

Inverness Township - Downtown Development Authority

February 20, 2019

Meeting opened at 7:00 pm

Present: Roger Gaynor Jr., Dennis Hesselink, Steve Cheli, Pat McPhee, Gerald Rintamaki, Marshall Beck, Greg Elliott, Rod Lahaie

Absent: Ron Neuman, Alice Mushlock, Tom James

Approval of Minutes

Dennis Hesselink made a motion to approve the minutes with a second by Steve Cheli - Minutes approved.

Old Business:

Street light discussion - Gerald Rintamaki thought that maybe we could talk to the Inverness Township board about sharing the cost of electricity to run the lights. Currently the DDA is paying for it and we are deficit spending. The thought was that it covers everybody in the area not just township residents.

Marshall wondered what the impact could be with the possibility of Meijer coming in and if they may consider covering some of the cost.

This is for the lighting in the main corridor of the DDA district (Steve Cheli)

Pat McPhee wondered if we ask the board and they okay it, do we still look for grant money?

Steve Cheli stated that the lights were originally put in to make the area safer and that they benefit everyone.

Rod Lahaie wondered if we should wait until the new lights get put in to see if the costs go down but Steve stated that since it benefits everyone there is not need to wait.

Steve Cheli made a motion that we go to the township about paying for the electricity costs for the lights.

Discussion - Pat McPhee wondered how we would present that to the board. Steve suggested getting put on the township agenda for the March meeting but doesn't need to be formal.

Brought to a vote - motion carried

Bob Andrews arrived at 7:25

Annual Budget - Gerald Rintamaki put together a proposed budget. Stated that the base taxable value has almost doubled since 2002 in the DDA District. Our 2018 revenue was \$102,000, up from 2017 which was \$80,000. Gerald suggested that we continue to make the \$75,000 payment plus the additional \$10,000 for a total of \$85,000 to the township.

Dennis Hesselink wondered if we could tweek that number a bit an perhaps keep some money in our account to fund other projects. Dennis noted that as a DDA board our job is to help grow the township and although we have done well with the sewer we should be doing more.

Steve Cheli stated that we are actually paying more than the scheduled amount and that nothing says we need to do that. Gerald Rintamaki said that the sewer fund basically breaks even with our \$75,000 so we should do at least that amount. Where can we cut costs? can we look at refinancing for a lower interest rate? Board members will look into that.

Steve Cheli suggested staying on the current schedule for this year to give us time to figure out exactly what we should do. Dennis would like us to do more than just debt payments.

Marshall asked how long left on debt payments (year 2042)

Bob Andrews said if we can refinance we should seriously look in to it. Steve Cheli stated that the process is very detailed and they are looking into it. He also stated that we are one payment short to the board so we need to pay it. (\$85,000)

Rod Lahaie asked if the township would continue paying the \$75,000 and the answer was yes.

Gerald requested to get the sewer bills for the past two years to see if his numbers were accurate. Also, asked for a motion to present the proposed budget to the Inverness Township Board.

Dennis Hesselink made a motion to adopt the proposed budget, Second by Pat Mcphee - vote - motion carried.

Gerald wants to bring the township board payment current (amount owed)

75,000 scheduled debt payment + 10,000 additional (REU capacity) = 85,000

Bob Andrews made a motion that we ask for a bill from the township for the amount owed. Second by Dennis Hesselink - voted on - motion carried.

Reporting Requirements (PA 57)

There was discussion at length about the requirements that need to be posted on the township website regarding the new Public Act 57. A few sections were highlighted for importance such as a Development Plan, TIF Plan, Officer contact info and specifying meeting dates.

Section 5

(A) Staff contact info - We should put the president and secretary's info

on there.

(B) Meeting Dates (2019) are as follows: Second Wednesday of each quarter.

April 10 (also an informal meeting)

July 10

October 9 (also an informal meeting)

All meetings will start at 7:00 pm

(E) Development Plan - should include sewer project info and also the light project at this time.

(F) TIF Plan - based on the increase in revenue captured based on the taxable value within the township. Key priorities are to pay debt, improve lighting in the corridor and facilitate growth in the township.

(H) Annual Synopsis - comments on how we are doing

After several minutes of discussion it was decided that Roger Gaynor would be responsible for coordinating all of the information and for getting it on the website in a timely matter.

There was also discussion about creating a calander for the board members that can keep us informed about important future dates.

Appointment of board members

Dennis Hesselink brought up that we should appoint the board members for new terms. Bob questioned when everyones terms were up and requested to reappoint Steve Cheli for another 4 years. Dennis made a motion to re-appoint Steve for another 4 years, second by Marshall Beck - vote (all yeses, zero no's) motion carried.

There was a question as to how we come up with members for the board. Bob stated that it really isn't our job and that the township

should advertise it. Dennis stated that Spence Libby had interest at one point and that he would reach out to him.

Dennis made a motion that we appoint the follow members to these positions.

President: Bob Andrews

Vice President: Gerald Rintamaki

Secretary: Roger Gaynor Jr.

Second by Steve Cheli, went to a vote (all Yes, zero no) motion carried.

By-laws

Dennis thought that it may be time to have new binders made up with the updated by laws and other pertinent information. 10 binders, one for each board member and one to leave at the township hall. after further discussion it was decided we would get the new binders made up.

With no other business, Marshall Beck made a motion to adjorn, support by Pat McPhee. Meeting adjourned at 8:55 pm