

SEBEWAING DDA COMMITTEE MEETING – July 11, 2023

The meeting was called to order in the Village of Sebewaing Council Chambers by Chairperson, Julie Epperson at 2:00 p.m.

Present: Matt Bumhoffer, Edward Canfield, Matthew Chisholm, Doug Deming, Julie Epperson, Melanie McCoy, Jeff Parsons

Absent: Neal Gettel, Emma Kauffold

Others: Noreen & Rod Tietz, Linda Engelhardt

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

MOTION CARRIED

Motion by McCoy seconded by Parsons to approve the minutes from the April 11, 2023 meeting as presented.

MOTION CARRIED

Unfinished Business

249 North Center Street Update – Jeff reported the applications for the Dog Park Grant will not be accepted until August for this year. He will submit the grant application at that time. If we are selected for the grant the voting will not be done until October. Discussion for other fundraising for sections of the fence. Dog Park Fund is at \$2,239.27 with additional \$1,000.00 from the Huron County Placemaking Grant. Suggestions for other ways for fundraising were discussed.

244 N Center Street Update – Reported September is the next date for Huron County Demolition Grant Opportunity with the Village of Sebewaing (VoS) next on the list for funding. Next step for the Village is to acquire the property from the property owner.

Redevelopment Ready Communities – An Informational Community Meeting, per requirement by the Tax Increment Financing Act 57 of 2018, will be held at 2:00 p.m. in the Council Chambers on October 10, 2023. The Informational Community Meetings are for the purpose of informing the public of the goals and direction of the DDA.

Motion by Canfield seconded by McCoy to hold the next Community Informational Meeting in conjunction with the next Quarterly Meeting on October 10, 2023 at 2:00 p.m. in the Council Chambers.

Foreclosed Properties – Village of Sebewaing has no parcels on the Huron County Foreclosure List for 2023.

Sebewaing Township

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

Ideas for DDA Capture Dollars/Interest

Discussion from the previous meeting motion to look at CD options for the DDA Capture Dollars and ways the DDA can make the best use of Captured Dollars. Office staff reported to the DDA Committee accounting for the DDA Captured Dollars with interest is being compounded monthly to the DDA funds. DDA captured dollar balance is at \$9,976.80.

Motion by Deming seconded by Canfield to forego the previous meeting CD motion for DDA funds and to keep in house the DDA dollars with the interest being compounded monthly and report to the DDA Board Quarterly.

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

A question was asked "Can DDA dollars be loaned to a business and repaid back to the DDA?" Research will have to be done on this concern.

New Business

Blighted Property updates

1. Dollar Store – 592 S Unionville Road – Permit from Huron County Building & Zoning was obtained to have the building inspected. Property is under the direction of property owner's son due to health issues.

2. Acme Roll Forming - 812 N Beck Street - Building was sold 5-9-2023 and then sold again 6-8-2023.

3. Matching Grant Program - Discussion about the development of a matching grant program for the Commercial Properties in the Downtown Historical River District for improvements to buildings with the DDA dollars. The maximum amount allowed for each commercial owned property would be \$500.00. Committee would like to see how this works and will think about offering this same opportunity to the residents in the DDA District. More information and research are needed before the program can move forward.

The next meeting for the DDA is scheduled for Tuesday, October 10, 2023, at 2:00 p.m. in the Council Chambers at the Sebewaing Municipal Office. The meeting will also include a less formal Community Informational Meeting in conjunction with the Quarterly Meeting.

Motion by Parsons seconded by Canfield to adjourn the DDA meeting at 3:29 p.m.

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