

**DAVISON TOWNSHIP  
DOWNTOWN DISTRICT AUTHORITY  
JANUARY 4, 2022**

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

**MEMBERS ABSENT:** Attorney David Lattie  
Craig Stefanko  
Matt Place

**OTHERS PRESENT:** None

**CALL TO ORDER**

The meeting of the Davison Township DDA was called to order at 9:01 A.M. at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423.

**ADOPT THE AGENDA**

**MOTION BY SLEZAK, SECOND BY MCMAHAN** to adopt the January 4, 2022 agenda. Motion carried unanimously.

**PREVIOUS BOARD MINUTES**

**MOTION BY SLEZAK, SECOND BY MCMAHAN** to adopt the minutes from December 7, 2021. Motion carried unanimously.

**PUBLIC COMMENT**

Public comment was opened at 9:03 A.M. and there were no comments/Public comment period closed at 9:03 A.M.

**UNFINISHED BUSINESS**

None

**DAVISON TOWNSHIP  
DOWNTOWN DISTRICT AUTHORITY  
JANUARY 4, 2022**

**NEW BUSINESS**

Discuss and brainstorming new ideas to do for the Township.

Hawley – has anyone got in touch with Wade Trim?

Slezak – waiting on them.

McMahan – can we explain to the new board members what we do?

Hawley – beautification of the Township; quite a bit of funds coming into the area; we contacted Wade Trim on/around express ways being mowed; landscaped or hardscaped – like in Birch Run, Vienna Township and Auburn Hills; something along those lines to draw attention to the Township; Wade Trim will get us preliminary drawings.

Clark – where are we at in that process?

Hawley – very early stages; couple years before we can get things rolling.

Clark – sure, that is a big undertaking.

Hoist – other projects is our portion of M-15; bury utilities; big project and cost a lot; improve look of area.

Hawley – never thought of that.

McMahan – is that also a maintenance issue? Moving forward where it can save on cost.

Hoist – possibly; when you drive downtown Grand Blanc pay attention at the way it cleans up the area.

Aboneaaj – it makes a huge difference; draw back is consumers and wanting to tackle that.

Hoist – challenge with the state; can we get both communities to pull that off?

Aboneaaj – it would be a whole new look.

Joubran – very least; biggest pet peeve is all the utility lines; put up different poles if not going to bury them.

McMahan – that is in the book you just got.

Hawley – don't know if that is something they do?

Joubran – wood one's bend, bow and look horrible.

Slezak – safety issue as well.

Joubran – M-15 needs Michigan U-turns.

Hoist – plans years ago to do a service drive.

Slezak – about 40-years ago; Township started letting some buildings build up closer; they didn't stick with the plan.

Hawley – agree with the poles; they are an eyesore; do we focus on the up and coming in our area?

Hoist – M-15 is much further out project, 3-4 years before we achieve; just began process; where does that fit in our long-range plans?

Hawley – is the cost closer to 5-million?

Hoist – 2-5 million depending on how far we go with it.

Wright – how much of M-15 is in the Township?

Hawley – main chunk of our businesses is.

Wright – agree; build Lapeer Rd and Irish Rd to make look more exciting.

Hawley – makes more sense to bring appeal to that area; look at cost.

McMahan – don't have to deal with the State.

Wright – place to start doing projects; get them under our belts.

**DAVISON TOWNSHIP  
DOWNTOWN DISTRICT AUTHORITY  
JANUARY 4, 2022**

Hoist – still have to deal with the MDOT because they regulate everything in arms reach of the expressways.

Hawley – any other ideas?

McMahan – should we talk about difference between Vienna Township, Birch Run and Auburn Hills?

Hawley – only grabbing the traffic down Irish.

Hoist – is there a plan to redevelop Lapeer Rd by the bridge?

Slezak – safety grant money is doing that widening of Lapeer Rd.

Hoist – that would be the opportunity to do that.

Hawley – never thought about that bridge.

Hoist – capture attention.

Wright – to go back to the question on Auburn Hills – that will be driven by budget.

Aboneaaj – just with the regular maintenance has enhanced the overall look; M-15 will be the start of putting it on the radar; it all starts with the Township servicing these exits; 2-4-5-10 year projects.

Wright – establish a project to match grant money to improve their areas; older businesses in area to entice them; don't know what the budget would allow.

Hawley – we talked about right around 2020; \$2,500 max with \$5,000 match; put language in there that they stay up-to-date with it.

Slezak – years ago the city did that; need to have criteria set; be tight on how we hand it out; board makes the decision.

McMahan – we could do that at this meeting; 10 businesses @ \$2,500 or \$5,000; they have to do the work.

Hoist – we will get landscaping if we do that low: maybe start out with that, then see how it goes and go up from there; impact areas; wow factor; projects that can get other businesses to do the same.

Hawley – Wright is that what you were talking about?

Wright – is there somebody on the Township that has lists of businesses that we can approach?

Hoist – identify zones; need to concentrate on zones.

Joubran – next target is property I own in front of my storage unit; complain about the new landlord does not keep up on landscaping next door in that plaza; they keep garbage in the back.

McMahan – you have multiple zones right there.

Hoist – we lost a lot in that area these past couple years.

Hawley – do we have a list?

Slezak – we do; it has a lot to do with the process; we have had it where it has been pushed off for months due to the lawyers getting involved.

Joubran – car wash the overall look of the building; eyesore.

Hawley – it will target the businesses that are interested in keeping their building up.

Aboneaaj – poor ownership.

Hawley – we will see a turn out of people that will want to do this and keep it up, they just don't want to dig into their own pocket book.

Aboneaaj – we did campaign home for holidays when I worked at the credit union; cash for curb appeal could be a name; allocate money to businesses that have been in business for

**DAVISON TOWNSHIP  
DOWNTOWN DISTRICT AUTHORITY  
JANUARY 4, 2022**

ten years or longer; cap it at \$10,000; good will on us; DDA is involved; all aware.

Hawley – good idea; throw out some numbers; what we are comfortable allocating; 10 businesses at \$5,000?

McMahan – I think that's minimum.

Hoist – yes, that is pretty small.

Slezak – we could do a number without businesses.

McMahan – up to?

Wright – what's in the budget right now? \$300,000; when does it get replenished?

Hoist – February and another around September.

Wright – and how much of that do we allocated right now?

Hawley – we have Wade Trim around \$20,000; Lake Callis payment.

Wright – if we set \$100,000 aside that won't hurt.

McMahan – no, based on what I know; that would be fair.

Wright – the number of businesses depend on what comes in; how do we notify them?

Aboneaaj – we could get the word out.

Slezak – we could do a mailer or no?

Wright – are we mailing them anything right now?

Slezak – no.

Hawley – mailer does not hurt.

Wright – is there someplace on the computer to do labels of the DDA businesses?

Slezak – yes, we can do that.

Hoist – it would be a good correspondence some might not know they are in the DDA

Zone.

McMahan – in the correspondent we invite them to our meetings as well.

Wright – when we meet and they are welcome to come.

Slezak – we can get something out around February.

**MOTION BY MCMAHAN, SECOND BY WRIGH** to approve up to \$100,000 be used for beautification grant. Roll Call: Joubran – yes; Clark – yes; McMahan – yes; Hawley – yes; Wright – yes; Hoist – yes; Slezak – yes. Motion carried unanimously.

Joubran – do we have a sub-committee?

Hawley – it would be handled here.

Slezak – we would discuss it with this board.

Hawley – do we talk about the parameters? Or put that off for the time being?

Wright – let us see if we get any response first.

Hawley – Slezak, can you take care of the mailing to send out the letter from the DDA to the businesses?

Slezak – yes, Jami will put one together and send it to the board members to look over and make corrections or add; then will mail out.

Hoist – might be good at hearing what projects they are interested in doing; then develop our criteria.

Hawley – I like that idea.

McMahan – deadline/timeline to respond; looking to do this mid-summer; not want to do this in winter months.

**DAVISON TOWNSHIP  
DOWNTOWN DISTRICT AUTHORITY  
JANUARY 4, 2022**

Hawley – depending on type of project.

Hoist – they will have to come to us with some type of budget; contractors quote or somebody put together type of estimate; they will need 30-days; we will need 30-days to make a decision; usually confirm they have their half of the money; they have to put up their money first.

Slezak – yes, exactly.

McMahan – do we do this as a 2022 or 2023 project; get it going this year for 2023?

Wright – pretty flexible depending on what the project is.

Hoist – March meeting, April criteria, May deadline, June would be awards and contracts.

McMahan – that’s what I was looking for, some timeline.

**MOTION BY WRIGHT, SECOND BY SLEZAK** that we exclude our businesses from this. All favor. Motion carried unanimously.

McMahan – remind app for the meeting? Do we want that?

Slezak – that would be great.

McMahan – just fill out the form by the door with your name, address, phone number and email.

**INFORMATIONAL ITEMS**

Recap on the Shop with a Hero

Slezak – we had the 1<sup>st</sup> one downtown; \$3,000 went to the Downtown shopping; after talking with the school, we were really the only ones that donated; Meijer had reached out to Chief about doing it again at Meijer; there was concern about another school doing it there and that’s why the Township stopped it; after talking with Meijer it was a miscommunication; we gave \$1,500 for that event which helped about 30 kids; Meijer allotted \$100 a kid; a lot of kids come in and shop for their family and not get anything for themselves; we upped the amount to \$150 a kid, that way the kids could get themselves something as well; we helped 50 kids total with 20 being downtown and 30 at Meijer; we spent \$4,500 total; applaud everyone on the board that made the decision to help do this.

Hawley – just a little recognition would have been nice; the city took the credit kind of frustrating; but am grateful for the kids that got to participate.

Aboneaj – huge benefit; money well spent; recognition will come; we are the Township and we worked to make this happen.

Hawley – none of us are here for recognition, but the DDA is here for the Township; possibly double it next year.

Wright – any new businesses?

Slezak – just basically everything you have heard.

McMahan – when will they be open?

Slezak – they all should be opening real soon.

Aboneaaj – cottage inn delivers beer with your pizza.

Hawley – really?

Hoist – parcel next to Tim Horton’s anything we can discuss on this?


Slezak – no, not at this time.

DAVISON TOWNSHIP  
DOWNTOWN DISTRICT AUTHORITY  
JANUARY 4, 2022

Hawley – extended parking lot for Tim Horton's?  
Wright – another drive-thru window?  
Slezak – no, a lot of good things going on.

**ADJOURNMENT**

**MOTION BY ABONEAAJ, SECOND BY MCMAHAN** to adjourn at 9:54 am. Motion carried unanimously.

  
Kurtis McMahan – DDA Secretary