

NOTICE

DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

The Shelby Township DDA will meet hold its regular meeting on Tuesday, January 12, 2015 at 7:00 pm. in the Lobby Conference Room at the Shelby Township Municipal Building at 52700 Van Dyke, Shelby Township. The agenda for the meeting includes the following:

Call Meeting To Order: Chairman

Roll Call: Secretary

Approve Minutes:
October 13, 2015

Consultant:
Update DDA District Plan - Glen Wynn

Old Business:

New Business:

Treasurer's Report:
Financial Report - Gene D'Agostini

Committee Reports:
Economic Restructuring & Design
Jeff English
Organization
Pat Rabaut-Miller
Promotion
Kevin Karwowicz

Comments:

Correspondence:

Future Agenda Items:

(586) 731-5100 **Charter Township of Shelby** (586) 726-2731 TDD
Individuals with disabilities requiring auxiliary aids or service at the meeting should contact
the Shelby Township Clerk's Office at 586-731-5102, TDD 586-726-2731



**Charter Township of Shelby
Downtown Development Authority**

**Meeting Minutes – December 8, 2015
Shelby Township Municipal Building
52700 Van Dyke – Shelby Township, MI 48316
(Lobby Conference Room)**

Call to Order: Greg Gagnon called the meeting to order at 7:00 p.m.

Members Present: Eugene D'Agostini, Jeff English, Greg Gagnon, Bill Hellebuyck, Kevin Karwowicz, Pat Rabaut-Miller, Rick Stathakis

Members Absent: Paula Filar, Jeff Swartz

Guests Present: Glenn Wynn, Jordan Greenman, Carmine Avantini

Approval of Meeting Minutes: Motion by Jeff English to approve the meeting minutes from October 13, 2015, seconded by Pat Rabaut-Miller. Motion carried.

CONSULTANT:

Update DDA District Plan: Carmine Avantini presented the draft plan titled, "Development & Tax Increment Financing Plan" dated 11/30/15. There was discussion about reestablishing the DDA boundaries to include Van Dyke between 25 Mile and 26 Mile which would create a 30% increase in the taxable base and resetting the base values for the rest of the district south of 25 Mile Road.

The process for opting out was explained and the proposed improvements were described. Money can be spent only for projects referenced in the plan. Avantini described the new boundaries and how they were established. Limitations on existing residential development were also discussed, as well as tax capture. Avantini explained that the DDA can anticipate a 3% growth rate based on anticipated expansion of the DDA territory and new construction. Glenn Wynn shared the DDA adoption process. On page 15, the Board requested that two mistakenly missing columns (printing error) be included on the chart (Township & County) to ensure the information is more inclusive.

Two condominium complexes will be removed from the existing DDA: Cherry Creek and Providence Park.

Motion by Pat Rabaut-Miller supported by Jeff English to recommend approval of the updated DDA plan to the Township Board and requesting that they establish a date for the required public hearing. Motion carried

OLD BUSINESS:

There was no old business to discuss.

NEW BUSINESS:

Retail Inventory Summary: Jordan Greenman discussed the retail vacancy rates in the DDA. He informed the group that the current vacancy rate of the DDA is 10.7%, which is an improvement of one percent since the last DDA vacancy inventory in 2013. Greenman also explained that the vacancy rate for the entire Township was 11.62%. With that, he explained a correlation between the age of the buildings in the DDA and the vacancy rate. The southern portions of the DDA had much higher vacancy and the buildings were noticeably older. As the DDA moved north, the buildings become younger and the vacancy rates improve. Finally, Greenman explained that 82% of the DDA is C-2 to C-6 commercial zoning designations.

Glenn Wynn explained the relationship between the Master Plan and the DDA Plan.

TREASURER’S REPORT:

Financial Report: Eugene D’Agostini presented the current DDA finances. There is \$219,371.65 total in the DDA account. Pat Rabaut-Miller asked if she could receive this report in PDF format so it can be shared on the DDA website. D’Agostini will investigate.

COMMITTEE REPORTS:

Economic Restructuring & Design: Jeff English had nothing to report.

Organization: Pat Rabaut-Miller had nothing to report.

Promotion: There was discussion regarding ways to bring more pedestrian traffic to the DDA corridor. Kevin Karwowicz is investigating sending Christmas cards to the DDA businesses in 2016. Gene D’Agostini showed a video of the Light Show in Hong Kong. The Board is challenged with bringing ideas back as more funding is anticipated in the future.

COMMENTS: None.

CORRESPONDENCE: None.

FUTURE AGENDA ITEMS:

Motion by Jeff English to adjourn the meeting, seconded by Bill Hellebuyck. Motion carried.

Meeting adjourned at 8:30 p.m.