



Downtown Development Authority

THOMAS TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
8215 Shields Drive, Saginaw, MI 48609
December 28, 2010
8:00 a.m. Michigan Time

- 1. The Board Meeting was called to order at 8:00 a.m. by Chairperson Radewahn.
2. MEMBERS PRESENT: Radewahn, Martin, Duclos, Weise, Gray, Streeter and Ryder-Petre.
ABSENT: Doyle and Burns.
ALSO PRESENT: Russ Taylor, Township Manager and Susan Coggin, Planning Assistant/Code Enforcement Officer.
3. The Pledge of Allegiance was recited.
4. Motion was made by Martin, 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 AM, December 28, 2010

- 1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Agenda
5. Consent Agenda
A. Approve the minutes of the November 30, 2010 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
A. Gratiot Streetscape Project - Consumers Energy Approval to Proceed with Engineering.
B. Renewable Energy Park Update and Discussion.
C. Discuss Possible Installation of Poles to Support Overhead Banners.
D. Ten (10) Year Financial Forecast to Construct Gratiot Road Street Lights.
10. New Business - None.
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 Martin, seconded by Ryder-Petre to approve the minutes of November 30, 2010 as presented. Motion carried unanimously.

6. Approval of Expenditures – Due to the holidays, the financial report could not be obtained. It will be available at the January 25, 2011 meeting.

7. Communications-Petitions-Citizen Comments – None.

8. Public Hearing – None.

9. Unfinished Business

A. Gratiot Streetscape Project – Consumers Energy Approval to Proceed with Engineering.

Mr. Taylor presented the DDA members with the proposed agreement to prepare an estimate and design for removal of overhead wires across Gratiot from River to Meijers drive. The cost is \$1,254.60. In order to move forward with the DDA's plans to remove the overhead lights and all cross wires, the approval of this agreement for the engineering work to prepare the design and estimate is necessary. Mr. Taylor further stated that once all the estimates are gathered for wires, lights, electrical work and financing, we will then be able to better define the scope of the project that the DDA can afford. It is projected that this project could be started as early as late summer, 2012.

Motion by Ryder-Petre, supported by Streeter to approve the Gratiot Streetscape Project – Approval to Proceed with Engineering to Consumers Energy in the amount of \$1,254.60 as presented. Motion carried unanimously.

B. Renewable Energy Park Update and Discussion.

Mr. Taylor updated the DDA members regarding the Renewable Energy Park. He stated that plans are moving ahead to develop the proposed Renewable Energy Park on the northwest intersection of Gratiot and Graham Roads. The MEDC is authorizing the development of the Renewable Energy Park and once the legal documents have been created, approved and signed, Thomas Township will be overseeing the actual construction project to create the park. Mr. Taylor further stated that the idea is that once the park is completed, Saginaw County and the State will have some actual "shovel-ready" sites to market to prospective solar/renewable energy companies.

C. Discuss Possible Installation of Poles to Support Overhead Banners.

Mr. Taylor stated that in order to give the DDA Board an idea of what it would take to place a road banner across Gratiot, MDOT was contacted to see if it could be done. The street banner would be similar to what is across State Street in front of Green Acre Plaza in Saginaw Township. It does appear from our initial conversations with MDOT, it would be possible to obtain a permit to install a street banner if we meet the requirements established by MDOT. Two poles matching the color and height of the proposed street lights, one on the north and one on the south side of Gratiot, would be

installed to hold suspension cables that the street banner would hang from. Mr. Taylor stated that cost estimates should be available by the January, 2011 DDA meeting.

D. Ten (10) Year Financial Forecast to Construct Gratiot Road Street Lights.

Mr. Taylor presented the DDA members with three (3) versions of a ten (10) year financial forecast to develop a financial picture to use in considering the impact of installing the proposed street lights along Gratiot Road. As we gather more information such as more accurate estimates, we will be able to develop a more accurate picture. The three (3) versions were presented as follows:

- a. DDA paying 100% of the utility costs.
- b. DDA paying 50% of the utility costs. The other half would then be paid either by the Township or the properties within the DDA District via a special assessment.
- c. DDA not paying anything toward the utilities.

Discussion followed among the DDA members. Mr. Duclos stated that he feels that we should not ask the business owners for more money to help pay the utilities on the streetlights. He feels that the business owners are committed to the current DDA tax and should not be asked to pay more. Mr. Streeter and Mr. Radewahn agreed. Discussion followed about a 50/50 split of the costs. Mr. Weise stated that he believes that the Township Board would be favorable to the 50/50 split.

Motion by Martin, supported by Duclos to recommend to the Township Board that the utility costs for the proposed streetlights along Gratiot Road be split 50/50 between the Township and the property owners. Motion carried unanimously.

10. New Business – None.

11. Discussion – None.

12. Reports

A. Chairperson – None.

B. Vice-Chairperson – None.

C. Secretary – None.

D. Board Members – None.

E. Staff - Mr. Taylor stated that the Miller Court streetlights are ready to go; however, we are waiting on Consumers Energy to energize them. Hopefully we will see them operating by the beginning of the new year.

13. It was moved by Gray, supported by Martin to adjourn the meeting at 8:25 a.m. Motion carried unanimously.

---

David Duclos, Secretary