

VILLAGE OF SEBEWAING DOWNTOWN DEVELOPMENT AUTHORITY (DDA) QUARTERLY MEETING – July 14, 2026

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

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

Absent: Matthew Chisholm

Others: Rod & Noreen Tietz, Drew Deming, Brad & Laura Polega, Connie Sy, Deb Kroswek, Justin Fritz, Linda Engelhardt

Motion by McCoy second by Parsons to approve the agenda of the DDA Quarterly meeting, as presented. MOTION CARRIED

Motion by McCoy second by Bumhoffer to approve the minutes of the May 19, 2026 Special DDA meeting, as presented. MOTION CARRIED

Public Comment: None

VI. Unfinished Business

A. 249 N Center Street Update: Development is progressing on this property.

B. Redevelopment Ready Communities – Community Informational Meeting is scheduled for October 13, 2026 at 6:00 PM at the Sebewaing Township Hall (14 E Sharpsteen Street) an invitation will be extended for the public to attend.

C. Huron County Tax Sale Foreclosed Properties in the DDA District Update: 244 North Center Street Parcel # 3239-008-180-00 – The Village Office received an email July 14, 2026 from Laura Tyll (Huron County Treasurer's office) with updated information for this parcel. "We have been working on setting a price for the land, we need to sell it at a certain price and the State Land Bank will need to approve it before it happens. We have not decided on a timeframe yet." The treasurer's office is part of the Huron County Land Bank.

D. Quarterly Accounting Report through May 31, 2026: Accounting for the DDA accounts has been completed through May 31, 2026. A report was received showing the DDA balance is \$55,894.37. A check for \$6,031.32 was received from Huron County Treasurer for the 2025 Delinquent Tax DDA Capture dollars in June and this amount is not included in the total, due to the accounting is not completed for June 30, 2026. Sebewaing Township, due to parcel conflicts, has not issued a check for their 2025 DDA captured dollars owed to the Village of Sebewaing as of July 14, 2026. The DDA has previous commitments of \$38,750.00 (Façade Grant – 26 N Center Street, painted mural, and annual subscription to Michigan Downtown Association (MDA) already approved for payment by the DDA Board when projects are completed. Funds available to be committed are \$17,144.37.

VII. New Business

A. Façade Grant Application- 1 North Center Street

Discussion on previous applications to not include roofs. The DDA Board discussed whether they are wanting to include replacements of roofs as part of a Façade Grant. Discussion if a building does not have a good roof the survival of the building would be at stake. Applicant stated two established businesses are in the building at 1 North Center Street and Applicant is hoping to

offer space to another client to open a business. DDA board was in agreement to approve the amount of \$11,000.00 towards the roof replacement at 1 North Center Street.

Motion by McCoy seconded by Bumhoffer to approve the Village of Sebewaing DDA Façade Grant Application for 1 North Center Street in the amount of \$11,000.00 providing the estimate from the contractor is received in writing, as presented.

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

B. Reimburse Mileage for attending DDA Training in Cass City – April 29, 2026

Motion by McCoy seconded by Bumhoffer to approve the reimbursement of mileage for attending the DDA training in Cass City at the Rawson Library on April 29, 2026 in the amount of \$32.77 to Linda Engelhardt (DDA Secretary and Village of Sebewaing Treasurer), as presented.

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

C. List of Buildings with a Canvas for a Painted Mural

Discussion on having a mural painted on a canvas by another local artist, Daltonian Warden. Concern by board with having two artists painting on different canvas walls. Drew Deming was in attendance and he welcomes another artist, due to the fact, they are 2 different kind of artists doing different kinds of painting. DDA board was in agreement to have another canvas wall completed in the Village of Sebewaing. The board decided to have the Chamber sign on the North end of the Village to be repainted.

Motion by McCoy seconded by Parsons to approve Daltonian Warden to paint a mural on the Chamber sign at the North end of the Village in the amount of \$ 3,500.00, as presented.

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

D. Ideas for DDA Capture Dollars

Ideas will be reviewed at future meetings.

E. Historic River District

Village of Sebewaing Office Administration Committee referred the State of Michigan Historic River District Registry information to be reviewed by the DDA board if the Village of Sebewaing should pursue. The DDA board will review the information and discuss at a future meeting. A statement was made “to be on the State of Michigan Historic River District Register any historical building would not be able to change their structure at all”. Agreement to review the information given and discuss at a future meeting.

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 are asked every couple of years to opt-in or opt-out. Melanie attended the Sebewaing Township July meeting to request they talk about opting in to the DDA. If they would opt-in more DDA \$\$'s would be staying in the Village of Sebewaing and would not go to Huron County.

Connie Sy and Deb Kroswek were in attendance to get information on how to start their process to establish a DDA. They have been approved by Unionville Council to look into forming a DDA in the Village of Unionville. Captured dollars can then be offered to property owners to improve the buildings which are deteriorating in their village.

The next Quarterly DDA and Community Informational meeting will be on Tuesday, October 13, 2026, at 6:00 p.m. at the Sebewaing Township Hall (14 E Sharpsteen Street).

Motion by Bumhoffer seconded by Fortune to adjourn the DDA Quarterly Meeting at 3:05 p.m.

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