

PROPOSED
**VILLAGE OF KENT CITY
DOWNTOWN DEVELOPMENT AUTHORITY
SPECIAL MEETING
Monday, September 24, 2007
83 Spring Street, Kent City MI**

1. The meeting was called to order at 8:12 p.m.

Roll call: Sally Anderson, Jennifer Carlson, Tim Grice, Kathy Ignasiak, and John Petruska.

Absent: Chris Brown. Kevin Brown, Mike Frankenberger, and Dave Reister.

Others: Julius Koenigsknecht and Mary Portell, Appointed Secretary.

2. **Motion** by Anderson, 2nd by Petruska to approve the May 7, 2007 minutes with a correction to change the name Fred Grice to Tim Grice and to approve the June 18, 2007 report.

Vote: 5 Ayes: 0 Nays Motion CARRIED

3. Treasurer's Report

Sally Anderson distributed her report with a total balance of \$146,722.17. Choice One is no longer offering a one month CD. A one time draw can be made without a penalty.

Motion by Petruska, 2nd by Carlson to authorize the treasurer to combine the two CD's into one with a maturity date of April 1st and any significant deposits after October 29th shall be put into a 6 month CD.

Roll call:

Ayes: Anderson, Carlson, Ignasiak, Petruska and Grice.

Nays: None. Motion CARRIED

4. Public comment – Superintendent Koenigsknecht stated that some of the task force meetings he has been involved with have brain stormed idea and one mentioned is to improve the look of downtown.

5. NEW BUSINESS

A. Streetscape Project

Member Ignasiak asked about the vision for Kent City - is it going to end with the Streetscape Project. The streetscape is just part of several different things that are going on. There is a mass of people who are pushing a new concept. We are not going to control any marketing concept. This is a base for something else to grow. The Community Task Force – Fall Festival is to draw people to our community. The Carnival is a community event. The 3rd component is a marketing group along the concept of the welcome wagon idea.

The school was sending new registrants brochures and the village was mailing out brochures to new residents. The marketing group will combine the efforts of the school, village, and include the Village of Casnovia, township, churches, businesses working together to provide a great community.

Motion by Petruska, 2nd by Ignasiak to approve the Kent City Streetscape Project.

Vote: 5 Ayes; 0 Nays. Motion CARRIED

Motion by Ignasiak, 2nd by Petruska to expand the DDA by 15 years.

Vote: 5 Ayes; 0 Nays. Motion CARRIED

Motion by Petruska, 2nd by Ignasiak to expand the boundaries of the DDA according to our attorney's recommendation to the maximum capabilities in accordance with the law going north to include the existing Baptist Church, including the area along M37 excluding the new Baptist worship center, including the Industrial Park, Speedway, and Kent City Ford.

Vote: 5 Ayes; 0 Nays. Motion CARRIED

The steps that were determined at the June 18th meeting were discussed.

Step #1 – Secure Funding, Authorize the Project and Expand the DDA District.

1. Secure Funding – Extend the duration of the existing plan that expires in 2022 by 15 years so that it expires in 2037.
2. Authorize the streetscape project to the list of projects. The attorney has the proper language include in the proposed resolution. The summary of proposed improvements on page 9 was read in the Downtown Development and Financing Plan. There was a suggestion that technology be added to the list of projects. There was a question that if the DDA boundaries are expanded, that the DDA would be committed to install sidewalks and sewers. This is a list of projects that *could* be done. Finances may restrict the DDA from doing them.
3. Update various exhibits that relate to projected increases in taxable value and tax increment revenues. The attorney will prepare this information.
4. Expand the DDA Boundary District – Speedway Station, Kent City Ford, Kent City Medical Center, Kent City Baptist,

John asked where we stand on a consensus for borrowing funds to do this project all at once. The May 1st balance should be \$180,000 + \$50,000 from the Major Street Fund. An expense of \$100,000 for Consumers Power would leave a balance of \$130,000. At an estimate of \$300,000, the DDA would need to borrow \$170,000. There was concern if assessed values will start to reduce due to the economy – will the DDA capture decrease? This year, the capture is at \$35,000. We should not forecast more than 10 years out. Construction prices are good because of the economy. John suggested spreading this out over 3 years. What are the village concerns when they look at the gap between taxable and assessed? Darrell Rotier, Village Treasurer, will be consulted regarding this question. Sally did a computation based on \$32,000 in revenue at 6% interest, @ a 10 year pay off, the DDA could borrow \$240,000. The village was denied one grant request for the streetscape project. Consensus was to investigate this again.

Step #2 – Discuss the Landscaping Design – Meet with the Businesses & Pam Blough P.E.

Step #3 – Contract with an Engineering Firm

Step #4 – Secure a Loan or some Type of Funding

Step #5 – Bid the Project

The next meeting date will be scheduled upon notice.

Chairperson Grice adjourned the meeting at 9:24 p.m.

Respectfully submitted,

Mary Portell, Appointed Secretary