

**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON NOVEMBER 28, 2023**

The Downtown Development Authority met Tuesday, November 28, 2023, in a regular meeting at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Chairperson Leighton called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

MEMBERS PRESENT: Jon Breier, Rick Brown, Rita Craig, Tim Fauser, John Hayhoe, David Leighton, Nanette Miller

MEMBERS ABSENT: Harry Ammon, Sally Rae

OTHERS PRESENT: C. Howard Haas, DDA Executive Director, Lori Underhill, DDA Deputy Director, Doreen Viney, DDA Administrative Secretary

PUBLIC COMMENT: Nancy Romig, 4168 Watson, expressed concern that the Farmers Market was not participating in the tree lighting event this year as it has been in the past.

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

APPROVAL OF MINUTES

Miller moved, Leighton supported, to approve the regular meeting minutes of October 24, 2023.

A Voice Poll Vote was recorded as follows: All Ayes

Absent: Ammon, Rae

MOTION CARRIED

INFORMATIONAL MEETING FOR TAXING JURISDICTIONS

Pursuant to Recodified Tax Increment Financing Act 57 of 2018, an Informational Meeting was held for taxing jurisdictions. Executive Director Haas reviewed the report highlighting the activities during the second half of 2023. A copy of the report is included as Exhibit A.

BUSINESS

RESOLUTION NO. 2023-004: ADOPTING FISCAL YEAR 2024 DOWNTOWN DEVELOPMENT AUTHORITY BUDGETS

Miller moved, Leighton supported, to adopt resolution No. 2023-004, a resolution adopting the Fiscal Year ending December 31, 2024 Delhi Charter Township Downtown Development Authority Budgets.

A Roll Call Vote was recorded as follows:

Ayes: Breier, Brown, Craig, Fauser, Hayhoe, Leighton, Miller

Absent: Ammon, Rae

MOTION CARRIED

SUBJECT TO APPROVAL

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2142 CEDAR STREET – DEMOLITION PROPOSALS FROM MCS EXCAVATING, LCC

Fauser moved, Leighton supported to approve the proposal from MCS Excavating, LLC for the demolition of the structures, and the grading of the land at 2142 Cedar Street in the amount of \$25,500.

Mike Hamilton, 4541 Sycamore, inquired about the location of 2142 Cedar Street.

A Roll Call Vote was recorded as follows:

Ayes: Breier, Brown, Craig, Fauser, Hayhoe, Leighton, Miller

Absent: Ammon, Rae

MOTION CARRIED

REPORTS

Executive Director

Mr. Haas reported that Esker Square continues preleasing for Building 2. He has met three times with potential investors for the Cedar Corridor. Mr. Haas stated that 2142 Cedar Street will be occupied until the end of December, then demolition will be dependent upon the utility companies and their demolition of the water, electric, and gas utilities. Mr. Haas reported he has inquired about a proposal from The Chesapeake Group to look at housing and population trends for the Holt area.

Advertising & Marketing Committee

Mr. Leighton reported that the Advertising and Marketing Committee met on six agenda items on November 28, 2024. He reported that with the transition of Blohm Creative Partners to Truscott Rossman it was discovered the DDA has several web domains that may benefit by being consolidated. The Committee discussed how to consolidate domains without losing identity and being inclusive of other Delhi Township and Holt entities. Mr. Leighton discussed the Truscott Rossman's presentation of an updated Downtown Development Authority's Value Piece. Mr. Leighton presented the Board with the Farmers Market Facebook November Report on demographics. Mr. Haas expressed the desire to draw in a younger crowd with different platforms. Mr. Haas stated he would like the DDA websites to bridge the understanding of what constitutes Holt and Delhi Township.

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Planning Commission

Ms. Craig reported that the Planning Commission received a proposal from Richmond Development and Trinity Church for a Special Permit for an A1 classification to provide a fully licensed childcare program for up to 69 children.

Supervisor

Mr. Hayhoe reported the Fire Department has received \$6.5 M funding to renovate and expand existing facilities. He stated the Township Tree Lighting Ceremony will take place on Wednesday, November 29th at 6:30pm in Veterans Memorial Gardens with refreshments being served behind the library.

Treasurer

In the absence of the Treasurer, Ms. Rae, Mr. Haas reported that the total DDA cash and investments as of October 31, 2023, totaled \$7,161,650. He stated he would be giving a Meeder Investments report in January.

Members

None.

Limited Comments

Mike Hamilton, 4541 Sycamore, stated his concern with the lack of businesses in Esker Square. He stated the price of the home was too great for a parking lot for the Farmers Market.

ADJOURNMENT

The meeting was adjourned at 7:23 p.m.

Nanette Miller, Secretary

/dv

SUBJECT TO APPROVAL

2023 Downtown Development Authority & Brownfield Redevelopment Authority Activities

Informational Meeting for Taxing Jurisdiction

Pursuant to Recodified Tax Increment Financing Act 57 of 2018

November 28, 2023

- Construction completed on Building 1 at Esker Square; Building 2 is pre-leasing. 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 have been demolished.
- Property purchased at 2142 Cedar Street immediately adjacent to the Holt Farmer's Market will be utilized for additional Farmers Market space and parking.
- The Holt Farmers Market have been hosting its popular Food Frenzy, and BBQ and Brew events this summer and fall. Food trucks and live entertainment brought thousands of Delhi Township residents and visitors to the Cedar Street corridor. The Holt Farmers Market continues to expand.
- Operation of Holt Farmers Market, one of the Township's most popular destinations continues to expand. 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.
- The Non-motorized trail between Holt and Mason is under construction in conjunction with the re-surfacing of Cedar Street, completion is expected by summer 2024.