

**DAVISON TOWNSHIP
DOWNTOWN DISTRICT AUTHORITY
JANUARY 4, 2022**

MEMBERS PRESENT: Supervisor Jim Slezak
Zak Hawley
Jackie Hoist
Mo Aboneaaj
Kurtis McMahan
Tom Wright
Casey Clark
Jim Joubran
Jami Vert – Recording Secretary

MEMBERS ABSENT: Attorney David Lattie
Craig Stefanko
Matt Place

OTHERS PRESENT: None

CALL TO ORDER

The meeting of the Davison Township DDA was called to order at 9:01 A.M. at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423.

ADOPT THE AGENDA

MOTION BY SLEZAK, SECOND BY MCMAHAN to adopt the January 4, 2022 agenda. Motion carried unanimously.

PREVIOUS BOARD MINUTES

MOTION BY SLEZAK, SECOND BY MCMAHAN to adopt the minutes from December 7, 2021. Motion carried unanimously.

PUBLIC COMMENT

Public comment was opened at 9:03 A.M. and there were no comments/Public comment period closed at 9:03 A.M.

UNFINISHED BUSINESS

None

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NEW BUSINESS

Discuss and brainstorming new ideas to do for the Township.

Hawley – has anyone got in touch with Wade Trim?

Slezak – waiting on them.

McMahan – can we explain to the new board members what we do?

Hawley – beautification of the Township; quite a bit of funds coming into the area; we contacted Wade Trim on/around express ways being mowed; landscaped or hardscaped – like in Birch Run, Vienna Township and Auburn Hills; something along those lines to draw attention to the Township; Wade Trim will get us preliminary drawings.

Clark – where are we at in that process?

Hawley – very early stages; couple years before we can get things rolling.

Clark – sure, that is a big undertaking.

Hoist – other projects is our portion of M-15; bury utilities; big project and cost a lot; improve look of area.

Hawley – never thought of that.

McMahan – is that also a maintenance issue? Moving forward where it can save on cost.

Hoist – possibly; when you drive downtown Grand Blanc pay attention at the way it cleans up the area.

Aboneaaj – it makes a huge difference; draw back is consumers and wanting to tackle that.

Hoist – challenge with the state; can we get both communities to pull that off?

Aboneaaj – it would be a whole new look.

Joubran – very least; biggest pet peeve is all the utility lines; put up different poles if not going to bury them.

McMahan – that is in the book you just got.

Hawley – don't know if that is something they do?

Joubran – wood one's bend, bow and look horrible.

Slezak – safety issue as well.

Joubran – M-15 needs Michigan U-turns.

Hoist – plans years ago to do a service drive.

Slezak – about 40-years ago; Township started letting some buildings build up closer; they didn't stick with the plan.

Hawley – agree with the poles; they are an eyesore; do we focus on the up and coming in our area?

Hoist – M-15 is much further out project, 3-4 years before we achieve; just began process; where does that fit in our long-range plans?

Hawley – is the cost closer to 5-million?

Hoist – 2-5 million depending on how far we go with it.

Wright – how much of M-15 is in the Township?

Hawley – main chunk of our businesses is.

Wright – agree; build Lapeer Rd and Irish Rd to make look more exciting.

Hawley – makes more sense to bring appeal to that area; look at cost.

McMahan – don't have to deal with the State.

Wright – place to start doing projects; get them under our belts.

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Hoist – still have to deal with the MDOT because they regulate everything in arms reach of the expressways.

Hawley – any other ideas?

McMahan – should we talk about difference between Vienna Township, Birch Run and Auburn Hills?

Hawley – only grabbing the traffic down Irish.

Hoist – is there a plan to redevelop Lapeer Rd by the bridge?

Slezak – safety grant money is doing that widening of Lapeer Rd.

Hoist – that would be the opportunity to do that.

Hawley – never thought about that bridge.

Hoist – capture attention.

Wright – to go back to the question on Auburn Hills – that will be driven by budget.

Aboneaaj – just with the regular maintenance has enhanced the overall look; M-15 will be the start of putting it on the radar; it all starts with the Township servicing these exits; 2-4-5-10 year projects.

Wright – establish a project to match grant money to improve their areas; older businesses in area to entice them; don't know what the budget would allow.

Hawley – we talked about right around 2020; \$2,500 max with \$5,000 match; put language in there that they stay up-to-date with it.

Slezak – years ago the city did that; need to have criteria set; be tight on how we hand it out; board makes the decision.

McMahan – we could do that at this meeting; 10 businesses @ \$2,500 or \$5,000; they have to do the work.

Hoist – we will get landscaping if we do that low: maybe start out with that, then see how it goes and go up from there; impact areas; wow factor; projects that can get other businesses to do the same.

Hawley – Wright is that what you were talking about?

Wright – is there somebody on the Township that has lists of businesses that we can approach?

Hoist – identify zones; need to concentrate on zones.

Joubran – next target is property I own in front of my storage unit; complain about the new landlord does not keep up on landscaping next door in that plaza; they keep garbage in the back.

McMahan – you have multiple zones right there.

Hoist – we lost a lot in that area these past couple years.

Hawley – do we have a list?

Slezak – we do; it has a lot to do with the process; we have had it where it has been pushed off for months due to the lawyers getting involved.

Joubran – car wash the overall look of the building; eyesore.

Hawley – it will target the businesses that are interested in keeping their building up.

Aboneaaj – poor ownership.

Hawley – we will see a turn out of people that will want to do this and keep it up, they just don't want to dig into their own pocket book.

Aboneaaj – we did campaign home for holidays when I worked at the credit union; cash for curb appeal could be a name; allocate money to businesses that have been in business for

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ten years or longer; cap it at \$10,000; good will on us; DDA is involved; all aware.

Hawley – good idea; throw out some numbers; what we are comfortable allocating; 10 businesses at \$5,000?

McMahan – I think that's minimum.

Hoist – yes, that is pretty small.

Slezak – we could do a number without businesses.

McMahan – up to?

Wright – what's in the budget right now? \$300,000; when does it get replenished?

Hoist – February and another around September.

Wright – and how much of that do we allocated right now?

Hawley – we have Wade Trim around \$20,000; Lake Callis payment.

Wright – if we set \$100,000 aside that won't hurt.

McMahan – no, based on what I know; that would be fair.

Wright – the number of businesses depend on what comes in; how do we notify them?

Aboneaaj – we could get the word out.

Slezak – we could do a mailer or no?

Wright – are we mailing them anything right now?

Slezak – no.

Hawley – mailer does not hurt.

Wright – is there someplace on the computer to do labels of the DDA businesses?

Slezak – yes, we can do that.

Hoist – it would be a good correspondence some might not know they are in the DDA Zone.

McMahan – in the correspondent we invite them to our meetings as well.

Wright – when we meet and they are welcome to come.

Slezak – we can get something out around February.

MOTION BY MCMAHAN, SECOND BY WRIGH to approve up to \$100,000 be used for beautification grant. Roll Call: Joubran – yes; Clark – yes; McMahan – yes; Hawley – yes; Wright – yes; Hoist – yes; Slezak – yes. Motion carried unanimously.

Joubran – do we have a sub-committee?

Hawley – it would be handled here.

Slezak – we would discuss it with this board.

Hawley – do we talk about the parameters? Or put that off for the time being?

Wright – let us see if we get any response first.

Hawley – Slezak, can you take care of the mailing to send out the letter from the DDA to the businesses?

Slezak – yes, Jami will put one together and send it to the board members to look over and make corrections or add; then will mail out.

Hoist – might be good at hearing what projects they are interested in doing; then develop our criteria.

Hawley – I like that idea.

McMahan – deadline/timeline to respond; looking to do this mid-summer; not want to do this in winter months.

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Hawley – depending on type of project.

Hoist – they will have to come to us with some type of budget; contractors quote or somebody put together type of estimate; they will need 30-days; we will need 30-days to make a decision; usually confirm they have their half of the money; they have to put up their money first.

Slezak – yes, exactly.

McMahan – do we do this as a 2022 or 2023 project; get it going this year for 2023?

Wright – pretty flexible depending on what the project is.

Hoist – March meeting, April criteria, May deadline, June would be awards and contracts.

McMahan – that’s what I was looking for, some timeline.

MOTION BY WRIGHT, SECOND BY SLEZAK that we exclude our businesses from this. All favor. Motion carried unanimously.

McMahan – remind app for the meeting? Do we want that?

Slezak – that would be great.

McMahan – just fill out the form by the door with your name, address, phone number and email.

INFORMATIONAL ITEMS

Recap on the Shop with a Hero

Slezak – we had the 1st one downtown; \$3,000 went to the Downtown shopping; after talking with the school, we were really the only ones that donated; Meijer had reached out to Chief about doing it again at Meijer; there was concern about another school doing it there and that’s why the Township stopped it; after talking with Meijer it was a miscommunication; we gave \$1,500 for that event which helped about 30 kids; Meijer allotted \$100 a kid; a lot of kids come in and shop for their family and not get anything for themselves; we upped the amount to \$150 a kid, that way the kids could get themselves something as well; we helped 50 kids total with 20 being downtown and 30 at Meijer; we spent \$4,500 total; applaud everyone on the board that made the decision to help do this.

Hawley – just a little recognition would have been nice; the city took the credit kind of frustrating; but am grateful for the kids that got to participate.

Aboneaj – huge benefit; money well spent; recognition will come; we are the Township and we worked to make this happen.

Hawley – none of us are here for recognition, but the DDA is here for the Township; possibly double it next year.

Wright – any new businesses?

Slezak – just basically everything you have heard.

McMahan – when will they be open?

Slezak – they all should be opening real soon.

Aboneaaj – cottage inn delivers beer with your pizza.

Hawley – really?

Hoist – parcel next to Tim Horton’s anything we can discuss on this?

Slezak – no, not at this time.

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Hawley – extended parking lot for Tim Horton’s?

Wright – another drive-thru window?

Slezak – no, a lot of good things going on.

ADJOURNMENT

MOTION BY ABONEAAJ, SECOND BY MCMAHAN to adjourn at 9:54 am. Motion carried unanimously.

Kurtis McMahan – DDA Secretary