

VILLAGE OF SEBEWAING DDA QUARTERLY and COMMUNITY INFORMATIONAL MEETINGS – October 14, 2025

The Downtown Development Authority (DDA) Quarterly and Community Informational Meeting was called to order by Julie Epperson at 6:00 p.m. in the Sebewaing Township Hall.

Present: Doug Deming, Cristina Eberlein, Julie Epperson, Justin Fortune, Melanie McCoy, Jeff Parsons

Absent: Matt Bumhoffer, Matthew Chisholm, Neal Gettel

Others: Kathryn Sloboda, Charli Crothers, Scott Beedon, Jake & Melanie Schultz, Florence Staricha, Lynda Graf, Linda Engelhardt

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

MOTION CARRIED

Motion by Parsons seconded by McCoy to approve the minutes of the July 15, 2025 quarterly DDA meeting as presented.

MOTION CARRIED

Public Comment: None.

Unfinished Business

249 N Center Street Update – Property is still available. Anyone looking to develop the property is to call Samantha Schnettler, Executive Director with the Huron County Economic Development (EDC) with their plans. EDC telephone number is 989-269-6431. Each parcel is available for \$1.00 with the requirement the property is to be developed within two years.

Redevelopment Ready Communities – Community Informational Meeting – The DDA Façade Grant Program has made significant improvements in the DDA District. A poster was presented showing the before and after pictures of completed grants in the Historic Downtown River District.

Foreclosed Properties –The one parcel in the DDA District has a payment plan set up with the Huron County Treasurer.

244 North Center Street – This property is owned by the Huron County Land Bank. The Huron County Land Bank were the ones who had the building demolished and it was at no cost to the Village of Sebewaing. Village of Sebewaing has no say in what happens to this parcel.

Email received from Huron County Land Bank stating: The building has been demolished. They are currently working on completing the paperwork and closing the grant out. The lot will need to be assessed by a local assessor or real estate agent for a price to be put on it. They will need to let the State Land Bank Authority know they are selling the parcel. They will list the property and put the parcel out for bids on their website. It will need to go to Huron County Land Bank committee for the approval of the sale.

Ideas for Captured Dollars – Council has approved for Sebewaing Light and Water to hire Seaway Painting, LLC to paint the streetlight poles in the downtown (Historic River District) and Scheiwe Bell Tower in the Muellerweiss Park for a total of \$22,450.00.

Motion by Parsons seconded by Eberlein to approve payment of 50% of the total project (estimate \$22,450.00) for the streetlight pole painting in the Historic River District and Scheiwe Bell Tower in the Muellerweiss Park with the Tax Increment Financing Authority (TIFA) Captured Dollars received.

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

Quarterly Financial Report

The DDA has a balance of \$34,166.30. This money is used for projects in the DDA District only and for the Façade Grant Program. All Façade Grants have been paid except for the one in process. Any business owner (DDA District) wanting a Façade Grant Application can stop and pick one up at the Village Office or go to the Village website. The DDA is capturing \$35,756.69 from the 2025 Village Taxes.

New Business

Appointment of DDA Board Members expired terms

*Motion by McCoy seconded by Fortune to recommend to the Village Council for the reappointment of Matt Bumhoffer to DDA Board Member – Other with the term expiring October 2029 effective October 20, 2025.
MOTION CARRIED

*Motion by Parsons seconded by Fortune to recommend to the Village Council for the appointment of Jake Schultz to DDA Board Member – Property Owner with the term expiring October 2029 effective October 20, 2025.
MOTION CARRIED

Michigan Downtown Association Annual Membership – Discussion to continue with the Annual Membership for the Michigan Downtown Association. Recommendation for the Village Office to submit payment from the DDA funds every year until it is no longer beneficial to the DDA.

Motion by McCoy seconded by Eberlein to authorize payment of the annual membership fee of \$250.00 to the Michigan Downtown Association every year with the funds from the DDA until it is no longer beneficial to the DDA.

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

Village of Sebewaing DDA Façade Grant Application

The Village of Sebewaing DDA Board has not received any new Façade Grants currently. There is one in the process to be completed. The board reviewed the properties that have been improved by the grants. Tri-County Realty 213 N Center St - new doors, AML Real Properties - Bath Quest - 260 N Center Street – windows, doors & painting of building, Osterbeck Building – 26 N Beck St – brick replacement, repair & replace cement blocks, windows, doors & painting, Kundinger & Kroll - 31 E Main St – steel siding, Mast Coffee – 36 N Center St – chimney removal, window & back door replacements, relocate heating units and update electric on back of building – grant is a work in progress.

Public Comment: Comment: Does the Village have any interest in the property at 244 N Center Street? Response was “No” the Village has no intent to pursue ownership of this parcel. The owners on either side of the property are interested in having ownership to add to their parcels. It was suggested to watch on the Huron County Land Bank website to find out when the property will be on the market. The Village needs to complete their project across the river at 42 & 50 N Center Street. Comments on what can be done with the property at 249 N Center Street.

The next Quarterly DDA meeting will be on Tuesday, January 13, 2026, at 2:00 p.m. at the Municipal Building in the Council Chambers.

Motion by McCoy seconded by Parsons to adjourn the DDA Quarterly and Community Informational Meetings at 7:04 p.m.

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