

## **SEBEWAING DDA COMMITTEE MEETING – April 9, 2024**

The meeting was called to order at the Sebewaing Township Hall by Julie Epperson at 2:00p.m.

Present: Matt Bumhoffer, Matthew Chisholm, Doug Deming, Julie Epperson, Neal Gettel  
Melanie McCoy, Jeff Parsons,

Absent: Edward Canfield, Emma Shantz

Others: Charlene Hudson, Noreen Tietz, Megan Tietz, John Eberlein, Kevin Sting, Crystal McIntosh, Randy Sloboda, Kathryn Sloboda, Kurt Bach, Janice Hahn, Cristina Eberlein, Robert St. John, Linda Engelhardt

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

MOTION CARRIED

Motion by Chisholm seconded by Parsons to approve the minutes of the January 9, 2024 quarterly DDA meeting as presented.

MOTION CARRIED

**Public Comment** - Matt Brooks owner of 236 North Center Street - The Roost by the Bay, introduced himself to all attendees. He extended an invitation to all in attendance to take a walk through his new business in the Village of Sebewaing after the DDA meeting dismisses.

### **Unfinished Business**

**249 N Center Street Update** – The testing has been capped off on this property. The property is available to purchase for development of a commercial opportunity. Samantha Schnettler from the Huron County Economic Development Corporation (EDC) is the contact person with the phone number of her office displayed on the signs posted on the property.

**Redevelopment Ready Communities** – An Informational Community Meeting, per requirement by the Tax Increment Financing Act 57 of 2018, is for the purpose of informing the public of the goals and directions of the DDA. The public was addressed this was the time to ask any questions on the happenings or information for the Village of Sebewaing. DDA Board asked if any attendees were planning on opening a business and this is where they would have their 3 minutes to make the public aware of their plans.

- It was reported the Taste of Sebewaing (612 East Pine Street) would be opening soon.
- Sebewaing Market (536 East Pine Street) has new owners.
- Cornerstone Venture (4 North Center Street) would be opening for the season on April 26, 2024.
- Cristina Eberlein talked on the plans for 18 North Center Street a fairy garden shop with local artifacts (homemade items by local residents inside to be purchased by the public. They are having a soft opening at 18 North Center Street after the Memorial Day Parade on May 27<sup>th</sup>. Plans are to have crepes and smoothies available – as part of their 5-year plan and with their property they have purchased on Haist Road. They have a 5-year plan for a Garden & Fairy Park on the 10 acres they purchased.
- 1 North Center Street – is under new ownership and the new owners are looking for a business to open in the downstairs. The upstairs is a rental apartment.

**Foreclosed Properties** – Village of Sebewaing has two parcels on the Huron County Foreclosure List for 2024. One commercial property in the DDA District at 244 North Center Street was foreclosed on after March 31, 2024 due to no payment or an arrangement made with the Huron County Treasurer. The other property is a residential property and is not in the DDA District.

## **Sebewaing Township**

Annually, someone from the DDA Board approaches the Sebewaing Township to request the Township to opt-in for the Sebewaing Township tax capture for the DDA from the Sebewaing Township taxes. Melanie explained there is no *additional* cost to the Township. It would keep Sebewaing Township Tax dollars available in the village for improvements to our properties in the DDA District. This would be a plus for our Village Residents. She will provide updates to the Township on the projects/progress the funding does for the DDA District.

## **Unfinished Business**

**Captured Dollars** – The DDA has \$28,893.69 captured dollars which also accumulates interest monthly. Discussion on the usage of the DDA captured dollars includes painting of buildings, lighting, signage or murals. The DDA needs to allocate the captured money for the residents to see what the DDA captured dollars are improving in the Village of Sebewaing.

## **New Business**

**Façade Grant Program** - Discussion on the Façade Grant Application. The approval of the Façade Grant Application will have funds available for improvements to commercial buildings in the DDA District. The board has received 3 Façade Grant Applications since the approval of the Grant Application at the February 19, 2024 Council meeting. The DDA Board took time to review the 3 Village of Sebewaing Façade Grant Applications.

## **Village of Sebewaing DDA Façade Grant Applications**

### **1. 213 N Center Street**

Motion by Chisholm seconded by Parsons to approve the Village of Sebewaing DDA Façade Grant Application for Tri-County Realty – Dale Bolzman at 213 North Center Street in the amount of \$2,750.00.

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

MOTION CARRIED

### **2. 26 N Center Street**

Motion by Chisholm seconded by Deming to approve the Village of Sebewaing DDA Façade Grant Application for Paul & Audrey Osterbeck at 26 North Center Street in the amount of \$6,195.00. Canfield: absent; Chisholm: yea; Deming: yea; Gettel: yea; McCoy: yea; Parsons: yea; Shantz: absent; Epperson: yea; Bumhoffer: yea.

MOTION CARRIED

### **3. 260 N Center Street**

Motion by McCoy seconded by Chisholm to approve the Village of Sebewaing DDA Façade Grant Application for KSML, Inc – dba / BathQuest at 260 North Center Street in the amount of \$11,212.00.

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

MOTION CARRIED

## **DDA Board Resignation**

The committee has one member who does not meet the criteria to be a Board Member – Property Owner due to not owning property in the Village of Sebewaing.

Motion by Chisholm seconded by Gettel to accept the resignation of Ned Canfield DDA Board – Property Owner with regrets, effective immediately.

MOTION CARRIED

### **DDA Board Appointment**

\*Motion by Gettel seconded by McCoy to appoint Cristina Eberlein to fill the term of DDA Board – Property Owner position term expiring October 2024, effective immediately.

MOTION CARRIED

### **Public Comment**

Doug Deming expressed a thank you to everyone who has taken a second look at Sebewaing to invest their dollars.

A statement was made for the DDA Board to consider changing the name of the “Village of Sebewaing Façade Grant Application” to “Village of Property Improvement Grant”. This can be discussed at the next Quarterly DDA Meeting in July.

A question was asked if the Village of Sebewaing has an ordinance on the inspection of buildings. It was stated the Village does have such an ordinance. This person would like to see all commercial property owners to be held responsible for their buildings so we do not have another 244 North Center Street. 244 North Center Street is a foreclosed property, as of March 31, 2024, due to non-payment of property taxes for 3 years. The property will be put up for sale by an online auction through the Huron County Treasurer’s Office and if it does not sell it will be given to the Huron County Land Bank. The land bank will then be in charge of what happens with the property.

The next quarterly meeting for the DDA is scheduled for Tuesday, July 9, 2024, at 2:00 p.m. at the Council Chambers in the Municipal Building at 222 North Center Street.

Motion by Gettel seconded by Chisholm to adjourn the DDA quarterly meeting at 3:30 p.m.

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