

Village of Byron  
Special Council Meeting Minutes  
April 23, 2013

Meeting called to order at 6:00pm by President Musall

Roll Call – Present: Bessenbacher, Brunell, Cole, Miller, Musall. Absent: None. 2 Seats Vacant

Seventeen visitors were present in addition to Village Council, Treasurer and Clerk.

President introduced Phil Hathaway of Town Plans LLC, in contract with the Village, who moderated the educational meeting regarding the benefits of establishing a Downtown Development Authority (DDA).

Mr. Hathaway presented a PowerPoint outlining the basis of necessity for establishing a DDA, including a values-based approach on why a DDA is an important tool in revitalizing a downtown community. He touched on thirteen best practices to consider.

In essence, a DDA marries downtown businesses with the Village to build out its economy. An important aspect is to define the region, done with the aid of a market study.

A Brownfield currently exists because of the blight present within the downtown block. A DDA and a Brownfield can work in conjunction and both have purpose. A Brownfield can help capture funds for blight remediation which exist now, and a DDA can work to develop a long term strategy for possible redevelopment.

In addition, a DDA could promote the community and encourage private development and investment through funding resources. This is an advantage to the community because a DDA provides a vehicle for funds and establishes policies which make the State more likely to commit to funding proposed projects.

Boundary issues were discussed with concern of inclusion of residential property as it related to the ability of the DDA to levy up to a 2 mil tax as part of a funding option, if that were approved by Council. Research needed to verify if that would apply to residential or not. Also, that is one funding method and not automatic. It must be proposed by the DDA authority and presented to Council to vote on. Other funding method is to capture increased taxes as property values rise.

There are funds available to put into the DDA from efforts of previous years fund raisers. These monies are currently held with the Chamber and could be used as matching grants funds to secure grants.

Expressed need to convene a Redevelopment Committee meeting to outline steps necessary for a DDA.

Meeting adjourned at 7:11pm