

**Charter Township of Lyon  
Downtown Development Authority  
And Development Council  
Regular Meeting  
September 9, 2015**

Chairman Jay Howie called the meeting to order at 7:00 p.m.

**Members Present:** Jay Howie  
John Bell  
Robert Heidrich  
Tim Miner  
Lannie Young

**Absent:** Vince DeAngelis  
Mark Szerlag  
Tamra Ward

**Also Present:** Christina Archer, DDA/Economic Development Coordinator, Sarah Traxler/McKenna Associates, Loren Crandell/Township Engineer, Giffels Webster

**Guests:** Two (2)

**3. Public Discussion**

John Bell presented a trophy and recognition to the Robert Heidrich of Richard Tool & Die winner and sponsor of the radio controlled car race held during Summerfest. A certificate of recognition was also presented to Jack and Jane Purslow for contribution to Summerfest.

**4. Approval of Prior Meeting Minutes**

**Lannie Young made a motion to approve the minutes of the regular meeting held on Tuesday, August 11, 2015 as submitted. Tim Miner offered support for the motion which was approved unanimously by those in attendance.**

**5. Approval of Consent Agenda**

**Robert Heidrich made a motion to approve the Consent Agenda in the amount**

**\$7318.06. Tim Miner offered support for the motion, which was approved by a roll call vote.**

**Roll call: Ayes: Young, John Bell, Robert Heidrich,  
Tim Miner, Jay Howie**

**Nays: None**

**Absent: Vince DeAngelis, Mark Szerlag, Tamra Ward**

**6. Approval of Agenda**

**Robert Heidrich made a motion to approve the agenda with the addition of Item #2 New Businesses, Christmas Lighting Item#3 New Business Hour Media/Prosper Magazine. Tim Miner offered support for the motion, which was unanimously approved.**

**7. Presentations**

**8. Action Items:**

**A. Old Business**

**1) Storm Water Update**

Loren Crandell stated that approval to construct a control weir within Manhole #108 was approved at the last meeting. The Water Resource originally had no issues but has recently requested additional information. The project has been designed but not completed and it is extremely necessary that this project be moved along. Mr. Crandell will see that this is handled.

A maintenance agreement between Spring Meadows is in place and when they connected to the storm sewer it was full of water. Twenty-three percent of any maintenance cost is the responsibility of the DDA with the remainder going to the developer. The start date of this agreement was discussed, it will be clarified.

With the funds coming in this year there should be money for a large project. With the importance of the storm water a Storm Water Project Round Table will be formed. The round table will consist of representatives from Giffels-Webster and Civil Engineering Solutions and include Jay, Lannie, Tina and possibly if he is interested a storm water engineer who is a Lyon Township resident.

**2) Status of Streetlights in the DDA and On Going Maintenance**

Lannie Young reported that the poles and heads have been ordered and will be shipped. Mr. Young also explained some of the lighting problems and how it is necessary to maintain them. Jay Howie stated that he has been in contact with a lighting consultant and he will arrange for this person to come out at no cost to us and analyze our situation.

3) Land Purchase Agreement

Lannie Young and Christina Archer explained that the two agreements for the Cheresko properties are completed. These agreements are for the land with the rental house on it and the vacant lot. At this time a parking lot agreement is not feasible due to conflicts in the tenant agreement that Mr. Cheresko holds.

Discussion took place regarding what would be offered to Dan Cheresko for the property with rental house and vacant lot. An offer totaling \$75,000.00 for both properties was agreed upon by the members of the DDA. This amount will be broken down between the two properties. This offer will be contingent upon sewer hookup.

Mr. Young will make this offer to Mr. Cheresko and bring it back to the DDA for completion.

4) Roundabout Maintenance

Christina Archer reported that she will get a quote for addition plantings in the roundabout and Lannie Young stated that he has given Richard Fairfield direction to clear out some of the plantings in the east roundabout.

5) 2016 Budget Set Date for Strategy Session

John Bell suggested that ideas for projects such as storm water, parking, the streetscape the ring road and any other important issues be submitted to Christina electronically within the next two weeks. A date will then be set for a strategy session.

6) Ordinance Violations Report

Seven violations were reported in the DDA District. Discussion was held regarding these property violations. The fuel spill at the New Hudson Gas Station was also a topic for discussion.

## **B. New Business**

### **1) Sidewalk Connectivity**

The DDA reviewed the cost of a sidewalk from Spring Meadows to the Southwest Roundabout and Ring Road. There were questions regarding the necessity and the cost of the sidewalk and also the necessity of a water main that is included at this time. Christina will review the cost with Leslie Zawada and bring this back to the DDA.

### **2) New Hudson Christmas Lighting**

John Bell provided ideas and information on Christmas lighting in New Hudson for the holiday season. The DDA members agreed that this would be a great idea.

**John Bell made a motion to have the Promotion Committee work on a plan for Christmas lighting in New Hudson this holiday season. Lannie Young offered support for the motion, which was approved unanimously.**

### **3) Hour Publications – Prosper Magazine**

Discussion took place regarding the benefit gained from advertising in the 2016 Prosper Magazine. The conclusion being that it is better to be in than out of the publication.

**John Bell made a motion to approve \$1750.00 to Hour Media for publication in the 2016 Prosper Magazine. Tim Miner offered support for the motion, which was approved by a roll call vote.**

**Roll call: Ayes: Lannie Young, Jay Howie, Tim Miner, John Bell  
Nays: Robert Heidrich**

## **10. DDA Coordinator**

The Township Festival/Park Coordinator job description is completed and the ad will be running very soon. Lannie Young suggested reviewing the applications that were submitted for the DDA Coordinator position for a possible candidate.

Christina reported that she has someone updating information about the area businesses as well as their contact information and area vacancies into a data base for her. They are at about 12 ½ hours to date.

Snow removal is out for bid. For the 2013/2014 year it was approximately \$8000.00.

The following applicants have been approved for tax abatements:

Magna Corporation for 12 years with a score of 892 points

Street Car ORV which will locate in a spec building in the Lyon Industrial Center for 6 years with a score of 316.

The Aero & Auto Stud Building at Grand River and Lyon Center Drive will be demolished.

## **11. Reports/Announcements**

### **A. DDA Projects**

Sarah Traxler reported that the Gilden Woods Learning Center has received site plan approval.

Unit 6 JIT Packaging in the Lyon Industrial Center a spec building has received site plan approval.

Windridge and Shadowwood which are both new developments out of the DDA district and are the farthest along in the review process.

The first reading of several zoning amendments aimed at being more business friendly has taken place.

### **B. Lease Revenue Report**

All leases are paid to date.

### **C. Welcome to Lyon Initiative**

Ribbon cutting at the Draft Horse Brewery will be held at their opening.

### **D. Parks & Recreation Advisory Board**

No Report

### **E. Board Member Comments/Announcements**

## **12. Committee Information and Updates**

**A. Economic Restructuring** No Report

**B. Promotion** No Report

**C. Design** No Report

**D. Organization** No Report

**Adjournment: Tim Miner made a motion to adjourn. Rob Heidrich offered support for the motion, which was approved unanimously. Meeting adjourned at 9:25 p.m.**

Respectfully submitted,

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Rose Case  
Recording Secretary