

## **VILLAGE OF SEBEWAING DOWNTOWN DEVELOPMENT AUTHORITY QUARTERLY AND COMMUNITY INFORMATIONAL MEETING – April 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: Noreen & Rod Tietz, Lynda Graf, Brian Kaczorowski, Josh Hahn, Megan Tietz, Drew Deming, Charlene Hudson, Justin Fritz, Linda Engelhardt

Motion by McCoy seconded by Parsons to approve the agenda as amended.

MOTION CARRIED

Motion by McCoy seconded by Eberlein to approve the minutes of the January 13, 2026 quarterly DDA meeting as presented.

MOTION CARRIED

**Public Comment:** No comment.

### **Unfinished Business**

**249 N Center Street Update** – One parcel is going to be developed. Definite plans for more parcels are not concrete. Anyone looking to develop a portion of the property is to call Samantha Schnettler, Executive Director with the Huron County Economic Development (EDC) with their plans. 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 Village of Sebewaing holds 2 meetings a year (one in April and one in October) per requirement by the Tax Increment Financing Act 57 of 2018 for the purpose of informing the public of the goals and directions of the DDA. The Village of Sebewaing has attained Essential Status.

**Foreclosed Properties** – 244 N Center Street is owned by the Huron /County Land Bank. Email received from Laura Tyll (Huron County Treasurer office) on the property at 244 North Center Street. “Finishing up the final reporting for the property and have reached out to the local assessor for a value on the property, so it can be put up for sale this summer.”

### **Quarterly Financial Report**

The DDA financial report is showing a balance, as of February 28, 2026, of \$59,956.71. The only money delegated is \$11,225.50 for the light pole painting in the Spring of 2026, date to be determined.

### **Ideas for Captured Dollars**

The DDA board voted at our January 13<sup>th</sup> meeting to supply funds in the amount of \$11,225.50 for painting the streetlight poles in the Historic River District, downtown Sebewaing and Scheiwe Bell Tower (Muellerweiss Park), to be scheduled by Sebewaing Light & Water in the Spring of 2026.

### **42 and 50 North Center Street Parcels**

These parcels are being combined to begin discussions on developing this parcel which is owned by the Village of Sebewaing. The Village of Sebewaing also needs to take into consideration the agreement of the easement given to the Huron County Drain Commission in their plans.

## **Buildings with a Canvas for a Painted Mural**

A list of 21 potential canvas walls was presented to the board. Local artists were contacted about painting a canvas (wall of a building) for tourists to know about the highlights of the Village of Sebewaing and all its interesting places to visit while they are in our village. A local artist was in attendance to give an estimate of painting a canvas (wall) in the DDA district. He showed us some of his examples that he would paint on a specific canvas selected by the DDA Board.

Motion by Parson seconded by Fortune to approve the Mural Painting Project in the Historic River District in downtown Sebewaing, Artist Drew Deming, location determined by DDA with the Tax Increment Financing Authority (TIFA) Captured dollars received and provide funds not to exceed \$3,000.00.

8 yeas 1 absent

MOTION CARRIED

## **New Business – USA Superintendent**

**Joshua Hahn**, USA Superintendent attended the DDA Meeting to inform attendees about the 2026 Sinking Fund Millage. The 1.10 mill is a Sinking Fund levy for a period of ten (10) years, from 2026 through 2035 and would generate approximately \$392,000 annually with the same millage rate that was levied in 2025. While the rate is unchanged, this proposal is considered new due to changes in state law that expanded allowable uses of Sinking fund revenues. Attendees were given a handout explaining what the millage will be able to be used for and were able to ask questions to be sure to understand everything about the millage. Question was asked about the Electric Bus USA owns. USA is finding out the pros and cons to having an electric bus. For example: A full charge bus in the Spring months can last 150 miles, whereas a full charge bus in the Winter months can only last 86 miles. Make a difference day will be Friday, May 8<sup>th</sup>. They already have 52 sites for students to help.

**2026 Capture Report** –The 2026 Capture Report from Amy Haag, the assessor was distributed to the board. This tells what properties are in the DDA District and the updated increase/decrease on each parcel for the 2026 tax year. The board can compare to the 2025 Capture Report. Captured values for parcels in 2025 was 2,183,414. The captured values for parcels for 2026 is 2,578,668 showing an increase of 395,254.

## **DDA Trainings**

1. Cass City Downtown Development Authority is sponsoring a training on April 29, 2026 from 2:00 PM to 4:00 PM held at the Rawson Memorial Library for anyone interested in attending. Village of Sebewaing has 4 people interested in attending and anyone else can register with Melanie Radabaugh to call 989-872-2911 or email [mradabaugh@casscity.org](mailto:mradabaugh@casscity.org).

2. The Village Office has signed up for a series of trainings for Fiscally Ready Communities 2026 Webinars on four different subjects: **Internal Controls** on Thursday, April 23 / 10am -12pm, **Nuts and Bolts** on Thursday, May 14 / 2-4pm, **Fundamentals to Best Practices** on Wednesday, June 3 / 2-4pm and **Getting Grant Ready** on Thursday, August 20 / 10 am – 12 pm. Any board member can attend the webinars at the Village Office. The Village Council has approved “Essential Status” for the Village of Sebewaing in June 2021.

## **Façade Grant Application**

**A Façade Grant Application for 26 N Center Street was presented to the DDA Board for Approval.** The board reviewed the application and had lots of discussion and questions about the application. The board reviewed the application criteria on what they are trying to accomplish with the funds from the captured dollars. The application specified **demolition and replacement of back portion of building also adding deck off top apartment.** The purpose of the Façade Improvement Grant Program is to promote revitalization of properties in

the DDA District by providing financial assistance to building owners for improvement and maintenance to existing commercial and residential building owners to aid in economic growth. REPAIR to building exteriors, masonry repair or cleaning, restoration of windows, doors or other architectural elements, awnings, landscaping, enhanced lighting, and exterior, thus improving the marketability of the overall area. The enhancement of the rear public viewed building is also encouraged. The DDA board did not feel it was a façade improvement but more of new construction. The application was not approved and it was not denied. Questions needed to be answered by the applicant and were not in attendance to supply the answers. The DDA Board is very thankful for the work, time, and money the applicant is putting into their building. The Village Office will be in contact with the applicant.

### **Public Comment**

Question was asked about Historic River District if this was designated in the downtown. There was significant discussion on the older buildings in the Village of Sebewaing about restoring to their original state. One of the buildings mentioned was the Old Fire Hall was built in 1883 for \$720.00, another was the building at 4 N Center Street. Attendees would like to see the old buildings brought back to their original state. There are certain criteria for a specific building to be on the National Registry for the State of Michigan. It was asked, of an attendee, Lynda Graf to do some research and report back to the July 14<sup>th</sup> DDA meeting

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 Parsons seconded by Bumhoffer to adjourn the DDA Quarterly Meeting at 3:18 p.m.

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