

**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON NOVEMBER 26, 2024**

The Downtown Development Authority met Tuesday, November 26, 2024, 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, Rita Craig, Mike Dunckel, Tim Fauser, David Leighton, Nanette Miller, Eddie Montemayor

MEMBERS ABSENT: Harry Ammon, Sally Rae

OTHERS PRESENT: C. Howard Haas, DDA Executive Director, Cassie Butler, DDA Administrative Secretary; Lori Underhill

PUBLIC COMMENT: The following people spoke in opposition to the request that the Holt- Delhi Historical Society vacate the Holt Community Center: Jacob McCormick, 5203 Witherspoon; Jan Kelley, 476 Waverly; Steven Brower, 2935 Tubbs

Heather Smith, 4190 Turnbridge, says she is the new Brownfield consultant, and if the DDA needs anything, she will be there to help.

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

APPROVAL OF MINUTES

Miller moved, Craig supported, to approve the regular meeting minutes of October 29, 2024.

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 2024. A copy of the report is included as Exhibit A.

BUSINESS

RESOLUTION NO. 2024-001: ADOPTING FISCAL YEAR 2025 DOWNTOWN DEVELOPMENT AUTHORITY BUDGETS

Craig moved, Dunckel supported, to adopt resolution No. 2024-001, a resolution adopting the Fiscal Year ending December 31, 2025, Delhi Charter Township Downtown Development Authority Budgets.

A Roll Call Vote was recorded as follows:

Ayes: Breier, Craig, Dunckel, Fauser, Leighton, Miller, Montemayor
Absent: Ammon, Rae

SUBJECT TO APPROVAL

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MOTION CARRIED

REPORTS

Executive Director

Mr. Haas reported that the last building next to the Holt Farmers Market has officially been demolished. He states that the DDA is currently applying for a potential grant which may pay for up to 50% of the cost for the construction of an additional building at the Farmers Market. Haas also reports he met with a representative from Khyber Investments, owner of 1875 Holloway Drive. Khyber Investments is working with a potential Manufacturing tenant, LEAP, on an opportunity to create 80+ jobs on the site. Lastly, Haas informs that he is continuing to work with the new Brownfield consultant, and is looking forward to receiving more information.

Advertising & Marketing Committee

No report.

Planning Commission

Ms. Craig reported the Planning Commission met on Monday, the 25th of November, and voted to approve the Elkhorn Pass Development. They are still in the beginning stages of development, and must obtain a wetlands permit from the State of Michigan and Delhi Township prior to site plan approval Ms. Craig also reports that they approved for a small berm in the Redwood development instead of fencing, for beautification and landscaping purposes.

David Leighton welcomes our new Township Supervisor, Eddie Montemayor, who was sworn in on Friday, November 22. Mr. Montemayor shares his excitement in his new role and is here to listen and to help.

Treasurer

No Report.

Members

None.

Limited Comments

The following people spoke in opposition to the request that the Holt- Delhi Historical Society vacate the Holt Community Center: Nancy Romig, 4168 Watson; Inge Kyler, 8242 Stub; Jamie Franklin, 5166 Nichols; Jan Kelley, 676 Waverly; Jacob McCormick, 5203 Witherspoon.

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ADJOURNMENT

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

Nanette Miller, Secretary

/CB

SUBJECT TO APPROVAL

2024 Downtown Development Authority & Brownfield Redevelopment Authority Activities
Informational Meeting for Taxing Jurisdiction
Pursuant to Recodified Tax Increment Financing Act 57 of 2018
November 26, 2024

- Esker Square construction has been completed, providing 90 apartment units, which are nearly 100% occupied.
- Property of 2142 Cedar Street, immediately adjacent to the Holt Farmer's Market was demolished. The space has dramatically impacted parking availability for the Market and the Cedar Street corridor. An Additional market building is being evaluated.
- The Holt Farmers Market hosted seven Food Frenzies, and two 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.
- Operation of the year-round 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*, a publication highlighting local businesses is being changed to monthly. Continued expansion of social media outlets (Facebook, Twitter, and Instagram) highlight Township events and local businesses.
- Holt's portion of The Non-Motorized Trail between Holt and Mason was completed. The beautification phase will begin in 2025.