



Downtown Development Authority

THOMAS TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
SPECIAL MEETING
8215 Shields Drive, Saginaw, MI 48609
December 1, 2009
8:00 a.m. Michigan Time

1. The Special Board Meeting was called to order at 8:00 a.m. by Chairperson Radewahn.
2. MEMBERS PRESENT: Radewahn, Ryder-Petre, Weise, Duclos, Gray, Streeter and Doyle.

ABSENT: Burns and Martin.

ALSO PRESENT: Russ Taylor, Township Manager, Rob Eggers, Spicer Group, Dan Sika, Director of Community Development, Susan Coggin, Planning Assistant/Code Enforcement Officer and eleven (11) interested parties.
3. The Pledge of Allegiance was recited.
4. Motion was made by Streeter, seconded by Ryder-Petre to approve the agenda as written. Motion carried unanimously.

AGENDA
THOMAS TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL MEETING
8215 Shields Drive, Saginaw, MI 48609
8:00 AM, December 1, 2009

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 22, 2009 meeting.
 - B. Approve the minutes of the October 27, 2009 meeting.
6. Communications-Petitions-Citizen Comments
It is requested that you state your name and address for the record.
7. Public Hearing
 - A. Proposed Development Plan and Tax Increment Financing Plan of the Thomas Township Downtown Development Authority.
8. Unfinished Business
 - A. Update – “Welcome to Thomas Township” Sign – Gratiot Road.
 - B. Proposed New Location – Thomas Township Community Sign.
9. New Business
 - A. Reappointment of Robert Burns and David Duclos to a four (4) year term of the Downtown Development Authority Board expiring on December 31, 2013.
10. Discussion
 - A. None.
11. Reports
 - A. Chairperson
 - B. Vice-Chairperson
 - C. Secretary
 - D. Board Members
 - E. Staff
12. Adjournment

5. Consent Agenda

- A. Motion was made by Streeter, seconded by Ryder-Petre to approve the minutes of September 22, 2009 and October 27, 2009 as presented. Motion carried unanimously.

6. Communications-Petitions-Citizen Comments

- A. Ms. Peggy Garabelli, 920 Rambling Drive – Ms. Garabelli was present representing the Thomas Township Library. She stated that it is the wish of the Thomas Township Library Board to opt out of the DDA. She then introduced Ms. Tari Dusek, Director of the Thomas Township Library.
- B. Ms. Tari Dusek, 2410 Richard (48603) – Ms. Dusek gave a brief history of the Thomas Township Library system including the benefits to the community. She further stated that she represents the Thomas Township Library Board, who wishes to opt out of the DDA tax financing. She stated that even though the amount of money seems small compared to the monies captured by the businesses located in the DDA district, every dollar is needed to maintain a full functioning library for the Thomas Township residents. Ms. Dusek gave several examples of other communities including Lapeer which felt the detrimental effects of participating in their local DDA.
- C. Mr. Brian Denman, 2361 Manchester – Mr. Denman is opposed to the Downtown Development Authority. He believes that his tax money should be spent by “elected” board officials and not “appointed” board members.
- D. Mr. Dave Geiger, MDOT, 55 East Morley Drive (48601) – Mr. Geiger stated that MDOT is neither in favor or in opposition to the Thomas Township Downtown Development Authority. His only concern is that Thomas Township not count on any Transportation Enhancement Grants in their projected funds as there is no funding at this time for any type of streetscape projects from MDOT.

7. Public Hearing

- A. Proposed Development Plan and Tax Increment Financing Plan of the Thomas Township Downtown Development Authority.

Mr. Rob Eggers of Spicer Group was present to answer any questions or concerns regarding this agenda item. Mr. Eggers gave a brief history of the Thomas Township Downtown Development Authority including its original formation in April, 2007, the two-mill approval in 2008, to this final recommendation to the Township Board of the Development Plan and TIF Plan.

Mr. Russ, Taylor, Township Manager, stated for clarification that this tax capture is for the designated DDA district only. Therefore, Mr. Denman’s property on Manchester would not be affected.

Mr. Radewahn then asked for any comments or questions of the DDA Board.

Mr. Streeter noted two (2) typographical errors in the proposed plan. Mr. Streeter also questioned if a definition of a pocket park should be included within the document.

Mr. Weise asked Mr. Eggers if the plan could be modified after adopted. Mr. Eggers stated that while it is a lengthy process, most communities end up modifying their Development Plans someone down the line.

Motion by Ryder-Petre, supported by Mr. Gray, to recommend approval of the Thomas Township Downtown Development Authority Development Plan and Tax Increment Financing Plan to the Township Board as presented. Motion carried unanimously.

8. Unfinished Business - None.

- A. Update – “Welcome to Thomas Township” Sign – Gratiot Road. Mr. Sika stated that two (2) different sign renderings had been presented to Mr. Don Hundley of MDOT to place in the median of Gratiot Road just east of Graham Road. Mr. Hundley rejected both renderings and stated that signs were not allowed within the MDOT road right-of-way. Mr. Sika further stated that the 7-11 on the northeast corner of Gratiot and Graham Roads may be an alternate site but the setback would be an issue, which is about 60 to 80 feet from the corner.. It was the general consensus of the Board members that a sign at this location would be difficult to see and instructed the staff to seek another location, possibly the corner of North Orr and Gratiot Road.
- B. Proposed New Location – Thomas Township Community Sign. Mr. Sika presented the Board members with a rendering of the Community Sign located along North Miller Road in front of the Thomas Township offices. It was the consensus of the Board members that while this location has merits, it does not have as much traffic or contact with the public as Gratiot Road. The Board instructed the staff to continue to investigate new sites along Gratiot Road.

9. New Business

- A. Mr. Sika stated that this item was placed on the agenda in error and asked that it be removed. Mr. Sika further stated that the reappointments would be a recommendation by the Thomas Township Supervisor to the Thomas Township Board.

10. Discussion

- A. Mr. Weise asked if the Board members had received a copy of the financial report and if they had any questions. No questions at this time.
- B. Mr. Weise asked Mr. Sika for an update on the possible reduction of billboards in Thomas Township. Mr. Sika stated that after researching the current laws, a billboard cannot be removed unless requested by the property owner, if it becomes a hazard or if the owner of the billboard fails to apply for the proper permit through the MDOT, who then could have the billboard removed. Mr. Sika suggested that a policy approved by the DDA might be in order to encourage property owners to have the billboards removed or brought into compliance with the Thomas Township Sign Ordinance. A letter could be sent by the DDA board to owners of property with billboards asking that any new contract be reconsidered or the signs be brought into compliance.

- C. Mr. Radewahn asked if any members of the DDA Board would like to volunteer to meet with Thomas Township Library to address their concerns. Mr. Radewahn along with Mr. Duclos and Ms. Doyle stated that they would meet with the library representatives.
- D. Mr. Sika stated that the next scheduled DDA meeting is Tuesday, December 22, 2009 and asked if any of the Board members present had a conflict with attending this meeting. All members present stated that they would be in attendance.

11. Reports

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| A. | Chairperson | D. | Board Members |
| B. | Vice-Chair | E. | Staff |
| C. | Secretary | | |

12. It was moved by Weise, supported by Doyle to adjourn the meeting at 8:55 a.m. Motion carried unanimously.

David Duclos, Secretary