

## **SEBEWAING DDA COMMUNITY INFORMATIONAL MEETING – October 8, 2024**

The DDA Community Informational meeting was called to order by Julie Epperson at 6:00 p.m. at the Sebewaing Township Hall (14 E Sharpsteen Street).

Present: Matt Bumhoffer, Cristina Eberlein, Julie Epperson, Melanie McCoy, Jeff Parsons,

Absent: Matthew Chisholm, Doug Deming, Neal Gettel, Emma Shantz

Others: Sami Khoury, Rod & Noreen Tietz, Ronald Shields, Jr., Kathryn & Randy Sloboda, Brad & Laura Polega, Mike Bradford, Linda Engelhardt

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

MOTION CARRIED

Motion by Parson seconded by Bumhoffer to approve the minutes of the July 9, 2024 quarterly DDA meeting as presented.

MOTION CARRIED

**Public Comment** – Jeff Parson informed everyone about the Fundraising for the Dog Park (located on the 249 N Center Street property). Information was handed out if anyone would be interested in donating. This will be an ongoing fundraiser until enough money for the fence for the dog park has been collected.

### **Unfinished Business**

**249 N Center Street Update** – No new updates.

**Redevelopment Ready Communities** – Jeff Parson and Julie Epperson provided a Power Point on the new developments in the Village of Sebewaing. The implementation of the DDA Façade Grant Application is showing improvements to the downtown district. Two of the grants have been completed and one is still in the process. Before and after pictures were provided for everyone to see the improvements. There was a consensus by all in attendance, how the grants have improved the downtown.

Updates of New businesses in the Village of Sebewaing are Frankenmuth Credit Union (561 S Beck Street), The Taste of Sebewaing (612 E Pine Street), Taco Bell (601 S Unionville Road) Gift Shop (538 S Beck Street), Willow Whimsical Garden (18 N Center Street), and Town & Country Lofts (1 N Center Street) which has new owners and is looking for a business to occupy the building. The group was informed Darl Enterprises (812 N Beck Street) went up for sale, Frankenmuth Credit Union (41 E Main Street) will be going up for sale, Bill's Family Dentistry (215 N Center Street) will be going up for sale, Norman's Building (232 N Center Street) will be going up for sale, Buildings (42 & 50 N Center Street) will be torn down per the grant the Village of Sebewaing has received, and the former Sebewaing Brewery Property (213 E Main Street) has new owners.

**Foreclosed Properties** – 244 North Center Street did not sell at the Huron County Tax Foreclosure Sale on August 22, 2024. The next step for this property is the online auction to be held on November 1, 2024. If it is not purchased it will go into the Huron County Land Bank.

### **Unfinished Business**

**Captured Dollars** – The DDA board discussed ideas for the captured dollars. It was suggested for more signage on M25 directing visitors to the downtown area from the North. It was brought to the attention of the DDA board the Village of Sebewaing has a walnut tree located at the Muellerweiss Park (14 W Sebewaing Street) which needs some attention. A professional is needed to restore the tree or it needs to be removed. This tree is over 100 years old and is a vocal point

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in the Muellerweiss Park. A comment was made saving the tree would be a benefit to the community.

Motion by McCoy seconded by Parson to approve the DDA to pay for the restoration of the walnut tree at Muellerweiss Park (14 W Sebewaing Street) and not to exceed \$4500.00.

McCoy: yea; Parson: yea; Bumhoffer: yea; Eberlein: yea; Epperson: yea; Chisholm: absent; Gettel: absent; Shantz: absent.  
MOTION CARRIED

## New Business

### A. By-Laws Reviewed and Updates

Discussion on the by-laws for the DDA needing some updates.

Motion by Parson seconded by McCoy to approve the amendment to the DDA By-laws to read Article 5: Officers 1. The DDA shall appoint a Vice Chairman and Treasurer bi-annually at the July meeting. Village Council President shall serve as the DDA Chairperson and the Secretary of the DDA shall be a representative from the Village Office.

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

Motion by Bumhoffer seconded by Parson to approve the amendment to the DDA By-laws to read Article 5: Officers 6. The Treasurer shall be responsible to the DDA for the conduct of all financial affairs; shall countersign all expenditures along with Chairperson or Vice-Chairperson. All expense items and financial records of the DDA shall be available to the public.

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

## B. Reappointments

### 1. DDA Board – Property Owner

\*Motion by McCoy seconded by Parson to reappoint Cristina Eberlein to fill the term of the DDA Board – Property Owner position term expiring October 2028, effective immediately.

MOTION CARRIED

### 2. DDA Board – Business Owner

\*Motion by McCoy seconded by Parson to reappoint Doug Deming to fill the term of the DDA Board – Business Owner position term expiring October 2028, effective immediately.

MOTION CARRIED

## C. Vice-Chairman

Motion by seconded by Parson to appoint Melanie McCoy as the DDA Vice Chairperson effective October 8, 2024.

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

MOTION CARRIED

## D. Treasurer

Motion by McCoy seconded by Parson to appoint Doug Deming as the DDA Treasurer effective October 8, 2024.

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

MOTION CARRIED

## E. Michigan Downtown Association Annual Membership

Discussion on the annual membership to the Michigan Downtown Association was discussed.

Motion by McCoy seconded by Bumhoffer to authorize the annual Membership Fee of \$125.00 to the Michigan Downtown Association from October 2024 to October 2025 by the Village of Sebewaing Downtown Development Authority.

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

MOTION CARRIED

**Public Comment** – Cristina Eberlein handed out brochures on the Willow's Whimsical Fairy Garden she is planning to have ready for the Spring of 2029. This is something for everyone to look forward to in the future. She also talked about the apartments they have available in downtown Sebawaing at 18 N Center Street. They are presently being occupied by the windmill workers.

The next quarterly meeting for the DDA is scheduled for Tuesday, January 14, 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 7:08 p.m.

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