

**Charter Township of Lyon
Downtown Development Authority
And Development Council
Regular Meeting
August 9, 2016**

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

Members Present: Jay Howie
John Bell
Vince DeAngelis
Robert Heidrich
Tim Miner
Mark Szerlag
Tamra Ward
Lannie Young

Also Present: Christina Archer, DDA/Economic Development Coordinator, Chris Doozan, Township Planner/McKenna Associates, Leslie Zawada, Township Engineer/CES, Loren Crandell, Township Engineer/Giffels-Webster

3. Public Discussion

No Topic for Discussion

4. Approval of Prior Meeting Minutes

Vince DeAngelis made a motion to approve the minutes of the regular meeting held on Tuesday, June 14, 2016 as submitted. Mark Szerlag offered support for the motion, which was approved with one (1) abstention by Tamra Ward.

5. Approval of Consent Agenda

Tamra Ward made a motion to approve the June 2016 consent agenda in the amount of \$3778.33. Vince DeAngelis offered support for the motion, which was approved by a roll call vote.

Roll call: Ayers: Mark Szerlag, Tim Miner, Vince DeAngelis, Tamra Ward, Jay Howie, John Bell, Robert Heidrich, Lannie Young

Nays: None

6. Approval of Agenda

Tim Miner made a motion to approve the agenda with the addition of VS 17 under the heading Presentations, Item B#4 Road Improvements and ItemB#5 MFEA Convention. Mark Szerlag offered support for the motion, which was approved unanimously.

7. Presentation:

VS17 Township Owned Property

Ed Swadish, owner operator of Huron Valley Guns appeared before the DDA with an interest in purchasing property owned by the Township to build a 40,000 square foot Indoor Outdoor Training Facility.

Mr. Swadish has been working with Milford Township but due to issues that have come up and time being critical he is considering the Lyon Township property and location.

Mr. Swadish gave the DDA an overview of his plan and again noted that time is of the utmost importance if this is going to happen.

Discussion took place and the consensus of the members is that they are very much in favor of making this happen.

Price of the property and who will be involved in drafting a purchase agreement was talked about, along with scheduling Special Meetings of the Board of Trustees and the DDA to finalize purchase.

8. Engineer Update

Loren Crandell reported on a meeting with the airport regarding participation in cleaning the drains in the area between Milford Road and Martindale Road. The airport has no funds available to participate in this project. It was requested that an area for the spoils to be deposited was also part of the discussion with the airport, Representatives on behalf of the airport agreed to this.

Approval to secure the necessary easements at no cost will have to be approved by the Oakland County Commissioners, and it was stated that this should not be a problem.

Mr. Crandell will prepare a cost estimate for the project and submit it at the next meeting of the DDA.

9. Action Items

A. Old Business

1) New Hudson Core District – Building out of public parking/Storm Water

Leslie Zawada explained to the DDA that application requests for redevelopment in the New Hudson area are being hampered due to the lack of a Storm Management Plan.

She feels that it is of the utmost importance that this be addressed. Investors such as those who have looked at the New Hudson Gas Station site can be given no direction at the present time.

After considerable discussion it was determined that Ms. Zawada put together a scope of work, then engineering firms will be invited to submit bids for this project.

Tina Archer will schedule a meeting of the Design Committee to begin this process

2) New Hudson Inn Ribbon Cutting

Tina Archer reported that the Ribbon Cutting Ceremony at the New Hudson Inn was attended by Brooks Patterson, Congressman Mike Kowall, Senator Dave Trott and members of Oakland County Historical Preservation. Those people involved in the renovation of the Inn were acknowledged.

Discussion regarding sewer connection and possible purchase of land owned adjacent to the Inn by the owners for a future building also took place.

B. New Business

1) Fund Balance Update.

Balance is at \$725,000.00

2) MEDA Annual Meeting

Tina Archer reported that she is choosing not to attend this meeting this year.

3) DDA Volunteer Recruitment

LEO has a strong volunteer group and Tina Archer reported that she is going to work on a Volunteer Program to work with the DDA. She feels this could be very beneficial to the DDA and to the Township.

4) Road Improvements

Leslie Zawada explained that when the fire millage passed in a previous election it was promised that some of this money would be directed toward road improvements.

Ms. Zawada then reviewed some of the road projects that are presently taking place within the Township:

Stoplight at Marjorie Ann and Pontiac Trail

Work at:

Eleven Mile and Milford Road.

Eight Mile and Napier.

10 Mile and Napier.

Milford Road from Pontiac Trail to I96.

Ms. Zawada then stated that a Category A Grand funded by MDOT has been awarded for the widening of the intersection at South Hill and Grand River. Due to a shortfall of \$600,000 the Road Commission for Oakland County and Magna Corporation are contributing \$200,000 each. The Township Board has approved a contribution of \$100,000 and a request is being made to the DDA to contribute the remaining \$200,000.

Discussion took place regarding the benefits and value of this project.

Lannie Young made a motion to approve a \$100,000.00 contribution towards road improvements at South Hill and Grand River with the Lyon Township Board of Trustees agreeing to contribute \$100,000.00, Magna Corporation \$200,000.00, the Oakland County Road Commission \$200,000.00 to make up the \$600,000.00 shortfall. Robert Heidrich offered support for the motion, which was approved by a roll call vote.

Roll call: Ayes: Robert Heidrich, Jay Howie, John Bell, Mark Szerlag, Lannie Young, Tim Miner, Vince DeAngelis, Tamra Ward

Nays: None

5) MFEA Convention

John Bell requested that funds be approved for Tina Archer and John Bell to attend the Michigan Festivals & Events Convention that will be held in Kalamazoo in November. Attendance in the past has proved to be very informative and beneficial.

Robert Heidrich made a motion to approve an amount not to exceed \$1300.00 to cover expenses for Tina Archer and John Bell to attend the Michigan Festivals & Events Convention. Tim Miner offered support for the motion, which was approved by a roll call vote.

Roll call: Ayes: Lannie Young, Robert Heidrich, John Bell, Tamra Ward, Jay Howie, Tim Miner, Vince DeAngelis

Nays: None

10. DDA Coordinator Update:

Tina Archer reported that:

The ICSC Conference was attended by John Bell and herself. Governor Snyder attended and spoke. For several years the Lyon Township DDA has set up a table, presently we just attend, visit and gain information from the tables that are presented by others. This seems to be a better fit for us.

A ribbon cutting event is being scheduled for the new North 72 Boutique, Upon completion probably late September or early October, the New Hudson Café will have their opening and ribbon cutting event.

South Lyon Dental will be celebrating their anniversary and we will be honoring them.

Road work on Milford Road will begin August 15th.

A. Township Board Update

Lannie Young reported on the Township Trustee Election, stating that John Hicks & Sean O'Neil will remain as Trustees, along with two new Trustees, Lise Blades and Kris Enlow. The DDA needs to appoint someone to replace Vince DeAngelis who will be leaving and also fill the position that was held by Kathleen Hart.

B. DDA Projects

Chris Doozan reported that there is a proposed zoning amendment to allow drive thru restaurants in the core area of New Hudson. Also the sign amendments are being reviewed due to a US Supreme Court case.

C. Park & Recreation Advisory Board

John Bell reported that a large disc golf tournament will be held in Atchison Park in September. Mr. Bell also stated that the Park Board has appointed a subcommittee to research grants that are available.

D. Lease Revenue Report

Lease payments are up to date with the exception of the Rice Street house. They will be sent a letter.

E. Summerfest Update

John Bell reported that no money was lost at Summerfest and there were no incidents.

F. Welcome to Lyon Initiative

A Ribbon Cutting will be scheduled for the New Hudson Café upon its opening in September or October.

The North 72 Boutique event is in the process of being scheduled.

South Lyon Dental will be honored when celebrating their 40th anniversary.

G. 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

13. Items removed from the Consent Agenda for Action or Discussion

None

Adjournment: Tim Miner made a motion to adjourn. Tamra Ward offered support for the motion, which was approved unanimously. Meeting adjourned at 9:27 p.m.

Respectfully submitted,

Rose Case
Recording Secretary

Robert Heidrich
DDA Secretary