

**DAVISON TOWNSHIP
DOWNTOWN DISTRICT AUTHORITY
FEBRUARY 1, 2022**

MEMBERS PRESENT: Supervisor Jim Slezak
Zak Hawley
Jackie Hoist
Tom Wright
Mo Aboneaaj
Casey Clark
Jami Vert – Recording Secretary

MEMBERS ABSENT: Craig Stefanko
Kurtis McMahan
Jim Joubran
Attorney David Lattie

OTHERS PRESENT: Royce Lawrence

CALL TO ORDER

The meeting of the Davison Township DDA was called to order at 9:00 A.M. at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423. Pledge of Allegiance was sited.

ADOPT THE AGENDA

MOTION BY SLEZAK, SECOND BY WRIGHT to adopt the February 1, 2022 agenda with amendment. Motion carried unanimously.

PREVIOUS BOARD MINUTES

MOTION BY SLEZAK, SECOND BY CLARK to adopt the minutes from January 4, 2022. Motion carried unanimously.

PUBLIC COMMENT

Public comment was opened at 9:02 a.m.

Royce Lawrence – 10280 E. Stanley Rd. Davison, MI 48423 – Owner of Michigan Escape Games; 7 years at my current location on Davison Rd.; need new sign; all tenants have complained about the sign; would like to get a new one; a lot of people don't know we are there; would like to see options on new sign.

Hawley – to clarify I didn't know where your business was located.

Royce – why would the Township let another barbershop be put in front of an already existing barbershop?

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Wright – aren't there several properties listed on the sign?; have you talked with the owner about getting a new sign?

Royce – yes; think digital sign would make it stand out; I've put an awning for guest to use in bad weather.

Hawley – are you trying to address the Township with your issue?

Royce – wanted to come in and talk to you about it.

Hoist – most of the sign company's they know our guidelines; what signs are eligible.

Hawley – what would the owner say?

Royce – yes, told me to come to the meeting and find out about the criteria; all for it.

Wright – glad you came in.

Hawley – we want input; we would not know these things if no one came in.

Public comment period closed 9:13 a.m.

UNFINISHED BUSINESS

Slezak – multiple calls regarding letter; some didn't know they were in the DDA District; some asked if they should come in; some wanted to know if inside was part of the criteria; send letters back out after criteria; new businesses asked if we would help with landscaping?

Hawley – that is incredible; getting responses is great.

Wright – let's start there with signage/ if it is a new business, they need to finish their design before we will help; we need to get owners in an see what kind of commitment?

Hawley – indoor and or outdoor; thoughts?

Hoist – outside; exterior only.

Wright – outside.

Slezak – outside; beautification; seen daily; won't see inside as you drive by.

Aboneaaj – curb appeal.

Clark – do we want to be specific; or leave it open-ended?; beautification; restoration; signage; landscaping; exterior; if open-ended we are all in agreement.

Hoist – have not had enough discussion; see what the needs are; flexible; future needs more specific.

Hawley – take the handicap of what we don't know.

Clark – that would be good; owners would tell us.

Hoist – if they need approval, they need to go to Planning Commission and or Zoning first; make sure they have done that.

Slezak – before and after pictures; receipts; bills from project; match up to \$5,000; first round; don't know what to do yet; doesn't mean the businesses are going to apply; hoping we get 20 or 30 businesses to apply.

Hawley – should we increase up to \$10,000 for businesses; or do we not have that limit?

Wright – open ended; 50% match; leave like it is.

Hoist – we want to help; if no one applies, leave open.

Clark – turn out; bigger projects later.

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Slezak – a lot of businesses were shut down from Covid and might not have the funds; some might not apply because they don't have the capital behind them.

Hawley – add some verbiage; all projects, all sizes; so, it will pull in all projects; don't want someone to think they don't have it; exterior only; go through proper channels (boards).

Hoist – licensed contractors; leasee or owner; be flexible.

Hawley – have to get owner's permission.

Slezak – want legit work done.

Hoist – right permits; work is done correct; process is done correct.

Slezak – if something was to happen you want that security knowing they were insured.

Wright – business owner or leasee; who is going to kick in the other 50%?

Clark – depends on building owner; entertain that.

Slezak – make sure Jami has the criteria list from you; timeline; opening – two months out or three months?

Hoist – we talked about a public meeting in March; but criteria wouldn't be developed until April; to give input; May would be deadline; June making awards, but if they have something to get through Planning, they need to talk to them in March.

Slezak – we can write up criteria letters then get to the board to approve, then send out.

Hoist – like having the Planning Commission involved; stand point in design.

Slezak – a lot will have to go through that process; if it such major improvements.

Wright – note that in the letter; give some direction on where to go to Planning Commission.

Slezak – good for advice; need to know what size of sign can be put up based on square footage.

Clark – unique spot; how to handle that.

Aboneaaj – problem with digital is multi-unit, who is in control?; unique location.

Slezak – you might see the same thing when you drive by with the digital sign.

Clark – this is some of the criteria when we go to approve something; time frame; run for a year or what?

Slezak – we need an end date.

Aboneaaj – sense of urgency.

Slezak – time frame; need an end date; don't want to stretch it out.

Hawley – timeline.

Clark – 6-month time frame or less?

Hawley – are we trying to solidify the time frame for the letter?

Clark – part of our criteria is you have to have it in by this time.

Slezak – finalize criteria in March?

Hoist – draft March; listen to input.

Hawley – get letter out March 7 week; submit June 7 decide? 3 months to figure out.

Hoist – they have to have Planning Commission approval just before we hand them the check, not before they apply.

Wright – end date should be on the criteria; completion a must.

Hoist – if we handle it as a reimbursement instead of here is the money; long lead time on materials.

Hawley – must be completed by?

Hoist – one year.

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Slezak – want it before February 2023.

Hawley – reimbursement is where it needs to be; we don't want to be involved with paying contractors; planning is all important.

Clark – we don't want to make it where some don't participate in this program; opening up DDA or Township to some risks; a lot of risks that DDA would take on that we don't need.

Wright – need our legal team to look over everything before we send it out.

Slezak – yes, we will send it out to them.

Hoist – help ease some of the burden on applicants by allowing more than one reimbursement; maybe up to 75% completion with 2 checks possible.

Clark – who would be the judge as if it is 75% complete?

Hoist – our building inspector can do that and verify; contractors need to have bonds.

Wright – all the operation and projects needs to be on the person or people applying for this program.

Aboneaaj – this is just to help beautify their store fronts; this is what I want to do; here is what I can bring to the table; dead set on exterior only; attract through curb appeal; talk about interior, where does that stop; beautification is what this is; stick to the script.

Hoist – maybe work with banks; get banks involved for interest rate; give award letters from DDA for the banks.

Hawley – anybody off the top of your heads you know will be willing to help?

Hoist – Financial Plus; Elga to name a few.

Aboneaaj - Dort has a couple good loan officers; do have a couple of contacts.

Slezak - just to aid.

Hawley – talk with Lattie.

Slezak – it will be cleaned up before we send it out.

Clark – some sort of percentage completion; I would not want to part with \$25,000 up front.

Hawley – we need to be protected; who gets this over to Lattie?

Slezak – myself and Jami.

NEW BUSINESS

None

INFORMATIONAL ITEMS

Slezak – Wade Trim wants to know what our perimeters are?; zero on what we want.

Hawley – need to come up with an amount.

Clark – we need an amount we are willing to give.

Slezak – what are we willing to go up to and set an amount.

Hoist – two interchanges and bridge; might be a master plan; some ideas; need concepts.

Slezak – have them draw up some plans.

Hawley – we are not Las Vegas; but try to have something that will be beautiful.

Slezak – pull off an exit and you know where you are at.

Clark – percent of the budget or one-time payment to dedicate?

Slezak – a percent over 5-year plan.

Clark – I think that's what they want.

Hoist – we won't have that.

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Slezak – overpass looks good in Clarkston; time and effort.

Hawley – new businesses.

Clark – starting point give to Wade Trim.

Hoist – we need to figure out.

Wright – did the book they produced years ago have that in it?

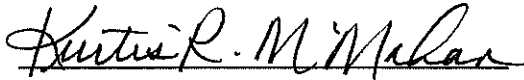
Hawley – they wouldn't have to start from scratch.

Clark – get dollar amount right; look incredible; hefty price tag.

Hawley – we know it's going to cost; fill the space.

ADJOURNMENT

MOTION BY SLEZAK, SECOND BY CLARK to adjourn at 10:03 am. Motion carried unanimously.



Kurtis McMahan – DDA Secretary