

**Bellaire Village Council Public Hearing
Meeting Minutes
December 4, 2013**

1. **Call to Order:** President Schulz called the meeting to order at 5:30 PM and read the public hearing notice. The purpose being to discuss the creation of a Downtown Development Authority and proposed boundaries.

2. **Roll Call Attendance:**

Present: Officers David Schulz, Councilpersons Trish Drollinger, Helen Schuckel & Butch Dewey, Dan Bennett & Eldon McPherson.

Absent: Laurie Sexton

Staff Present: Cathy Odom, Treasurer/Deputy Clerk.

Also Present: Rolland Fink, Sherry Comben, Pete Garwood, Rolland Kotz, Terry VanAlstine, Mary Edens, Steve Morrison, Marguerite Karabin, Joe Short, Brian Rathke, Linda Gallagher & Patrick & Margie Boyd.

3. **Approval of Agenda:** The agenda was approved as presented.

**Motion by Dewey, seconded by Bennett, to approve the agenda as presented.
Motion carried by unanimous voice vote.**

4. **Conflict of Interest:** None presented.

5. **Public Hearing:** A public hearing to discuss the creation of a Downtown Development Authority and proposed boundaries.

a) **Open Public Hearing:** The public hearing was opened at 5:34 pm. .

Motion by Schulz, seconded by Bennett, to open the public hearing. Motion carried by unanimous voice vote.

President Schulz explained the proposed boundaries and the process of creating the DDA. A map of the proposed boundaries was posted for those in attendance to view. This hearing sets the time frame for those entities that wish to opt out if they choose. He explained that the DDA board decides the plan and goals of the DDA with input from those within the boundaries. The goal for tonight's meeting is to gain input or discuss concerns that the Council can take into consideration when, at a later meeting, they can decide to approve writing an ordinance creating a DDA. It was noted that those who decide to opt out, can opt back in at a later time. Tax increment financing was explained. He explained that the DDA board does have the ability to request a special assessment to be levied on the property owners in the district. It is a request to the Village Council. The reasons this might happen are to reach their goals and objectives. If this happens the amounts gained from the assessment stay with the DDA for projects within the DDA boundaries.

b) **Public Comment Period:**

- *Terry VanAlstine:* asked if there was a 20 year DDA, will the Village be able to survive on that less revenue. President Schulz explained that the downtown area does represent some of the Village tax base, but there are other properties that have developed within the Village, for the Village to regain some of the proposed lost revenue. Mr. VanAlstine stated that if the County and Township opt out, the DDA will receive no funding and it was noted that a special assessment of up to 1 mil could be implemented at the request of the DDA board.
- *Pete Garwood:* explained that the County automatically opts out until they see what the proposed plan of the DDA actually is and potentially, and in most cases, opt back in. The statute allows the community to establish a DDA, but it is the only opportunity for the other units of government to opt in or opt out. Mr. Fink asked if

the County can opt in for certain projects. Mr. Garwood explained that they can have an agreement which reduces the amount of projects they may participate in. Mr. Schulz stated that there are grants available for some improvements but a stipulation of the some of the grants require an active DDA. Having a DDA may also help property owners within the DDA to apply for possible grants.

- *Matt from Shorts Brewery*: stated he supports the DDA.
- *Margie Boyd*: There is a 60 day time frame for entities to opt out, when can they opt in? President Schulz explained the process. Once the ordinance is developed, the Board is established, a plan is crated, the DDA board presents the plan to the Council, and then the other entities can decide to opt back in.
- *Marguerite Karabin*: asked why the boundaries don't go beyond the bridge. President Schulz explained that it will only include the central business district.
- *Mary Edens*: represents the library, and asked about opting out. It was noted that the COA, the schools and Meadowbrook fall under an arm of the County. The library probably falls under the arm of the township.
- *Todd Gyulveszi*: also supports the DDA as he saw the benefits of having a DDA in the community where he used to live.
- *Brian Rathke*: stated he was interested in facade grants and asked about the application process. President Schulz explained that it depends on the governmental entity providing the grants and the stipulations they require. Joe Short explained that some grants require job creations, some others are available based on the scope of the project.

c) **Closing of Public Comment Period:** The public comment period was closed at 6:13 pm.

Motion by Schulz, seconded by Drollinger, to close the public comment period. Motion carried by unanimous voice vote.

d) **Deliberation:** President Schulz explained that the next step is to authorize the development of the DDA ordinance.

Motion by Bennett, seconded by McPherson, to recommend to the Village Council to continue the process of the DDA. Motion carried by unanimous voice vote.

6. **New Business:** None presented.

7. **Closing Member/Public Comment:**

- *Dan Bennett*: commented on the positive effect the Glacial Hills Pathway project has had on the Village.

8. **Adjourn:** Meeting adjourned at 6:17 pm.

Respectfully submitted:
Cathy Odom, Deputy Clerk

Minutes subject to approval

Approved: _____

Date: _____