

Village of Byron
Downtown Development Authority Minutes
January 15, 2014

Meeting called to order at 6:04pm by Chairman Vandemark

Roll Call – Present: Ayotte, Bowers, Miller, Murphy, Murphy-Alderman, Rauch, Vandemark. Absent: Dickinson, Musall. Also present; Shirley Riley, Jim Crain, Phil Hathaway, Chris Webster, Justin Horvath

Rauch moved, Miller seconded to approve the agenda. All Ayes. Carried

Miller moved, Ayotte seconded to approve the minutes from 12-5-13. All Ayes. Carried

Board/Public Comments – Chris Webster introduced himself, expressed opinions on his effort to obtain Block Grant funding through Durand’s Brownfield Plan. He had intended to purchase industrial property and use the Durand DDA to see if funding was available. He hired a project manager and put together a preliminary budget. Process was a good fit, but amount of funds needed for reconstruction and upgrades were cost prohibitive. Multi-year process complicated by changes in leadership, project relies on many decisions over time and too much uncertainty with legislation, funding, etc.

Chairperson Murphy noted Police Chief Sampey would like two DDA members to serve on the 190th celebration committee. Celebration of Byron’s 190th will occur Friday, July 11 – Sunday, July 13, 2014.

Financial Status – No bills. Miller and Riley reported DDA account opened today. Account signers with Chase Bank done 1-15-14. Funds to deposit are \$18,886.75. Insurance bill paid from funds last year. Accepted as presented pending audit.

Official Date/Time Set – Rauch moved, Miller seconded to hold meetings the second Thursday of each month at 6PM; Municipal Hall. Discussion: Spring Break in April-may need to adjust. All Ayes. Carried

Adoption of Bylaws – Rauch moved, Murphy-Alderman seconded to adopt the bylaws as revised. Discussion: Secretary to send updated copies to all Chairpersons.

Work Plan Outline – Miller moved, Murphy-Alderman seconded to adopt 2014 Work Plan. All Ayes. Carried. Discussion revolved around identifying a lighter, quicker initiative to show community actions by DDA. Possible ideas included entrance signs, way finding signs, farm market, and waterfront access. Need to identify local groups and organizations in and around the community and communicate what you are up to during their meetings/events. Can provide links to these groups within the new www.byronmi.org website. Work plan should be posted as well on the new website. Would be nice if Byron had a brand or symbol emblematic of area, e.g. rivers, tri-county locale, crossroads, water highway, etc.

External/Internal Forces Exercise – Hathaway discussed external and internal forces on the Byron community. External forces act as opportunities/threats and not much can be done about those. Internal forces show prideful areas/expose areas for improvement and must be paid attention to. Completed exercise on impact/importance of these forces and will present results at next meeting.

Overall, quantifying the results help to classify significance and outline Byron’s position. Community wants to see change, but population doesn’t recognize need. Economically nothing has changed for people’s income. Trying to figure out where potential lies and use that as catalyst for change.

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Board must recognize role and emphasize positive avenues. Important to increase funding for local match seed money. Following a restoration plan will open up additional funding sources. Marketing study was determined to be important piece in this effort.

Horvath spoke of how SEDP economic expansion in Shiawassee County brings resources and people together. Focus on attracting business developers. Vandemark asked about role of Brownfield Plan. It provides tax increment financing with private sector incentives up to 25% in grant funds and helps reduce cost to make redevelopment more affordable.

Bowers mentioned client who wants to put in light manufacturing and is ready to go.

Another advantage of DDA is in obtaining liquor license as there is a special set aside if none are for sale.

Meeting adjourned at 8:35PM.

James Crain – Recording Secretary

Date

Rob Vandemark - Chairman