

VILLAGE OF SEBEWAING DDA QUARTERLY MEETING – January 14, 2025

The Downtown Development Authority (DDA) Quarterly meeting was called to order by Julie Epperson at 2:00 p.m. at the Village of Sebewaing Municipal Building in the Council Chambers.

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

Absent: Neal Gettel, Emma Shantz

Others: Eric Kelly, Linda Engelhardt

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

MOTION CARRIED

Motion by Chisholm seconded by Bumhoffer to approve the minutes of the October 8, 2024 quarterly DDA meeting as presented.

MOTION CARRIED

Public Comment: None

Unfinished Business

249 N Center Street Update – The group discussed ideas for the property. No concrete plans for this property at this time.

Redevelopment Ready Communities – Question was asked if there were any trainings available for members to attend. The group will be notified when trainings are sent to the village office.

Foreclosed Properties – 244 North Center Street did not sell at the Huron County online auction on November 1, 2024. The property has been turned over to the Huron County Land Bank. The next Land Bank meeting is Tuesday, March 18, 2025. There is one DDA property on the Huron County Foreclosure list and a payment plan has been set up with Huron County Treasurer.

Ideas for Captured Dollars – The buildings at 42 & 50 North Center Street will be coming down shortly. These properties are owned by the Village of Sebewaing fencing is needed in the back and front of these properties to prevent trespassing and safety. Ideas are being sought for the development of these properties. The properties are in the DDA District so the village is asking the DDA for help with the expense of the fences. A chain link fence will be placed in the back of these properties and a steel fence built and installed by the DPW employees along the sidewalk on North Center Street. Estimates were presented for the chain-link fence by Halfway Fence Company in the amount of \$1,456.23. \$3000.00 for purchasing the steel from Kuhl Construction and the construction by DPW employees of the front fence. Ideas for the properties included a green space, kayak launch, fishing down by the water, food truck to set up. The river is owned by the Army Corp of Engineers. Huron County Drain Commission will have an easement.

Motion by Deming seconded by Chisholm to approve the purchase of a chain link fence and steel material for construction of a fence for the properties at 42 & 50 North Center Street not to exceed \$4,500.00.

Chisholm: yea; Deming: yea; Eberlein: yea; Gettel: absent; McCoy: yea; Parsons: yea; Shantz: absent; Bumhoffer: yea; Epperson: yea.

MOTION CARRIED

Quarterly Interest Report

The DDA has a balance of \$38,126.34. All three of the 2024 Façade Grants have been reimbursed as of January 10, 2025.

Proposed Minutes

New Business

Emma Shantz DDA Board Member – Resident has submitted her resignation from the DDA Board due to her moving out of the DDA District. A replacement will be needed.

*Motion by McCoy seconded by Parsons to accept, with regrets, the resignation of Emma Shantz from the DDA Board Member – Resident status. MOTION CARRIED

Village of Sebewaing DDA Façade Grant Application

The village has received a DDA Façade Grant Application for 31 East Main Street.

Motion by McCoy seconded by Chisholm to approve the Village of Sebewaing DDA Façade Grant Application for Kunding & Kroll at 31 East Main Street in the amount of \$12,500 in contingent of an inspection of the corners of building to be sound by the Huron County Building & Zoning Department before the project is started.

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

Other Business

A company would like to put up a cell phone tower within a ½ mile radius of the South Park at Third Street. Village of Sebewaing ordinances would have to be reviewed for compliance. Planning Commission would need to review the site plan when received. More information is needed.

Public Comment

None.
The next Quarterly DDA meeting will be a Community Informational Meeting on Tuesday, April 8, 2025, at 2:00 p.m. at the Municipal Building in the Council Chambers.

Motion by Parson seconded by Bumhoffer to adjourn the DDA quarterly meeting at 3:12 p.m.

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