

**OSHTEMO CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS**

MINUTES OF THE MEETING HELD OCTOBER 10, 2019

The Oshtemo Charter Township Downtown Development Authority (DDA) Board of Directors held a meeting on Thursday, October 10, 2019. The meeting was called to order at approximately 12:00 p.m. at the Oshtemo Community Center, 6407 Parkview.

Members present: Grant Taylor, Bill Cekola, Themis Corakis, Mike Lutke, Rich MacDonald, Jack Siegel, and Dick Skalski.

Members absent: Bruce Betzler, Libby Heiny-Cogswell, Julie Hite, and Ryan Wieber.

Also present: Julie Johnston, Oshtemo Township Planning Director and Martha Coash, Meeting Transcriptionist.

Approval of Agenda

Chairperson Taylor asked for a motion to approve the agenda.

Mr. MacDonald moved to approve the agenda as presented. Mr. Skalski seconded the motion. The motion passed unanimously.

6667 Stadium Drive Redevelopment Discussion

Ms. Johnston noted Mr. Brett Riggins, Connecthomebuyers.com, a small local residential development business, attended the last Board meeting to express his interest in preserving Chime School, located at 6667 Stadium Drive, one of the last historic buildings within the DDA. He would like to combine preservation with the development of 2 bedroom/1 bath apartments within the building and wondered if the DDA would be interested in financially supporting the project with a \$380,000 loan.

A sub-committee was formed to consider his request and met last week. It was indicated to the developer that a loan of that size was not feasible due to the DDA's current commitments. The developer's current request is for the DDA to purchase the property from the current owner, complete needed roof repairs, and then sell the property to the developer for \$1.00 to complete the rehabilitation.

Ms. Johnston provided a list of the DDA's current financial commitments to assist with deliberations. She noted the sale price negotiated by Connect. Homebuyers is \$100,000. The cost for a new roof will be approximately \$70,000. She said based on the increase in TIF revenue, this investment would be paid back in approximately eight to nine years. If the DDA covered only the cost of the building purchase, the repayment in TIF dollars would be approximately five years.

Ms. Johnston told the Board that discussion of a possible property purchase could be held in closed session if desired.

Mr. Skalski moved to go to closed session for the purpose of property purchase discussion. Mr. Siegel seconded the motion. The motion passed unanimously.

The meeting moved to closed session at 12:02 p.m. for discussion of possible property purchase.

Mr. Skalski moved to return to open session. Mr. MacDonald seconded the motion. The motion passed unanimously.

The meeting returned to open session at 12:30 p.m.

Ms. Johnston was directed to write a letter to the developer to include the following:

1. The group was very enthusiastic about the possibility of renovation and redevelopment to historical standards of the Chime School building and they support continued evaluation. However, they need more information. They are concerned about the condition of the property and encourage the developer to consult with a structural engineer to evaluate structural conditions and an environmental firm to determine what environmental remediation is needed.
2. They would like to see an updated proforma that addresses more concrete figures for sale price, tax capture, water/sewer hookup, tax credits, parking improvements, and site plan costs based on studies/quotes.
3. A soft letter of intent from a lender is requested.
4. A recommendation that temporary measures be taken to cover the roof in order to get through the winter.

There being no further business, Acting Chairperson MacDonald adjourned the meeting at approximately 12:50 p.m.

Oshtemo Charter Township
Downtown Development Authority

Minutes Prepared: October 12, 2019
Minutes Approved: November 21, 2019