

Village of Bellaire
Downtown Development Authority

Don Hoyt, Chairperson
Mike Kovacs, Vice-chairperson
Lori Silk, Secretary
Ken Fifelski, Treasurer

DOWNTOWN DEVELOPMENT AUTHORITY MINUTES
Wednesday, February 25, 2015
8:30 a.m.

1. **Call to Order:** Chairperson Don Hoyt called meeting to order at 8:00a.m.

2. **Attendance**

Members Present: Don Hoyt, Mike Kovacs, Lori Silk, Julie Budas, Joe Short and David Schulz

Members Absent: Ken Fifelski, Don Seman and Mark Irwin

Others Present: Bethany Person, NLEA

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

Motion by Member David Schulz, seconded by Member Julie Budas, to approve the agenda as presented. Motion carried by unanimous voice vote.

4. **Approval of Minutes** – The minutes of the February 13, 2015 meeting were approved as presented.

Motion by Member Julie Budas, seconded by Member Mike Kovacs, to approve the minutes of the February 13, 2015 meeting as presented. Motion carried by unanimous voice vote.

5. **Public Comment on Agenda Items:** Julie Budas thanked Joe Short for his generous donation to the DDA

6. **Old Business:**

a) **Continuation of DDA 101 – Overview-** Bethany Person, NLEA presented information on Tax Incentive Financing (TIF) explaining how other communities use this to help fund their DDA. There was discussion on the importance of having a Development Plan in place prior to taking further steps to implement TIF in our area. As well as the many other options for funding the DDA.

Motion by Member Joe Short, seconded by Member Mike Kovacs, to hold off on any further discussions regarding TIF. Motion carried by unanimous voice vote.

Bethany also, informed us on the many benefits of the Michigan Main Street Program which, once approved, supplies the DDA with many valuable services. The DDA would have to apply for this and it is imperative that we have community support for our Development Plan to be approved. She explained that other communities have held a “Community Visionary Session” to collect input that would help us to expedite the creation of our Development Plan.

7. New Business:

- a) Review and adoption of the DDA Bylaws – the Bylaws were read and the below corrections and changes were made:
 - 1) Article 2 – Authority Board Section 2: Number , Tenure and Qualifications
The wording “property located in” removed
 - 2) Article 4 – Employment of Personnel Section 1: Staff
Spelling correction made to the word sup to read the word sum
 - 3) Article 4 – Employment of Personnel Section 2: Retention of Legal Counsel
The word “property” replaced with “proper”
 - 4) Article 5 – Meetings Section 2: Regular Meetings
“At a minimum a meeting shall be held in each quarter.” Replaced with “ At the annual meeting.”
 - 5) Article 9 – Amendments to the Bylaws Section 1
Wording “to be effective upon approval of the Village Council” removed.
 - 6) Article 9 – Amendments to the Bylaws Section 2
Removed completely

Motion by Member David Schulz, seconded by Member Mike Kovacs, to approve the Bylaws with the above corrections and change. Motion carried by unanimous voice vote.

- b) **Discussion of the Development Plan** – Discussion of the plan led back to Bethany’s presentation. We need to have a Development Plan in place to move forward. In order to develop our plan we need our community input. Discussed having a public input session ASAP held in a separate meeting, from our regular monthly meeting. Bethany would facilitate the meeting which would be approximately a two hour meeting with the public and the board present.

Motion by Member Joe Short, seconded by Mike Kovacs, to approve a Public Input Session scheduled for Thursday, March 26, 2015 @ 5:30 in the Village Office. Motion carried by unanimous voice vote.

Motion by Member Joe Short, seconded by Don Hoyt, to approve a special meeting Thursday, March 5, 2015 @ 11:00 am to discuss advertising of the Public Input meeting and the Board’s input on the meeting. Motion carried by unanimous voice vote.

- 8. **Miscellaneous Business of the Authority Board:** No Miscellaneous Business
- 9. **Member/Public Comment on Non-Agenda Input:** No Member/ Public Comment

- 10. **Adjourn:** The meeting was adjourned 9:56 am

Minutes compiled by:
Lori Silk, Secretary
Minutes are subject to approval.

Approved: Don Heyst

Date: 3/25/15

