

VILLAGE OF SEBEWAING DDA QUARTERLY and COMMUNITY INFORMATIONAL MEETINGS – April 8, 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, Neal Gettel, Melanie McCoy

Absent: Jeff Parsons

Others: Justin Fortune, Charlene Hudson, Dena Kish, Rod & Noreen Tietz, Carol Truemner, Linda Engelhardt

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

MOTION CARRIED

Motion by McCoy seconded by Deming to approve the minutes of the January 14, 2025 quarterly DDA meeting as presented.

MOTION CARRIED

Public Comment: None.

Unfinished Business

249 N Center Street Update – No concrete plans for this property at this time.

Redevelopment Ready Communities – Community Informational Meeting – Master and Recreation Plans are in the process of being updated. Five years ago, the Sebewaing Township and Village of Sebewaing were in partnership for the Marina which is no more and the Harbor Commission is 100% in control of the Marina with the Village approval. A special committee has been meeting to review the Master and Recreation Plans in an effort to help secure grants for the Village of Sebewaing.

We have ordinances which need to be updated for the Village of Sebewaing to coincide with the Master & Recreation Plans.

Three Community Informational Meeting Spreadsheets from 2016, 2020 and 2023 was compiled and presented to the group. These listings were of what the attendees wanted to see for the Village of Sebewaing. Top on the list was a Coffee Shop/Bakery we now have Mast's Coffee. River Fire is another and this is associated with our Moonlight Madness celebration in October. Gift Shop we now have Whimsical Gardens. We are on our way to accomplishing businesses in our Downtown Historical River District in the DDA District.

The Army Corp of Engineers, Huron County Drain Commission and the Village of Sebewaing are having meetings for the properties of 42 and 50 North Center Street where the buildings have been torn down per the easement allowance agreement there will be a decision of the 3 groups to best benefit the usage of this Village of Sebewaing property. The criteria of the grant are no buildings can be built on these parcels for 7 years. Some ideas are a green space, kayak launch, pathway which is Americans with Disabilities Act (ADA) accessible, and walkway along the river. These are all great ideas but nothing has been decided as of yet. It was suggested the group hire an engineer to see what are the best options for the Village of Sebewaing.

A resident inquired about having murals painted on the walls of some of the buildings in the open areas. Another attendee inquired about the recommendations of a Farmer's Market (which we had until a few years ago) they were instructed to contact the person in charge of the previous farmer's market.

The three T's were included in the DDA Meeting for discussion: Time, Talent, and Treasures. Everyone is capable of one of these qualities.

Foreclosed Properties – The Village has four properties on the foreclosure list with one property in the DDA District. There is a payment plan set up with the Huron County Treasurer.

244 North Center Street - This property is under the jurisdiction of the Huron County Land Bank which has no money. The village can purchase the property for \$1.00 and would have to assume all the responsibility of the property. The Land Bank would help us secure a grant for the demolishing of the building and clean up the property but no promises the village would receive a grant because of the recent one received for the tearing down of 42 and 50 North Center Street buildings.

Ideas for Captured Dollars – Ideas for captured dollars are benches throughout the Village, pots of flowers, better signing for residents and visitors to the Village to know where the marina and all parks are located, ice cream to purchase, gift shops, coffee, or a place to take a walk alone or with your pet and etc.

Quarterly Financial Report

The DDA has a balance of \$36,426.06. This money is used for projects in the DDA District only and for the Façade Grant Program.

New Business

Appointment of DDA Member Board Member – Resident. Due to the vacancy on the DDA Board the chairman submits a candidate for approval by the Village Council.

*Motion by McCoy seconded by Deming to recommend to the Village Council for the appointment of Justin Fortune to the DDA Board Member – Resident to fill the vacancy with the term expiring October 2027 effective April 21, 2025.

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

Administration Charge for 2025-26 Fiscal Year Budget. The time the Village Office puts into the DDA Meeting should be compensated. The DDA will reimburse the clerk's office of an administration charge of .25% in the 2025-26 Fiscal Year.

Village of Sebewaing DDA Façade Grant Application

The village has received a DDA Façade Grant Application for 36 North Center Street.

Motion by Deming seconded by Gettel to approve the Village of Sebewaing DDA Façade Grant Application for 36 North Center Street in the amount of \$10,000.

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

Other Business: None.

Public Comment: Many comments and discussion in the meetings.

The next Quarterly DDA meeting will be on Tuesday, July 8, 2025, at 2:00 p.m. at the Municipal Building in the Council Chambers.

Motion by Gettel seconded by Chisholm to adjourn the DDA Quarterly and Community Informational Meetings at 3:39 p.m.

Respectfully submitted,

Linda Engelhardt

(* notes item for Village Council)