



THOMAS TOWNSHIP - DOWNTOWN DEVELOPMENT AUTHORITY

8215 Shields Drive, Saginaw, MI 48609

Monday, January 20, 2014 - 8:00 a.m. Michigan Time

- 1. The Board Meeting was called to order at 8:00 a.m. by Chairman Radewahn.
- 2. MEMBERS PRESENT: Radewahn, Doyle, Weise, Burns, Martin, Emeott and Ryder-Petre.
 ABSENT: Gray and Duclos.
 ALSO PRESENT: Russ Taylor, Township Manager, Dan Sika, Director of Community Development and Susan Coggin, Planning Assistant/Code Enforcement Officer.
- 3. The Pledge of Allegiance was recited.
- 4. Motion was made by Weise, seconded by Ryder-Petre to approve the agenda as presented. Motion carried unanimously.

AGENDA

THOMAS TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY MEETING

8215 Shields Drive, Saginaw, MI 48609

8:00 a.m., January 20, 2014

- 1. Call to Order
- 2. Roll Call
- 3. Pledge of Allegiance
- 4. Approval of Agenda
- 5. Consent Agenda
 - A. Approve the minutes of the September 24, 2013 meeting.
- 6. Approval of Expenditures.
- 7. Communications-Petitions-Citizen Comments
It is requested that you state your name and address for the record.
- 8. Public Hearing – None.
- 9. Unfinished Business – None.
- 10. New Business
 - A. Christmas Light Pole Decorations.
 - B. Thomas Township Downtown Development Authority Base Value Changes and DDA Boundary Change Due to House Bill 4327.
 - C. Review and Approve 2014 Downtown Development Authority Meeting Schedule.
 - D. Review and Approve 2014 Over-The-Road Banner Schedule.
- 11. Discussion – None.
- 12. Reports

A. Chairperson	D. Board Members
B. Vice-Chairperson	E. Staff
C. Secretary	
- 13. Adjournment

5. Consent Agenda

A. Motion by Ryder-Petre, seconded by Weise to approve the minutes of September 24, 2013 as presented. Motion carried unanimously.

6. Approval of Expenditures – Motion by Ryder-Petre, seconded by Weise to approve the expenditures as presented. Motion carried unanimously.

7. Communications-Petitions-Citizen Comments – None.

8. Public Hearing – None.

9. Unfinished Business – None.

10. New Business

A. Christmas Light Pole Decorations Discussion.

Taylor stated that this discussion is to bring the DDA up to speed with regard to the annual Christmas light decorations that are attached to the light poles. The DDA does not pay for the decorations themselves; however, the DDA does pay for the electricity. Taylor stated that the lights do not want to stay on due to the GFI outlets continuously tripping off. The problem seems to have gotten steadily worse over the last few years. The GFIs seem to be getting more sensitive with time.

Taylor further stated that a small experiment on the poles along Miller Court was conducted in which we used LED pole wraps to see if they worked better with the GFIs. They did not appear to have the same problems of the fixtures, though they were not the full sized lighted fixture and therefore did not have the same amperage.

We do not have any specific recommendation yet. Our tentative plan is to have ten of the decorations restrung with LED lights and then plug them in for a month to see if they stay on. If the experiment works, then we will have to renegotiate with the vendor to do the rest of the lights. We plan on meeting with them in February sometime to begin this process.

B. Thomas Township Downtown Development Authority Base Value Change and DDA Boundary Change Due to House Bill 4327.

Sika stated that the State of Michigan has passed House Bill No. 4327 related to adjusting the base values of DDA's now that the economy has started to rebound. The bill allows DDA's to re-establish the initial assessed value of a development district to recognize the significant loss in property values nationally and locally.

By re-establishing the base value of the DDA district, it is hoped that it will start to increase in value, and the district will start to capture some of the increase. This is a very positive development for DDA's throughout the state due the rapid loss in value of most parcels, both commercial and residential, in the most recent economic downturn over the last several years.

Sika further stated that along with re-establishing the base value, it may be a good time to evaluate the DDA district boundaries to make sure that parcels of potential development adjacent to the already established district are included for future capture. A map was presented to the DDA members.

Taylor stated that there are still some outstanding questions that need to be addressed before the DDA proceeds with this project. Once all questions are answered, a special DDA meeting will be scheduled sometime in February, 2014.

C. Review and Approve 2014 Downtown Development Authority Meeting Schedule.

The DDA was presented with the proposed 2014 Thomas Township Downtown Development meeting dates as follows:

January 20, 2014 (Monday)
March 25, 2014
May 27, 2014
July 22, 2014
September 23, 2014
November 25, 2014

Motion by Martin supported by Burns to approve the Thomas Township Downtown Development Authority 2014 meeting dates as presented. Motion carried unanimously.

D. Review and Approve 2014 Over-The-Road Banner Schedule.

The DDA was presented with the proposed 2014 over-the-road banner schedule showing the dates when the banners will be installed.

Weise asked if the banners listed on the schedule have been approved by the DDA. Sika stated that all banners have been previously approved by the DDA.

Motion by Weise supported by Doyle to approve the over-the-road banner calendar as presented. Motion carried unanimously.

11. Discussion – None.

12. Reports

A. Chairperson – None.

B. Vice-Chairperson – None.

C. Secretary – None.

D. Board Member – Weise requested an update on the progress of snow removal from the sidewalks. Coggin stated that due to the amount of snow and the extreme cold, courtesy letters had been sent to properties in violation of the sidewalk obstruction ordinance. The properties are scheduled for reinspection today and any property still found in violation will receive an official violation notice giving them five (5) days to remove the snow and/or ice on the sidewalks. Coggin further stated that it appears that the majority of the properties appear to have complied with the original courtesy letter.

E. Staff – None.

13. It was moved by Weise, supported by Ryder-Petre to adjourn the meeting at 8:37 a.m. Motion carried unanimously.

David Duclos, Secretary