

Village of Byron
Downtown Development Authority Minutes
December 5, 2013

Meeting called to order at 6:00pm by Chairman Vandemark

Roll Call – Present: Ayotte, Bowers, Dickinson, Miller, Murphy, Murphy-Alderman, Vandemark. Absent: Musall, Rauch. Also present: Phil Hathaway, Shirley Riley, Jim Crain, Duncan Orr, Tony Prestonise.

Vicki Murphy was sworn in as a Village of Byron Downtown Development Authority Board Member.

Miller moved, Murphy-Alderman seconded to approve the minutes of 11-7-14. All Ayes. Carried

Public Comment – Resident Prestonise asked if posting of meetings could be done in paper. Noted not possible at this time due to no bank account established to pay invoice. Resident Orr commented on opting out. Noted time passed for opt out period.

Member Contact – Correct, update and forward to members. By-Laws will be provided at next meeting with no changes and will be voted on.

Financial Report – Will have separate account set up at Chase Bank. Village will have separate fund within its budget. Treasurer Miller and Riley to set time to meet at bank for opening account.

Introduction to DDA – Reviewed handout of Values – Starting point of what makes Byron better.

Web Design – At next Village meeting will be looking to go with IT Right with a page for DDA.

Need to fund marketing study. Development plan necessary to capture taxes, define boundaries. Plan six years out for Capital Improvement projects and update yearly. Keep a sense of restraint. A plan has to be developed by 12-31-14. A Brownfield Plan will likely occur first through Village Council Action.

Tax Increment Financing captures values of improvements within the district. Block 15 needs a Brownfield Plan, the DDA would dedicate their funds for possible matching grants or improvement projects. Benefits include tax credits, state grants help developers reduce cost. Policies need to be married between the Brownfield and Development Plans.

There has to be an agreement between the DDA and the Brownfield regarding tax capture. Once demolition is complete and the Brownfield is done, taxes would go back to DDA. Planning meetings can be held informally.

Restoration Plan – Two demolition contracts are being required for State support. With creative use, water, sewer lines and leads, road elevation issues can be included but cannot dominate cost, primarily demolition related. Lead/asbestos evaluation done by Village. Roughly \$50,000 to demo all buildings.

Understanding and validating each other is how a DDA acts as a unified body. Print out at next meeting outlining opportunities, threats, strengths and weaknesses along with printout of goals and objectives as it relates to design build processes.

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Marketing Study – Grants ready to assist. Low Income Eligibility, trying to prove 51% poverty difficult, has to be at least 46%. Neutral study needed. Must know procedure and do it right. Contact Ben Glardon. He has ability to waive requirement. Advantage is access to funding for infrastructure (excluding Brownfield), rest is local match for funding.

State puts a five year moratorium on property transfers if funds are used. Could lease for \$1/year and make leaseholder responsible for improvements, but banks don't like this set up. May not be worth dealing with funding quest. Could just pay outright to resolve issues and prevent State restrictions.

Early Funding Opportunities – No longer exist. Foundation writer will not necessarily know about what grants are available. Do footwork.

Annual Work Plan – Will need to be done at next meeting. Timelines important. Executive Committee should meet to suggest themes, consider short, medium, and long term goals. With the plan, get support from Township and connect with groups whose resources meld with the plan; e.g. river access, canoe launch, trail systems, healthy living groups, etc. Validate assets.

Next meeting Wednesday, January 15, 2014 @ 6PM.

Murphy Alderman moved, Miller seconded to adjourn meeting at 7:53PM. All Ayes. Carried

James Crain – Recording Secretary

Date

Rob Vandemark – Chairman