

**MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY MEETING
AND INFORMATIONAL MEETING HELD IN THE DAVID W. HANSELMAN
MUNICIPAL BUILDING ON THURSDAY, FEBRUARY 27, 2020 AT 4:00 PM**

I. Call to Order

The Downtown Development Authority Meeting was called to order by Chairman McCandliss at 4:10 p.m.

II. Pledge of Allegiance

Mr. McCandliss led the pledge of allegiance.

III. Roll Call

The following members were present: Mr. Glenn McCandliss, Mayor Robert Binson, Ms. Jan Ornsten, Mr. Russell Haney and Mr. John Motyka. Also present were Councilman Aaron Delitka (Ex-Official), Dennis Champine, City Manager/Clerk & DDA Director, and Ms. Nancy Gould Marketing/PR Clerk. Ms. Jessica Hite, Ms. Heather Shanks and Mr. David Czapski, were absent. A quorum is present.

MOTION by Mayor Binson to approve to excuse Ms. Jessica Hite and Mr. David Czapski; and included in his motion to remove Ms. Heather Shanks due to her failure to attend the past several meetings, supported by Mr. Motyka.

AYES: ALL

MOTION CARRIED

IV. Adoption of Agenda

MOTION by Mayor Binson to approve adoption of the agenda as presented, supported by Mr. Haney.

AYES: ALL

MOTION CARRIED

V. Approval of Minutes from January 16, 2020 Meeting

MOTION by Mayor Binson, supported by Mr. Motyka to approve the minutes from the January 16, 2020 meeting.

AYES: ALL

MOTION CARRIED

VI. Public Comments

- a. None

VII. Treasury Report

- a. Mr. Champine reported that the DDA fund has a balance of \$366,096.90 with an estimated tax capture for 2020 to be \$60,000.00.

MOTION by Mr. Haney, supported by Mr. Motyka to accept the Treasury Report as presented.

AYES: ALL

MOTIION CARRIED

VIII. Informational Meeting Presentation

- a. The public was given an opportunity to speak regarding the past six months of DDA activity. There were no members of the public present.
- b. Mr. Champine provided the DDA Board of Directors an update as to the past six months of DDA activities, highlighting the sponsorship of the Center Line Independence Festival, the Green Infrastructure Parking Lot improvement progress, and the Façade'/Exterior Improvement Grant program. He also reiterated the increase in tax revenue, specifically the addition of City of Center Line property tax capture which will increase the overall capture by approximately \$30,000.00 annually.

IX. Board Actions

- a. **CONSIDERATION OF REHABILITATION QUOTE FOR 7576 STANDARD.** Mr. Champine reported to the DDA Board of Directors that he had received a quote from Bongero Construction Co. in the amount of \$34,591.50 for the rehabilitation of 7576 Standard St., a DDA owned residential property. Mr. Champine further reported that with this cost and the potential additional expense of a new HVAC system that is currently having technical issues, the return on the DDA's investment may not occur prior to the eventual demolition of the property. Mr. Champine pointed out that the maximum potential rent collection for the next three years (anticipated remaining time of the property's existence prior to future development) would be an overall loss for the DDA in the amount of \$6,000.00. He suggested that it may not be in the DDA's best interest to spend this amount to rehabilitate a property that is likely to be demolished for future development within the next three years. Following extensive discussion regarding the benefit of this proposal, a motion was made.

MOTION by Mayor Binson, supported by Mr. Motyka to reject the proposed rehabilitation of 7576 Standard St.

AYES: ALL

MOTION CARRIED

- b. CONSIDERATION TO AUTHORIZE THE DDA DIRECTOR TO SOLICIT BIDS FOR THE DEMOLITION OF 7576 STANDARD ST. Mr. Champine reported that it would be in the best interest of the DDA to demolish the “rental property” located at 7576 Standard St. for the reasons pointed out in the previous item.

MOTION by Mayor Binson, supported by Ms. Ornsten to authorize the DDA Director to solicit bids for the demolition of 7576 Standard St. and report back to the DDA Board with said bids for consideration.

AYES: ALL

MOTION CARRIED

X. Old Business

- a. Certificate of Appreciation – CL Mom and Dad’s Club donation.

XI. New Business

- a. CONSIDERATION OF INVOICE FOR VAN DYKE AVE. FLOWER BASKETS FOR SPRING 2020 – Mr. Champine reported that he has received an invoice from Kutchey and Sons for the flower baskets for Van Dyke Ave. for Spring 2020. He pointed out that he authorized the purchase as allowed by City of Center Line ordinance and that the pricing was the same as 2019 in the amount not to exceed \$1,428.00.

MOTION by Mayor Binson, supported by Ms. Ornsten to authorize payment of invoice for Van Dyke Ave. flower baskets for Spring 2020.

AYES: ALL

MOTION CARRIED

XII. Economic Development Update – Collin Mays

- a. Mr. Mays was unavailable to attend the meeting.

XIII. Chairman Comments

Mr. McCandliss spoke of his excitement for this year’s CLIF event and expected it to be the best yet.

XI. Board Comments

None.

XII. Directors Report

Mr. Champine reported that as required by PA57, the DDA report has been submitted to the State Department of Treasury.

XIII. Adjournment

MOTION by Mayor Binson, supported by Ms. Ornsten to adjourn the Regular Downtown Development Authority meeting.

AYES: ALL

MOTION CARRIED

Meeting adjourned at 5:15 p.m.

Dennis Champine
DDA Director