

**CITY OF MT. MORRIS**  
**DOWNTOWN DEVELOPMENT AUTHORITY MEETING**  
**July 20, 2016**  
**1:30 P.M.**

1. **MEETING CALLED TO ORDER:** Chairman Don Lemmon.
2. **APPROVAL OF MINUTES:** Regular meeting minutes of June 15, 2016.
3. **COMMUNICATIONS:**
  - a. **None.**
4. **UNFINISHED BUSINESS:**
  - a. **Banners.**
  - b. **Downtown Sign.**
5. **NEW BUSINESS:**
  - a. **DDA Purchasing City Property.**
6. **PUBLIC COMMENT**
7. **DDA MEMBER COMMENTS**
8. **ADJOURNMENT**

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THE MEETING!**

**CITY OF MT. MORRIS**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Meeting Minutes**  
**June 15, 2016**

At **1:30 p.m.**, Chairperson Don Lemmon called the regular DDA meeting to order.

**PRESENT:** Don Lemmon, Lou Templeton, Mayor Boyce A. Judkins, Shirley Corcoran, Dorothy Lindsey, Joyce Bartos (arrived at 1:33), and Matt Gunn.

**ABSENT:** Adam Martin, Tim Elder, and City Manager Elena Danishevskaya.

**OTHERS:** City Clerk Kristina Somers, and DPW Superintendent Paul Zumbach.

**MINUTES:**

A motion was made by Shirley Corcoran and seconded by Matt Gunn to approve the regular meeting minutes of May 18, 2016.

All Ayes.

Motion carried.

Mayor Judkins discussed removing Timothy Hacker from the DDA roll call due to lack of attendance.

**COMMUNICATIONS:**

- a. **None.**

**UNFINISHED BUSINESS:**

- a. **Memorial Day Wrap up.**

Chairman Don Lemmon discussed the great turn out, and responses received about the Memorial Day Parade and events. Would like to see something done to let everyone know of moment of silence next year.

- b. **Downtown Landscape Sign.**

A motion was made by Joyce Bartos seconded by Shirley Corcoran to purchase at no more than \$100, a 9x11 engraved stone plaque to place in downtown landscape.

\_\_\_7\_\_\_ Ayes

\_\_\_0\_\_\_ Nay

\_\_\_1\_\_\_ Absent  
(Adam Martin)

Motion carried.

**NEW BUSINESS:**

- a. **2017 Banners.**

After discussion a motion was made by Matt Gunn seconded by Shirley Corcoran to approve sesquicentennial banners be available to everyone to purchase for \$150.

\_\_\_7\_\_\_ Ayes

\_\_\_0\_\_\_ Nay

\_\_\_1\_\_\_ Absent  
(Adam Martin)

Motion Carried.

**PUBLIC COMMENT:**

Mayor Boyce A. Judkins introduced new business owner Bret Daniels, of Arura Spa.

Bret Daniels let the DDA know of the services that the Spa offers, Soft opening set for June 1<sup>st</sup>, and a Grand opening is planned for June 4<sup>th</sup>.

Dan Lavelle discussed updates from Arnold Amusement, for a carnival during next year's 150<sup>th</sup> celebration. Let the DDA know that the banner will be available for float before the Memorial Day float. Let DDA know that he is working on getting an 8x4 temporary sign to show the community the funds collected for 150<sup>th</sup> celebration fireworks.

**DDA MEMBER COMMENTS:**

Mayor Boyce A. Judkins discussed the sign ordinance, Veterans Memorial Ceremony scheduled for Saturday, May 28 at 8:30am, and the city clean up that will follow Memorial Ceremony, at Baterbee Memorial Park. Informed DDA that the community churches meet on the 3<sup>rd</sup> Thursday of every month, public welcome.

Shirley Corcoran discussed City Hall, Union, Alteration Plus, B's Flowers, Martins, and Fairhaven selling 150<sup>th</sup> merchandise.

Dorothy Lindsey thanked everyone for the flowers, cards, and phone calls while she was recovering.

Lou Templeton stated she believes that all the help is why everything is going so smoothly.

Joyce Bartos passed out the 150<sup>th</sup> meeting schedule, and discussed upcoming Greektown bus trip planned for September 17, 2016, vendors planned for back to the bricks in Court House parking lot, and Kiwanians pancake breakfast at the Methodist Church on August 13, 2016.

Don Lemmon stated with City Manager on vacation, he would like information on DDA buying property on next week's agenda, and discussed Marc's Place status.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at **2:15 p.m.**

capitol dome

# MICHIGAN LEGISLATURE

Michigan Compiled Laws Complete Through PA 197 of 2016

House: Adjourned until Wednesday, August 3, 2016

10:00:00 AM

Senate: Adjourned until Wednesday, August 3, 2016

10:00:00 AM

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Chapter 125

Act 197 of 1975

Section 125.1657

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## Section 125.1657

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### DOWNTOWN DEVELOPMENT AUTHORITY (EXCERPT)

#### Act 197 of 1975

#### 125.1657 Powers of board; creation, operation, or funding of retail business incubator.

Sec. 7.

(1) The board may:

(a) Prepare an analysis of economic changes taking place in the downtown district.

(b) Study and analyze the impact of metropolitan growth upon the downtown district.

(c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the downtown district.

(d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

(e) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property

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mcl 125 1657

values in the downtown district and to promote the economic growth of the downtown district, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

(f) Implement any plan of development in the downtown district necessary to achieve the purposes of this act, in accordance with the powers of the authority as granted by this act.

(g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(h) Acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in property, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect to that property.

(i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them.

(j) Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease any building or property under its control, or any part of a building or property.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Create, operate, and fund marketing initiatives that benefit only retail and general marketing of the downtown district.

(o) Contract for broadband service and wireless technology service in the downtown district.

(p) Operate and perform all duties and exercise all responsibilities described in this section in a qualified township if the qualified township has entered into an agreement with the municipality under section 3(7).

(q) Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board.

(r) Create, operate, and fund retail business incubators in the downtown district.

(2) If it is the express determination of the board to create, operate, or fund a retail business incubator in the downtown district, the board shall give preference to tenants who will provide goods or services that are not available or that are underserved in the downtown area. If the board creates, operates, or funds retail business incubators in the downtown district, the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following:

(a) The lease or rental rate that may be below the fair market rate as determined by the board.

(b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months.

(c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district.

(d) A copy of the business plan of the tenant that contains measurable goals and objectives.

(e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board.

**History:** 1975, Act 197, Imd. Eff. Aug. 13, 1975 ;-- Am. 1985, Act 221, Imd. Eff. Jan. 10, 1986 ;-- Am. 2004, Act 196, Imd. Eff. July 8, 2004 ;-- Am. 2005, Act 115, Imd. Eff. Sept. 22, 2005 ;-- Am. 2008, Act 226, Imd. Eff. July 17,

2008

**Popular Name:** DDA

**Popular Name:** Downtown Development Authority Act

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