

**MINUTES – CITY OF OWOSSO
DOWNTOWN DEVELOPMENT AUTHORITY
MEETING OF APRIL 5, 2006**

Chairman Wright called the meeting to order at 7:45 a.m.

Roll Call.

Members Present: Chm. Wright, Oliver, Hankerd, Mayor Robertson, Bucsi, and Popovitch

Members Absent: Gilbert (excused), Howe (excused) and Irish

Others Present: Dir. Hathaway, Ramos, Horvath, Eister, Hecox, Constine,

and

representatives of the Arts Council and Community Players

Approval of Minutes. The minutes of the meeting of March 1, 2006 were approved with the correction that Doug Cornell was to be paid \$650 for completion of the web page contract, not \$600 as reported.

Oliver/Robertson m/s/p

Communications: None

Citizen/Member Comments: None

Financial Status.

A. Operational Budget.

Checking.....	\$	1,500.00
Savings.....	\$	<u>9,980.21</u>
Total.....	\$	11,156.35

B. Development Plan Budget.

Funds Expended	\$	22,834.00
Projected Project Costs	\$	56,006.00
Fund Reserve	\$	8,073.76

Items of Business.

A. Payment of Bills. The following expenses were authorized for payment:

A. *Organizational Expenses:*

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(1) Focus Owosso	\$.	1,000.00
(2) Shia. Regional Chamber (Retail Rec't)	\$.	1,500.00
(3) Commercial Inc West (Armory adv't)	\$.	300.00
(4) Owosso Amphitheater Association (adv't)	\$.	<u>175.00</u>
Total:	\$.	2,975.00

B. Tax Increment Development Plan Expenses

(1) Focus Owosso Contract	\$.	1,000.00
(2) Reimburse to school taxing jurisdictions.....	\$.	88,759.56

Robertson/Hankerd m/s/p

B. Adoption of Brownfield Redevelopment Authority Plan for DDA TIF District.

Members reviewed the Brownfield Plan for the Capitol Bowl reconstruction and the site plan. There are \$156,145 in expenses projected as eligible expenses in the brownfield plan. The DDA tax capture plan allows use of the funds for the perimeter sidewalk work because it is in the right-of-way or in a city parking lot. This constitutes \$59,300 of DDA TIF funds for the project. The on-site brownfield work is estimated at \$96,845. The brownfield plan will use the tax capture funds

from the new structure's taxable value at the site to conduct the on-site eligible activities. The DDA must approve the use of the TIF funds and must approve an amendment to the Contract of Lease with the City to amend the boundary of the parking lot on the east end of the new Capitol Bowl for use as a sidewalk and landscape area, not loading zone or handicap parking (12' of the lot). The motion to authorize the project as it affects the DDA TIF budget and the contract of lease was authorized.

Robertson/Bucsi m/s/p

C. Entertainment Districts. Members reviewed the past discussion of entertainment districts and conducted an evaluation of the residential potential for downtown. The results of the marketing study that showed the potential for 250 additional residential units was affirmed subject to the understanding that these units will require parking of various types (underground, private, leased public) and amenities as the study indicates. The issue of elevators was raised and it was understood that larger projects will ultimately have access to elevator loans. The state grant program for elevators in one building no longer exists. It was agreed that there is unplanned potential for higher density housing on the perimeter of the downtown.

D. Cool Cities Projects. Chairman Wright invited a presentation from the Owosso Community Players and Shiawassee Arts Council for a DDA endorsement of their Cool Cities projects. It was concluded that there should be only one project. Each entity explained their plans for the \$100,000 grant. Questions and answers followed. It was decided that more information would be helpful before a decision would be made. Chairman Wright scheduled a special meeting of the DDA for Wednesday, April 12, 2006 at 7:45 a.m. at the Chamber and invited the two parties to e-mail more information if they wished to help the DDA decide on April 12th who would be endorsed. The DDA involvement relates to its 2005 Mayoral and Council appointed status as the Local Cool City Advisory Group.

E. Sandwich Board Signs Standards. With City Engineer approval the sidewalk opening requirement was reduced from 6 feet to 5 feet.

Robertson/Hankerd m/s/p

There being no further business the meeting was adjourned at 9:45 a.m.

Philip B. Hathaway, Secretary-Treasurer