

## Inverness Downtown Development Authority

### Regular Meeting Minutes – July 10, 2019

Meeting opened with the pledge at 7:04pm

**Present:** Ron Neuman, Bob Andrews, Marshall Beck, Alice Mushlock, Gerald Rintamaki, Pat McPhee, Steve Cheli, Roger Gaynor Jr.

**Absent:** Dennis Hesselink

#### **Approval of minutes**

Bob Andrews made a motion to approve the minutes as written, second by Steve Cheli – no further discussion. All in favor, motion carried.

#### **Old Business**

##### **Street Lights**

Roger spoke with Rudy from Consumers Energy about grant money or other funding available to complete lighting project. There is a rebate program offered if the work is done this year and although not a large amount of money it is something (around \$2,100)

Tami Opalek who is also a rep with CE stated that a new letter of request would need to be sent to consumers so there can be an up-to-date cost estimate provided to the township. Ron Neuman said he would get the ball rolling on that.

There was also discussion on what type of light would be used to replace the current mongoose lights and it was unclear exactly what type but further information will be gathered.

##### **DDA Debt**

Steve Cheli spoke with Greg Elliott and stated that the bonding company thought there may be an option to refinance for a lower rate so they are looking into refinancing the bond.

Gerald asked if that would trigger any change in the contract with the city? And Steve stated that Gregg Elliott was doing the contacting for the township and would likely get the answers.

### **Sewer Agreement Changes**

Ron met with the city this morning and seemed like everything was starting all over with the negotiations. They have had a conversation with Mike Engle with Rural Water to see what to do and the inner workings seem complicated and a little hard to understand so they are working through it.

Steve Cheli thought that it may not be the best use of time going back and starting over. If the city won't move and the township can't move then maybe we need to move on.

Gerald thought it may be worth looking at instead of charging by the REU that we may want to look at charging by the gallon. The city has a meter and they are getting paid well in excess of what they should be. He thinks you have to go straight numbers with the city.

Pat McPhee was curious if we pay a flat rate (yes)

Steve Cheli wondered what would could get in return from the city at the rate we are paying. Possibly maintenance, MIS Dig etc.

Gerald thought it was a waste of time renegotiating the rate.

Bob Andrews brought up the fact that the pieces of property that were taken out of the DDA District was causing a loss in revenue to the DDA. The township will still get the 3 mils and although not that big of a deal today because of the current property value but once there is development on the property and the values increase there may be a chance to increase the money the DDA gets to make up for the loss. Thought maybe we could share in the revenue with the township.

Gerald Rintamaki used an example of 1 mil of of the 3 mils the township will receive. Steve Cheli stated that we can't afford to pay the price we are currently paying because of the loss of revenue.

Important to note that we also lost the Library revenue since they have decided to opt out. (11,083.37) Steve felt that the total loss in revenue could be around \$15-20,000.

## **By-Law Binders**

Roger reached out to Tim MacArthur for the electronic file of the by-laws and as soon as he hears back he will put together the binders and get them to the board members.

## **New Business**

Gerald Rintamaki wondered who polices new construction in the township. If someone build or adds on to their existing structure without pulling a permit how do we know and what is the recourse.

Bob Andrews thought it should be someone from the township board overseeing that process. Ron Neuman stated that in the past it was the township clerk but they are trying to figure out a smoother process.

McPhee also thought the township should have someone on the board that would follow through. Roger Gaynor felt that if you were going to have someone do that then it needed to be someone that knew what they were looking at and for while inspecting.

It was thought that the construction code department should be able to notify the township when there is a new permit pulled and that we should figure out a new way to do that so that we can collect the proper REU's

Bob Andrews – who is inspecting the new Fernelius construction? Neuman said he would start there and figure it out.

## **Meijer Development**

Marshall Beck wondered if the DDA could be represented in the Meijer project. He feels it is important that we be informed on what is going on and what changes there will be to the DDA district throughout the process. Ron Neuman thought that as the project moves forward we could get someone from the DDA involved to some extent.

## **Board Member Comments**

Bob filled Alice in on the new PA 57 requirements.

## **Public Comments**

**None**

**Motion to adjourn by Gaynor second by McPhee**

**Meeting adjourned at 8:00 pm**