) on the Huron County Treasurer foreclosure list due to delinquent taxes up to 3 years. They have until March 31, 2023 to pay the delinquent amount.

Railroad Bridge Update – Railroad Company will not give any assistance in financing the raising of the railroad bridge for the access of boats to get to the downtown area. It was suggested for the DDA to discuss the Railroad Bridge annually. Will be put on the January 2024 Agenda.

Proposed Minutes

Sebewaing Township

Melanie McCoy attended a Sebewaing Township meeting to discuss with the Township about opting in to be a part of the DDA. She was not given a hard "No". Melanie will approach the Township again and provide updates on the projects/progress the funding could do for the Village of Sebewaing DDA District.

New Business

Village of Sebewaing has captured a total of \$9,577.84. A list of items the DDA wanted to see accomplished for the Village of Sebewaing after they started to capture dollars was given to each board member to review. Discussion on the needs and small projects they can accomplish with the dollars the DDA has captured. Discussion about putting some of the DDA capture dollars in a CD instead of just holding in a bank account. The board would like "Ideas for DDA Capture Dollars" added to the April 11, 2023 agenda.

Reimburse 2021 Delinquent Tax Property ID#3239-008-080-50, 207 West Sharpsteen Street (Rivertown Villa Holdings LLC)

*Motion by Canfield seconded by Deming to approve the Downtown Development Authority (DDA) to reimburse the Village of Sebewaing for 2021 Delinquent Taxes for Property ID#3239-008-080-50 (Rivertown Villa Holdings LLC) at 207 West Sharpsteen Street paid by the Village of Sebewaing in December 2022 in the amount of \$233.54 per the delinquent notice received by Huron County Treasurer and per the motion passed at the DDA Meeting – October 9, 2018 due to the capture of funds by the DDA in 2021 of \$1,535.55.

Bumhoffer: yea; Canfield: yea; Chisholm: yea; Deming: yea; Gettel: absent; Kauffold: yea; McCoy: absent; Parsons: absent; Epperson: yea

6 yeas, 0 Nays, 3 Absent
MOTION CARRIED

Reimburse 2022 Property taxes for Property ID#3239-008-080-50, 207 West Sharpsteen Street (Rivertown Villa Holdings LLC)

*Motion by Canfield seconded by Deming to approve the Downtown Development Authority (DDA) to reimburse the Village of Sebewaing for 2022 Township Summer, Township Winter, Village Property Taxes for Property ID#3239-008-080-50 (Rivertown Villa Holdings LLC) at 207 West Sharpsteen Street paid by the Village of Sebewaing in 2022 in the amount of \$338.41 per tax bills received in 2022, per the motion passed at the DDA Meeting – October 9, 2018 due to the capture of funds by the DDA in 2021 of \$7,931.44.

Bumhoffer: yea; Canfield: yea; Chisholm: yea; Deming: yea; Gettel: absent; Kauffold: yea; McCoy: absent; Parsons: absent; Epperson: yea

6 yeas, 0 Nays, 3 Absent
MOTION CARRIED

Public Comment

Questions ask by resident in attendance. How do you know the property is contaminated? Heath Bobick answered: Testing is completed by EGLE and SME with the level of contamination determined. What can be done to remove? Explained how a contractor with specified qualifications for asbestos and hazmat removal will bid on the job.

Another resident asks about vacant homes. What can the village do to enforce the responsibility of the property owners for the upkeep of these properties? The village is aware of the properties brought up by the resident but everything takes time and all the right channels have to be taken. Discussion on two properties receiving blight letters with an inspection to be done by Huron County Building and Zoning. Village of Sebewaing is waiting for the inspection reports. The group

Proposed Minutes

thanked the residents who came to the DDA meeting and encouraged them to keep the group informed of their concerns.

The next meeting for the DDA is scheduled for Tuesday, April 11, 2023, at 6:00 p.m. in the Sebewaing Township Hall at 14 East Sharpsteen Street with the Community Meeting following at 6:30 p.m.

Adjournment

Motion by Canfield seconded by Chisholm to adjourn the DDA meeting at 3:24 p.m.

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