

DELHI CHARTER TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY MEETING

Meeting Location – Community Services Center

2074 Aurelius Road, Holt, MI

Tuesday, June 27, 2023

7:00 p.m.

AGENDA

Call to Order

Pledge of Allegiance

Roll Call

Comments from the Public

ANYONE WISHING TO COMMENT ON ANY MATTER NOT ON THE AGENDA MAY DO SO AT THIS TIME. PERSONS ADDRESSING THE BOARD MUST STATE THEIR NAME AND ADDRESS FOR THE RECORD AND WILL BE GIVEN TWO (2) MINUTES.

Set/Adjust Agenda

Approval of Minutes: Regular Meeting of April 25, 2023

Informational Meeting For Taxing Jurisdictions

Pursuant to Recodified Tax Increment Financing Act 57 of 2018

Distribution, Review, and Discussion of 2023 Report

Business

1. Resolution No. 2023-002: Amendment to Land Contract – 2064 Cedar Street
2. 2221 Cedar Street & 2224 Aurelius – Demolition Proposals from MCS Excavating, LLC
3. Cedar Street Paving – Dallas Avenue to the roundabout

Late Agenda Item

4.

Reports

5. Executive Director
6. Deputy Director
7. Marketing Committee
8. Planning Commission
9. Supervisor
10. Treasurer
11. Members

Limited Comments

MEMBERS OF THE PUBLIC MAY TAKE THE OPPORTUNITY TO ADDRESS THE BOARD REGARDING ANY ITEM ON THE AGENDA AT THE TIME SUCH ITEM IS OPEN FOR DISCUSSION BY THE BOARD. ANYONE WISHING TO COMMENT ON ANY MATTER NOT ON THE AGENDA MAY DO SO AT THIS TIME.

Adjournment

**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON APRIL 25, 2023**

The Downtown Development Authority met Tuesday, April 25, 2023 2022 in a regular meeting at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Chairperson Leighton called the meeting to order at 7:03 p.m. The Pledge of Allegiance was recited.

MEMBERS PRESENT: Harry Ammon, Rita Craig, John Hayhoe, David Leighton, Nanette Miller

MEMBERS ABSENT: Rick Brown, Tim Fauser. Steven L. Marvin, Sally Rae

OTHERS PRESENT: C. Howard Haas, DDA Executive Director, Lori Underhill, DDA Deputy Director

PUBLIC COMMENT: None

SET/ADJUST AGENDA There were no adjustments to the agenda.

APPROVAL OF MINUTES

Craig moved, Hayhoe supported, to approve the regular meeting minutes of January 31, 2023.

A Voice Poll Vote was recorded as follows: All Ayes
Absent: Brown, Fauser, Marvin, Rae

MOTION CARRIED

REPORT

Holt Farmers Market Manager Chuck Grinnell reviewed his 2022 Annual Report (attached as Exhibit A). He highlighted the upcoming Food Frenzy events and Friday Night Cruise to Holt events held at the Market. The first Food Frenzy attracted over 800 people for a to-go only event. The new LED Sign will be installed in early May and will highlight Market and Township events, per the Delhi Township Sign Ordinance. Mike Hamilton, 4541 Sycamore, asked about a commercial kitchen space being made available to Market vendors. Mr. Grinnell responded that the requirements placed on food and food truck vendors requires refrigeration and freezer storage space in addition to preparing food in a commercial kitchen. That has proven to be challenging.

REPORTS

Executive Director

Mr. Haas reported that construction is moving forward on Esker Square Building 2 and is scheduled to be completed by January 2024. Building 1 currently has 7 units occupied and 4 more leases approved. The kayak rental station will be installed soon at Esker Landing Park. Professional planners are reviewing the entire park property to determine how best to utilize and

SUBJECT TO APPROVAL

**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON APRIL 25, 2023**

develop the space for future use. The 2221 Cedar and 2224 Aurelius Road property purchase is scheduled to be complete in early May. There were old liens on the property that needed to be removed prior to closing. An oil tank was discovered next to the old Little Caesars building during the environmental due diligence period. The tank will be pumped out soon and removed during the demolition phase. The reversion of 2361 Cedar will also take place in early May. Two separate incidents regarding dogs at the Farmers Market have prompted a review of the dog policy (service dogs have always been welcome at the Market). The Township Attorney is drafting language for new signage in compliance with the new ADA Law with regard to service animals.

Deputy Director

Lori Underhill reported on the Food Frenzy events scheduled for 2023. Events will take place on the following Wednesdays from 4:00 – 8:00 at Holt Farmers Market: May 17, June 14, July 12, August 16, September 13, and October 11. A new event, Holt BBQ & Brew is in the planning stages with American Legion Post 238. More details will be forthcoming once all the necessary licenses are obtained from the State of Michigan. The 2024 Budget Cycle begins with meetings on the Township Capital Improvement Project budget requests in early May.

Advertising & Marketing Committee

David Leighton reported that the committee discussed the summer article lineup for HoltNow, the very positive social media report for the first quarter, and updating the DDA Value presentation to help attract development in the DDA district.

Planning Commission

Rita Craig reported that the Planning Commission approved updates to the Township Future Land Use Map and Master Plan. Spalding DeDecker (engineering firm) was highly complimentary of Township staff in working to update the Master Plan. Oasis Senior Living Site Plan was approved for a 51,000 square foot facility that will be located on Cedar Street near the American Legion Post. Evergreen Village (subdivision on Grovenburg Road near Holt High School) will be expanding. A 50-foot easement for future Non-Motorized Trail along Grovenburg Road was approved along with the expansion.

Supervisor

Supervisor Hayhoe reported that Meadow Ridge subdivision will add additional phases to include 30 new homes. Orchid will add another building to their property on Cedar Street.

Treasurer

Total DDA cash and investments as of March 31, 2023 total \$9,832,904. This amount includes revenue sharing payments that will be made to taxing jurisdictions in July.

Members

None

**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON APRIL 25, 2023**

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Nanette Miller, Secretary

/lau

SUBJECT TO APPROVAL

2022 HOLT FARMERS MARKET ANNUAL REPORT

During 2022, the market maintained regular Saturday market hours from 9:00 to 2:00. Between 16 and 35 vendors participated in these markets, depending on the season. These numbers include some food trucks and trailers. Shoppers were happy to be shopping at the market – many did not feel the need for face masks. The average attendance ranged from 300 to 500 throughout the year.

2022 token sales numbers reflected more of a pre-Covid business environment. Debit/credit token sales were up slightly from 2021 at \$10,928. EBT (Bridge Card) token sales dipped slightly – most likely due to the change in Covid benefits granted earlier.

Holt Farmers Market participated in the “Double Up” program (DUFB). This program allows EBT/SNAP customers to double their fruit and vegetable purchasing power, and allows those customers to spend their regular EBT/SNAP dollars on other products not covered by the DUFB program. DUFB token sales increased 7% from the previous year and totaled \$2464.

Between June and October, all market farmers participated in WIC and Senior Project Fresh. These programs are administered by the county and are designed to encourage WIC recipients and seniors to buy fresh produce as part of a healthy diet.

Returning anchor vendors included Bob’s Produce, Lonesome Pines Beef, Otto’s Poultry, Rowes Farm Market, Willow Blossom Farms. Several other vendors returned offering ready-to-eat, baked goods, take & bake items, etc. There was an increase in the number of applications received during 2022 – most of these were submitted from cottage food (non-licensed kitchen) vendors and crafters.

The market continued weekly email outreach to approximately 300 subscribers, while Facebook continues to become more popular reaching 1000s of followers. Volunteers assisted in keeping Facebook current and updated throughout the year.

Notable for 2022

- Seven Food Frenzys were held from April through October and sponsorships amounted to \$8,500.
- The “Cruise-In” car shows were held every Friday from July through September, and were organized and facilitated by Evan Hope. These events were well attended.
- Due to the increase in applications received from food vendors (non-licensed and licensed) throughout the year, the market was able to expand our offerings of ready-to-eat food, baked goods and sauces/seasonings/etc.

2022 Inventory

An inventory of items located at the HFM is attached part of this summary, and are considered the property of the Delhi Township Downtown Development Authority. This

2022 HOLT FARMERS MARKET ANNUAL REPORT

inventory does not include decorative items, farmer-owned tables, and coolers. See Pages 3 and 4 for detailed inventory.

2023 Vision

Sadly, statistics show that the number of large farms in our area, and throughout Michigan and the country, continues to shrink. These losses are attributed to farmers retiring or passing away, successive generations working other jobs, economic challenges, etc.

The Holt Farmers Market was fortunate to host several small farmers during our peak growing season, offering everything from Asian produce, fresh berries, microgreens, and mushrooms to name just a few. These urban farmers also provided information to our customers on how to serve some of these unique foods. These small farmers will continue to serve a vital role in providing farm to table foods, while still hoping for a resurgence of our larger agricultural economy. In the meantime, every effort will be made to accommodate them in our market throughout the year.

2022 HOLT FARMERS MARKET ANNUAL REPORT

INVENTORY

<u>Quantity</u>	<u>Item</u>
1	Security System (6 cameras and monitor)
1	Flat screen television
1	BrightSign module
1	Roku module
1	Cash Register
1	Lighted Open Sign
1	Large Beverage Cooler
1	Small Beverage Cooler
2	Metal Display Shelving
1	Wooden Display Cart
3	Decorative Milk Cans
1	Beverage Cooler
1	Lot miscellaneous items for sale (market booth)
1	Lot pots, pans, utensils
4	33-gallon Recycling containers
1	Small Used PA System w/microphone
1	Brother 7460 Copier/Printer
1	Credit Card Processing Machine
2	Patio Umbrellas
2	Patio Umbrella Stands
6	33-gallon Brute Trash Cans w/Lids
1	Snow Shovel
1	Ice Melt
5	Picnic Tables
1	RCA Stereo System
1	Dolly
2	100' Rubber Hose
1	Eureka Vacuum Cleaner
1	Mop Bucket/Squeegee
1	14' Stepladder
1	12' Stepladder
2	Large Floor Pedestal Fans
1	American Flags w/Poles
9	Clamp-on Lights
2	25' Extension Cords
Asst	Brooms & Mops
1	Desk, Desk Lamp & Chair
Asst	Cleaning Supplies
Asst	Paper Products
1	2 x 5 "OPEN" Banner
1	Business Showcase Sign
1	A-Frame Crafts & Farm Market Sign
10	Wet Floor/Safety Signs
16	4-foot Folding Tables
32	8-foot Folding Tables
24	Metal Folding Chairs
100	Plastic Folding Chairs
9	Large Black Door/Floor Mats
2	Wall clocks
2	Fire Extinguishers
3	74 oz. Coffee Holder
1	12.5 gallon Shop Vac Pro

2022 HOLT FARMERS MARKET ANNUAL REPORT

INVENTORY (continued)

<u>Quantity</u>	<u>Item</u>
1	5-gallon Ace Floor Wax
1	V-Tech Answering Machine & Phones System
4	Outdoor Large Flower Pots
3	Power strips
1	Toolbox
2	100-foot Food Service White Hose
1	Heart Defibrillator
2	Swoofer Flags and Stands
1	100' measuring tape
4	Pkgs of Oversized Christmas Ornaments (for ceiling)
60	Traffic Cones – assorted sizes
1	16x16 aluminum stage

STORED IN MAINTENANCE GARAGE

1	Modular Demonstration Kitchen: (1) Stove/oven unit; (1) Sink/water unit; and (1) Prep unit
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Notice of Informational Meeting
Tuesday, June 27, 2023

Pursuant to Recodified Tax Increment Financing Act 57 of 2018, the Delhi Charter Township Downtown Development Authority will hold an Informational Meeting at the beginning of its regular June 27, 2023 meeting at 7:00 p.m. at the Community Services Center Board Room located at 2074 Aurelius Road, Holt, MI 48842.

The Informational Meeting will highlight current DDA activities for the calendar year 2023.

2023 Downtown Development Authority & Brownfield Redevelopment Authority Activities

Informational Meeting for Taxing Jurisdictions

Pursuant to Recodified Tax Increment Financing Act 57 of 2018

June 27, 2023, 7:00 p.m.

- Construction completed on Building 1 at Esker Square. Building 1 is 60% leased. Construction began on Building 2 this winter. The Esker Square project will provide the Cedar Street Corridor with 90 apartments with first floor live/work units available.
- Property purchased at 2361 Cedar Street, 2221 Cedar Street, and 2224 Aurelius Road for redevelopment. Buildings will be demolished.
- The Holt Farmers Market is hosting its popular Food Frenzy events this spring and summer. Food trucks and live entertainment brought thousands of Delhi Township residents and visitors to the Cedar Street corridor.
- The online Delhi Township Business Directory was revamped on the DDA website. The new directory is more user friendly, searchable, and provides a comprehensive list of all Township businesses.
- Operation of Holt Farmers Market, one of the Township's most popular destinations – SNAP (EBT), Double Up Food Bucks, Senior and WIC Project FRESH coupons accepted.
- Quarterly Newsletter HoltNow published highlighting local businesses. Continued expansion of social media outlets (Facebook, Twitter, and Instagram) highlight Township events and local businesses.



**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**

4410 HOLT ROAD, HOLT, MI 48842

TELEPHONE (517) 699-3866

FACSIMILE (517) 699-3878

www.delhidda.com

June 22, 2023

To: DDA Board Members

From: C. Howard Haas, Executive Director

Re: Resolution No. 2023-002: Amend Land Contract

In 2021, we entered into a Land Contract to Fast Properties, LLC for the sale and purchase of real property located at 2064 Cedar Street. Fast Properties, LLC has been operating the successful Discount Glass and Screen business at that location since that time. The terms of the Land Contract need to be amended at this time to allow for the business owner to secure financing to pay off the Land Contract. I have asked DDA Counsel to draft the attached Resolution and First Amendment to Land Contract for your review and approval. Two lump sum payments on the principal are now required, \$10,000 to be received on or before June 30, 2023 and \$5,000 to be received on or before July 31, 2023. Additionally, the monthly payments shall be increased to \$1,000 beginning July 1, 2023. The entire balance of the principal and accrued interest shall be due and payable on or before December 31, 2024.

RECOMMENDED MOTION:

I move to adopt Resolution No. 2023-002, a resolution to amend the Land Contract for property sold to Fast Properties, LLC located at 2064 Cedar Street in the Charter Township of Delhi, Ingham County, Michigan.

**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**

RESOLUTION NO. 2023-002

**A RESOLUTION TO AMEND THE LAND CONTRACT FOR PROPERTY SOLD
TO FAST PROPERTIES, LLC LOCATED AT 2064 CEDAR STREET IN
THE CHARTER TOWNSHIP OF DELHI, INGHAM COUNTY, MICHIGAN**

At a regular meeting of the Delhi Charter Township Downtown Development Authority Board of Trustees (the “Board”) held at the Community Services Center, 2074 Aurelius Road, Holt, Michigan on the 27th day of June, 2023.

PRESENT:

ABSENT:

The following Preamble and Resolution were officed by _____ and supported by _____.

WHEREAS, the Delhi Charter Township Downtown Development Authority (the “Delhi DDA”) entered into a Land Contract with Fast Properties, LLC on March 5, 2021 for the sale and purchase of real property owned by the Delhi DDA located at 2064 Cedar Street within the Charter Township of Delhi, Ingham County, Michigan; and

WHEREAS, both the Delhi DDA and Fast Properties, LLC desire to amend the terms of the Land Contract by entering into a First Amendment to Land Contract, a copy of which is attached hereto and made a part hereof as Attachment “1” (the “First Amendment”); and

WHEREAS, the Board has determined that it is in the best interests of Delhi DDA to amend the terms of the Land Contract by executing the First Amendment; and

WHEREAS, the Board desires to authorize and direct C. Howard Haas, the Executive Director of the Delhi DDA, or his designee, to execute the First Amendment substantially in the form as Attachment “1” and to make any revisions to the First Amendment not inconsistent with this resolution, subject to review and approval by Delhi DDA’s legal counsel.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board has determined that it is in the best interests of Delhi DDA to amend the terms of the Land Contract by executing the First Amendment.
2. The Board authorizes and direct C. Howard Haas, the Executive Director of the Delhi DDA, or his designee, to execute the First Amendment substantially in the form as Attachment "1" and to make any revisions to the First Amendment not inconsistent with this resolution, subject to review and approval by Delhi DDA's legal counsel.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution shall be and the same are hereby rescinded.

AYES:

NAYS:

ABSENT:

This Resolution is declared adopted this 27th day of June, 2023.

Nanette Miller, Secretary

ATTACHMENT “1”

FIRST AMENDMENT TO LAND CONTRACT

(See *attached.*)

FIRST AMENDMENT TO LAND CONTRACT

This First Amendment to Land Contract (the “First Amendment”) is entered into this _____ day of June, 2023, by and between Delhi Charter Township Downtown Development Authority, a Michigan downtown development authority organized and operating under the provisions of Public Act 57 of 2018, MCL 125.4101, *et seq.*, as amended (“the “Seller”), and Fast Properties, LLC, a Michigan limited liability company (“Purchaser”). Throughout this First Amendment, the Seller and the Purchaser are also referred to individually as a “Party” and collectively as the “Parties”.

WITNESSETH:

WHEREAS, the Parties entered into a land contract (the “Land Contract”) with an Effective Date of March 5, 2021, for the sale and purchase of real property owned by the Seller located 2064 Cedar Street within the Charter Township of Delhi, Ingham County, Michigan (the “Property”); and

WHEREAS, the Seller and the Purchaser desire to amend the Land Contract upon the terms and conditions contained in this First Amendment; and

WHEREAS, except as amended by this First Amendment, the remaining terms and conditions contained in the Land Contract shall remain in full force and effect.

NOW, THEREFORE, in consideration of the foregoing and mutual promises and covenants contained herein, and for good and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Paragraph 2 of the Land Contract shall be deleted and the following inserted:
2. The Purchaser has purchased the property pursuant to the Land contract in the amount of Ninety Thousand and 00/100 Dollars (\$90,000.00). As of the date of this First Amendment, the principal and accrued interest on the Land Contract on July 1, 2023 will equal Seventy-Five Thousand Three Hundred Eighty-Eight and 76/100 Dollars (\$75,388.76). The Purchaser agrees to pay the remaining amount of the Land Contract as follows:

A payment of the principal in the amount of Ten Thousand and 00/100 Dollars (\$10,000.00) on or before June 30, 2023 and a payment of the principal in the amount of Five Thousand and 00/100 Dollars (\$5,000.00) on or before July 31, 2023, with monthly payments of One Thousand and 00/100 Dollars (\$1,000.00) on or before July 1, 2023 and thereafter on or before the first day of each month. These payments will cover the principal and interest to the Seller. Interest shall accrue at a rate of 4% on the unpaid balance. The Purchaser may pay more at the purchaser’s discretion and without a prepayment penalty of any kind, provided the entire balance of principal and accrued interest shall be due and payable on or before December 31, 2024.

2. Paragraph 16 of the Land Contract shall be deleted and the following inserted:

16. Purchaser's member, David Duane Johnson shall guarantee payment of all principal and interest due and owing under the Land Contract. The guarantee of Land Contract previously executed by David Duane Johnson and Joshua T. Goodman is hereby agreed to be null and void. The guarantee of David Duane Johnson which is attached hereto and made a part as Exhibit "A" shall be fully binding on David Duane Johnson.

3. Miscellaneous.

(a) Except as specifically modified herein, the Land Contract shall continue in full force and effect and is hereby ratified and confirmed by this First Amendment.

(b) This First Amendment shall be construed, interpreted and enforced under the laws of the State of Michigan.

(c) This First Amendment is binding upon and shall inure to the benefit of the Parties and their respective permitted successors and assigned under the Land Contract.

(d) All capitalized terms not defined in this First Amendment shall have the same meaning ascribed to those terms in the Land Contract.

(e) In the event of any conflict between the terms of this First Amendment and the terms of the Land Contract and/or any prior amendments thereto, the terms of this First Amendment shall govern and control.

(f) This First Amendment shall be deemed to have been drafted by all of the Parties and shall not be construed against any of the Parties as the "drafter".

(g) This First Amendment may be executed in several counterparts, each of which may be deemed as an original, and all of such counterparts together shall constitute one and the same First Amendment. Facsimile and electronic signatures shall be binding.

[Signatures appear on the following pages.]

SELLER:

**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT
AUTHORITY, a Michigan downtown
development authority**

Dated: June ___, 2023

By: _____

C. Howard Haas

Its: Executive Director

PURCHASER:

FAST PROPERTIES, LLC
A Michigan limited liability company

Dated: June __, 2023

By: _____

Its: _____

Exhibit “A”

GUARANTY OF LAND CONTRACT

FOR VALUE RECEIVED, the undersigned member (the “Guarantor”) of **Fast Properties, LLC**, a Michigan limited liability company (the “Purchaser”), guarantee to **Delhi Charter Township Downtown Development Authority**, a Michigan downtown development authority organized and operating under provisions of Public Act 57 of 2018, MCL 125.4101, *et seq.*, as amended, whose address is 4410 Holt Road, Holt, Michigan 48842 (the “Seller”), and its successors and assigns, full and prompt payment of all principal and interest due and owing by Purchaser under the Land Contract dated March 5, 2021, as amended by the First Amendment to Land Contract and pertaining to a certain parcel of real property located at 2064 Cedar Street in the Charter Township of Delhi, County of Ingham, State of Michigan, legally described as follows:

Lot 12, Supervisor's Plat No. 6 in the Southwest 1/4 of Section 14 and in the Northwest 1/4 of Section 23, Town 3 North, Range 2 West, Delhi Township, Ingham County, Michigan, as recorded in Liber 11 of Plats, Page 34.

Parcel Number: 33-25-05-14-303-029 (the “Property”)

By signing below, I acknowledge that it shall not be necessary for Seller, in order to enforce payment by me of the indebtedness, to first institute suit or to pursue or exhaust its remedies against Purchaser or against any other security which Seller may have. I acknowledge that this guaranty is in effect and binding on myself without reference to whether it is signed by any other person or persons. I agree that, as to myself, the guaranty shall continue in full force and effect notwithstanding the death or the release by agreement or by operation of law of, or the extension of time to, any other guarantor or guarantors as to obligations then existing.

This agreement is to be performed in the County of Ingham, State of Michigan, and any suit on this guaranty or for any breach of this guaranty may be brought and prosecuted in the courts of that county.

Guarantor has signed this Guaranty on June ____, 2023.

GUARANTOR

By: _____
David Duane Johnson



**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**

4410 HOLT ROAD, HOLT, MI 48842

TELEPHONE (517) 699-3866

FACSIMILE (517) 699-3878

www.delhidda.com

dda@delhitownship.com

June 22, 2023

To: DDA Board Members

From: C. Howard Haas, Executive Director

Re: Demolition of 2221 Cedar & 2224 Aurelius

In May 2023, the DDA acquired the properties located at 2221 Cedar Street and 2224 Aurelius Road. We purchased these properties with the intention of demolishing them to add to our portfolio of properties for future redevelopment. Both buildings have been vacant for several months. An asbestos survey of the building will be scheduled for later this summer. Upon completion of the survey and subsequent analysis of samples, all structures will be demolished.

At our request, MCS Excavating, LLC submitted the attached proposal for the demolition of the structures in the amount of \$35,000. An additional proposal in the amount of \$48,500 to demolish the structures and add topsoil and grass seed to the former asphalt areas is also attached. We are awaiting a quote for fencing before we determine which route to take. MCS has been our preferred contractor for demolition work over the past several years.

Recommended Motion:

I move to approve the proposal from MCS Excavating, LLC for the demolition of the structures at 2221 Cedar Street and 2224 Aurelius Road in the amount of \$35,000. In the event fencing is not used, I move to approve the proposal from MCS Excavating, LLC in the amount of \$48,500.

MCS EXCAVATING, LLC
811 Randall St. Lansing MI, 48906
O-(517) 694.1718 F-(517) 694.8621
mcsdig.matt@hotmail.com

Proposal submitted to Holt DDA	Phone Fax Email
Street	Date 5-25-2023
City, State, and Zip Code	Job location 2221 Cedar Street & 2224 Aurelius Rd Holt
Contact Lori	Save As

We hereby submit specifications and estimates for:

PRICE INCLUDES

Demo & disposal of house & garage located at 2224 Aurelius
Remove foundation & concrete slabs
Topsoil & seed in house & garage areas
Demo & disposal of building located at 2221 Cedar Street
Remove foundation & concrete slab
Topsoil & seed in building area only

Total: \$35,000.00

We propose hereby to furnish material and labor - complete in accordance with above specifications

Matt Childers, MCS Excavating LLC

Acceptance of Proposal	
We hereby accept this proposal. The specifications and prices are approved and satisfactory. The general conditions are understood and accepted on the back of this proposal. Payment will be made in accordance with the terms offered. I further represent that I am authorized to sign this contract.	
Accepted Date: _____	By: _____ Authorized Representative

If accepted, please sign and return one copy to our office. Keep one copy for your records.

MCS EXCAVATING
517.694.1718

MCS EXCAVATING, LLC
811 Randall St. Lansing MI, 48906
O-(517) 694.1718 F-(517) 694.8621
mcsdig.matt@hotmail.com

Proposal submitted to Holt DDA	Phone Fax Email
Street	Date 5-25-2023
City, State, and Zip Code	Job location 2221 Cedar Street & 2224 Aurelius Rd Holt
Contact Lori	Save As

We hereby submit specifications and estimates for:

PRICE INCLUDES

Demo & disposal of house & garage located at 2224 Aurelius
Remove foundation & concrete slabs
Topsoil & seed in house & garage areas
Demo & disposal of building located at 2221 Cedar Street
Remove foundation & concrete slab
Topsoil & seed in building area
Removal of asphalt parking lot
Install topsoil & seed in parking lot area

Total: \$48,500.00

We propose hereby to furnish material and labor - complete in accordance with above specifications

Matt Childers, MCS Excavating LLC

Acceptance of Proposal

We hereby accept this proposal. The specifications and prices are approved and satisfactory. The general conditions are understood and accepted on the back of this proposal. Payment will be made in accordance with the terms offered. I further represent that I am authorized to sign this contract.

Accepted Date: _____

By: _____
Authorized Representative

If accepted, please sign and return one copy to our office. Keep one copy for your records.

MCS EXCAVATING
517.694.1718



**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**

4410 HOLT ROAD, HOLT, MI 48842

TELEPHONE (517) 699-3866

FACSIMILE (517) 699-3878

www.delhidda.com

June 22, 2023

To: DDA Board Members

From: C. Howard Haas, Executive Director

Re: Cedar Street Paving

As you may be aware, Cedar Street from Mason to the roundabout is undergoing a complete reconstruction this summer. During the Realize Cedar project, Cedar Street was reconstructed from Aurelius Road down to Dallas Avenue. This leaves a small section from Dallas Avenue to the roundabout that has not been repaved. Tracy Miller reached out to the Ingham County Road Department to have this section added to the larger contract with MDOT. The Road Department has agreed to pave this small section of Cedar Street in concert with the larger reconstruction project. The total cost is estimated to be between \$268,000 and \$323,000. We have funds remaining in our Realize Cedar bond fund to help assist with this project. This project falls within the DDA District and fulfills the spirit of the Realize Cedar bonds to improve the Cedar Street corridor. The balance of the cost of the project will be paid by the Ingham County Road Department.

I therefore offer the following motion:

RECOMMENDED MOTION:

I move to authorize the use of up to \$178,000 to contribute to the anticipated cost estimated to be between approximately \$268,000 and \$323,000 for the reconstruction of Cedar Street between the roundabout and Dallas Avenue as part of this summer's Ingham County Road Department project and authorize the DDA Director to execute any and all necessary agreements and paperwork to facilitate the same.