

VILLAGE OF SEBEWAING DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL MEETING – May 19, 2026

The Downtown Development Authority (DDA) Special Meeting was called to order by Julie Epperson at 2:00 p.m. at the Municipal Building in the Council Chambers.

Present: Matt Bumhoffer, Matthew Chisholm, Doug Deming, Cristina Eberlein, Julie Epperson, Melanie McCoy, Jeff Parsons, Jake Schultz

Absent: Justin Fortune

Others: Rod & Noreen Tietz, Paul Osterbeck, Laura Nimtz, Megan Tietz, Jeanie Squires, Randy Sloboda, Linda Engelhardt

Motion by Chisholm second by Eberlein to approve the agenda of the Special DDA meeting as presented. MOTION CARRIED

Motion by McCoy second by Bumhoffer to approve the minutes of the April 14, 2026 Quarterly and Community Informational DDA meeting as presented. MOTION CARRIED

Public Comment: Laura Nimtz, Sebewaing Township Librarian addressed the board about the DDA Façade Grant wanting to apply and was told she could not apply because the Sebewaing Township does not pay Village Taxes. She wanted to apply for the DDA Façade Grant for the front and back entries to the Sebewaing Library to comply with the Americans with Disabilities Act (ADA). Laura was told by government officials a Non-profit and tax-exempt entities would be able to apply for the grant. She was asked to bring it in writing to the Village Office so the government official's statement could be documented.

It was also brought up about changing the by-laws for the DDA to have the meetings at a better time like evenings so people who work would be able to attend. Comment from the board was they all have other commitments and meetings, during the day works for this board. The DDA has two Community Informational Meetings a year one in April at 2:00 pm and the other in October at 6:00pm. Redevelopment Ready Communities requirement.

VI. Unfinished Business

G. Façade Grant Application for 26 N Center Street

26 North Center Street Façade Grant application was neither denied or approved at the April 14, 2026 DDA Meeting. The board decided it did not meet the requirements for the Façade Grant and ask them to resubmit a new application for the board to review for a special meeting was scheduled as to not hold up the project. The board reviewed the application with questions being answered by the property owner, in attendance, with the improvements to the building and requirements of the façade grant agreed upon by board and property owner. The board looked at the amount of money the DDA had in its account (\$60,000.00) and reviewed all the grants that have been paid out against how much money was attained at the time. A comment on what the DDA capture dollars have done for the Village of Sebewaing since it began to capture and everyone agreed the program was improving the infrastructure of the older buildings in the village. The board was in agreement to approve the façade grant to repair and/or replace the brick and mortar on the south side of building, cover the tar on the south side wall and replace the back entrance door with Americans with Disabilities Act (ADA) compliant door in the amount of \$35,500.00. There are other grants available to help with the repair of the roof.

Motion by McCoy second by Chisholm to approve the Resubmission of the Village of Sebewaing DDA Façade Grant Application for 26 N Center Street to repair and/or replace the bricks and mortar on the south side of the building, cover the tar on the south side wall and replace the back entrance door with ADA compliant door in the amount of \$35,500.00.

Bumhoffer: yea; Chisholm: yea; Deming: yea; Eberlein: yea; Fortune: absent; McCoy: yea;
Parsons: yea; Schultz: yea; Epperson: yea. MOTION CARRIED

Public Comment

When the DDA was first being established the Sebewaing Township was ask to opt-in or opt-out of the DDA and they chose to opt-out. They have been asked every couple of years if they would like to opt-in and have always chosen to opt-out.

The next Quarterly DDA meeting will be on Tuesday, July 14, 2026, at 2:00 p.m. in the Council Chambers at 222 North Center Street.

Motion by McCoy seconded by Parsons to adjourn the DDA Special Meeting at 12:05 p.m.

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