

## **SEBEWAING DDA COMMITTEE MEETING – April 12, 2022**

Present: Matt Bumhoffer, Edward Canfield, Doug Deming, Julie Epperson, Emma Kauffold, Melanie McCoy

Absent: Neal Gettel, Jeff Parsons

Others: Carl Osentoski (EDC), Heath Bobick (MDEQ/EGLE), Eric Kelly, Dean Suber, Gayle Genow, Kurt Bach, Cheryl Fuerst, Judy Gregory, Dennis Kundinger, Lynette Ballard, Jim Engelhardt, Linda Engelhardt

The Redevelopment Ready Community Informational Meeting was held on Tuesday, April 12, 2022 at 2:00 PM at the Sebewaing Township Hall (14 E Sharpsteen Street). The meeting was held in accordance with the Act 57 of 2018 Recodified Tax Increment Financing Act.

The Downtown Development Authority (DDA) history was given by the DDA Treasurer, Doug Deming and he explained what it can do for the Village of Sebewaing now that we are capturing tax dollars. Melanie McCoy also relayed ideas which now can be accomplished like new facades for local businesses.

Question was asked about 249 N Center Street (LMS) property. In response we are getting close to the development of the northwest corner. The next steps are: 1. Response Activity Plan to be approved, 2. Meeting with Environment Great Lakes and Energy (MDEQ/EGLE) for information on what needs to be done with the 3 test wells, 3. Vapor Mitigation System final test results for the safety precaution for residents who will reside on the property.

Question was asked about 628 E Main Street (Medallion Village) It was reported an "For sale" sign is posted on the property limits on E. Bay Street.

Question was asked about 561 S Beck Street (Forward). Testing is in the process from EGLE and Soil & Materials Engineers (SME).

Sebewaing Harbor Marina (700 W Sebewaing Street) was addressed as being a "Destination" for the Village of Sebewaing. Question was asked why the Village of Sebewaing does not want the revenue from the Marina. It was explained the Marina has a joint operation between the Village of Sebewaing and Sebewaing Township which is called the Harbor Commission. The laws of the State of Michigan have to be followed by this joint operation. The Sebewaing Harbor Marina is being subleased. It was explained to the group when the water levels are high the marina makes money but when the water levels are low boats cannot come in the channel. The water level was low at the time the decision was made to sublease the Marina in order to keep it open.

Updates on the new businesses which have opened in the Historical Downtown District and M25 corridor in lieu of the pandemic the last couple of years.

Question on ACME building (812 N Beck Street) concerning the liability to the village if someone was to enter the property and get hurt. They would be "trespassing". Property is owned by an individual. The only liability is the "Blight" of the property.

This completed the Community Informational Meeting and all attendees were invited to stay for the regular DDA Meeting.

## Proposed Minutes

**The regular Downtown Development Authority meeting was called to order by Chairperson, Julie Epperson at 2:56 p.m.**

Motion by Canfield seconded by McCoy to approve the agenda as presented.

MOTION CARRIED

Concerning the 249 North Center Updates

Carl Osentoski requested the January 11, 2022 DDA Minutes to be corrected to read "*There could be money available for the vapor mitigation system or testing to be done on the parcels.*"

Motion by McCoy seconded by Kauffold to approve the minutes from the January 11, 2022 meeting as "corrected".

MOTION CARRIED

### **Unfinished Business**

**249 North Center Street Updates** – Updates were given during the Community Informational Meeting.

**Redevelopment Ready Communities** - Per requirement by the Tax Increment Financing Act 57 of 2018, Community Informational Meeting was held today in conjunction with the regular scheduled DDA Meeting. Village of Sebewaing is designated as "Essential" status in the Redevelopment Ready Communities.

**Foreclosed Properties** – Village of Sebewaing has no foreclosed properties for 2022 as reported by Huron County Treasurer.

**Railroad Bridge Update** – Discussion on the increase cost for a Lobbyist is now at \$5,000 - \$10,000 per month to continue the research to help with this project. Question was asked if Department of Natural Resources (DNR) Grants were available. The railroad company will not stand in the way of improvements but will not contribute any funds for this project. A comment about the last state inspection for the railroad bridge and what the results showed.

**DDA Capture Report** –2022 Capture Listing of properties in the DDA was received from the assessor for the Village of Sebewaing.

**Board Member Vacancy** – An invitation was extended to all in attendance if they would like to be a part of the DDA Board as there is one vacancy.

### **Other Business**

None

The next meeting is scheduled for Tuesday, July 12, 2022, at 2:00 p.m. in the Council Chambers at the Municipal Building at 222 N Center Street.

### **Adjournment**

Motion by Canfield seconded by McCoy to adjourn the DDA meeting at 3:18 p.m.

Respectfully submitted,

Linda Engelhardt

(\* notes item for Village Council)