

DDA and Planning Commission Meeting Notes
Byron Municipal Building
May 21, 2026

Meeting was called to order at 6:00 pm by Chairperson Baker-Murph.

Roll Call: Present (Quorum of 5 reached): Baker-Murph, Brittain, Chapman, Dagen, Dickinson (6:28), Miller, Russell (6:29), Stevens, and Woods. **Absent:** none. Total: 9 members were present with none absent. Todd Thomas, Village Manager, and Bibbee, Recording Secretary, were present.

Agenda Approval: Stevens motioned to approve the agenda. Seconded by Woods. Voice vote. Ayes: Brittain, Chapman, Dagen, Miller, Stevens, Woods, and Baker-Murph. No nays. 2 absent. Motion passed.

Minutes Approval: Miller motioned to approve the amended Minutes of 4/21/26, and Minutes from Special Meeting 5.14.26. Seconded by Stevens. Voice vote. Ayes: Brittain, Chapman, Dagen, Miller, Stevens, Woods, and Baker-Murph. No nays. 2 absent. Motion passed.

Communications: No update.

Financial Status Report/Payment of Bills: Miller gave a financial report. No end of the month Financial Status Report is available, so as of 4/16/26 there was a balance of \$103,816.53. Bills include \$200 to the Village for the Pavilion, \$97.50 to Press Argus (\$50 + \$47.50), \$531.25 Lion Bear (4.25 hrs. follow-up), and \$3,600 (1/2 down of \$7,200) to Agnew Sign. Motion made by Stevens to accept the financial report pending audit, and to pay the bills, seconded by Brittain. Roll Call vote. Ayes: Brittain, Chapman, Dagen, Miller, Stevens, Woods, and Baker-Murph. No nays. 2 absent. Motion passed.

Other DDA Business: DDA Bylaws were tabled until June.

The parking /street by the post office needs repair, and this needs to be added to the Master Plan. John Guttersohn suggested adding parking curbs in front of the Dam Twist.

Pocket Park: Baker-Murph met with Agnew Sign, selected a naming rock. The name will be voted online by the public, with a deadline to have the name by June 15, and reveal it during the Byron Family week of July 11. Current name suggestions include Eagle Park, and Fisher Park. Deadline for other name suggestions is 5/29.

Other additions to the Pocket Park could be bike racks, and flower pots.

The EGLE grant can be submitted with a No Objection letter, with an October start goal.

Baker-Murph had letters ready to send to past donors for continued participation. DDA members are asked to assist in calling.

Chapman will check with the High School art teacher to have students add black lettering to the bricks in the wall.

West Bank River Viewing Platform & Boardwalk: Three bids were received to build the West Bank Pavilion: 1) \$49,980 (2nd bid) from Structure Tec in Perry, 2) \$49,601.87 from Euler Construction, 3) \$48,000 from RN Construction. Motion was made by Miller, seconded by Dickinson, to accept the bid from Euler Construction. Roll Call vote. Ayes: Brittain, Chapman, Dagen, Dickinson, Miller, Russell, Stevens, Woods, and Baker-Murph. No nays.0 absent. Motion passed. Motion was made by Dagen, seconded by Stevens, to pay down payment of \$30,000 to Euler Construction. Construction is to start June 15, after school events.

Planning Commission. No business to discuss.

Other Business: Duck race River Regatta license has been applied for through the Masons. After the license number has been received, tickets will be printed by Baker-Murph, as well as obtaining the trophies. Bibbee will check with Wade Prestonise to find out number of ducks received. Prizes will be the same as last year. Baker-Murph told RN Construction that because of their donation of the bench/fence they will be given a free sponsorship.

Public/Board Members' Comments: Chapman recommended light pole brackets for 60 graduates, to be split with the Village. Woods asked if ordinances are in place to add the brackets.

Brittain urged the Park Authority to be reexamined, with support needed from Burns Township.

Guttersohn stated that cameras are operational on the exterior of the buildings.

Bibbee expressed thanks to Debbie and Kurt Millbaugh for the beautiful 250 flowerpots.

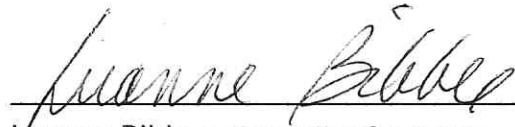
Stevens informed DDA that Clint Stevenson of Gormley Law is leaving his position in three weeks.

Brittain gave positive public remarks heard regarding the Pocket Park.

Motion to adjourn: Motion to adjourn was made by Stevens, seconded by Miller. Voice vote. Ayes: Brittain, Chapman, Dagen, Dickinson, Miller, Russell, Stevens, Woods, and Baker-Murph. No nays. None absent. Motion passed.

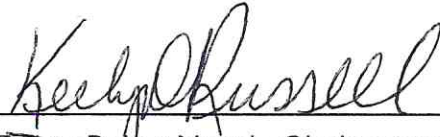
Meeting was adjourned at 7:20 pm.

Next meeting will be held June 18, 2026 at 6:00 pm, at the Municipal Building.



Luanne Bibbee, Recording Secretary

6/18/26



Debra Baker-Murph, Chairperson

6/18/26

DDA and Planning Commission Meeting Notes
Byron Municipal Building
June 18, 2026

Meeting was called to order at 6:03 pm by Acting Chairperson Russell.

Roll Call: Present (Quorum of 5 reached): Brittain, Dagen, Dickinson (6:29), Miller, Russell, and Stevens. **Absent:** Baker-Murph, Chapman, Woods. Total: 6 members were present with 3 absent. Todd Thomas, Village Manager, and Bibbee, Recording Secretary, were present.

Agenda Approval: Stevens motioned to approve the agenda. Seconded by Brittain. Voice vote. Ayes: Brittain, Dagen, Miller, Russell, Stevens. No nays. 3 absent. Motion passed.

Minutes Approval: Stevens motioned to approve the amended Minutes of 5/21/26. Seconded by Miller. Voice vote. Ayes: Brittain, Dagen, Miller, Russell, Stevens. No nays. 3 absent. Motion passed.

Communications: No update.

Financial Status Report/Payment of Bills: Miller gave a financial report. As of 5/27/26 there was a balance of \$85,983.63. Bills include \$4,215.00 to the Village for the Annual wages and Christmas decoration, \$204.00 to Lion Bear (boardwalk and Pavilion grants), and \$562.00 to Lion Bear for Project planning of the West Bank. Motion made by Stevens to accept the financial report pending audit, and to pay the bills, seconded by Brittain. Roll Call vote. Ayes: Brittain, Dagen, Dickinson, Miller, Russell, and Stevens. No nays. 3 absent. Motion passed.

Other DDA Business: DDA Bylaws were tabled until July.

Pocket Park: The Reveal of the Naming Rock will be held at 6:30 on July 10. Public input was discussed.

West Bank River Viewing Platform & Boardwalk: Thomas, Baker-Murph, and Guttersohn met with the builder of the Pavilion to determine location. Address was discussed. EGLE permit has been applied for, (usually takes 2 weeks). Vandermark asked if Randy Wise has been contacted re: his contribution. Miller will contact Baker-Murph to contact Wise.

The Family Fun Fair / 250 year celebration will be July 11, with a parade at 3:00, and events at the school park, music at the Pavilion, the corner beer tent, and food trucks at the school parking lot.

The Regatta still needs sponsors. Four current sponsors include Matador's Pizza, Blackmore-Rowe Insurance, Hammertime Construction, and Shaw Pharmacy. Becka Vandemark posted 2025 entry photos. Rob will put in docks and has banners. Lion Bear is a silver sponsor (\$500), Lynch Tree is a bronze sponsor (\$100).

Miller provided duck race tickets to sell for \$5.00 each. Dagen encouraged DDA members and Council to walk in the parade.

Still needed is someone to organize parades in the Village. Chamber will handle this through December.

Planning Commission. No business to discuss.

Other Business:

Public/Board Members' Comments: Vandemark invited DDA to their home for Reagan's graduation. The Library and Burns Township Hall will hold an open house on July 11, from 11-2:00pm

Motion to adjourn the meeting was made by Russell, seconded by Stevens. Meeting was adjourned at 6:38pm.

Next DDA/Planning Commission meeting will be held on July 16, at 6:00 pm.



Luanne Bibbee, Recording Secretary

7/16 /26



Debra Baker-Murph, Chairperson

7/16/26

Village of Byron Downtown Development Authority
Semi-Annual Informational Meeting Report
Reported at July 16, 2026 DDA Meeting

TIF/Tax Increment Financing:

TIF funds received since last report in January 15 2026: \$4,828.08

Total of \$520.85 has been received so far in the current 2026/2027 fiscal year

2026/2027 Fiscal Year TIF Spending:

\$1,000 SEDP membership; \$373.33 new Christmas decoration for Village

TIFA established in 2017 – TIF funds collected to date: \$73,007.97

Existing TIF funds are projected to be used within the next 5 years.

*Information as reported by DDA Treasurer Beverly Miller, and information accessed from the DDA financial reports.

Total Spending of TIF funds since 2017:

2026/2027 Fiscal Year TIF Spending:

\$1,000 SEDP membership; \$373.33 new Christmas decoration for Village

2025/2026 Fiscal Year: \$1,000 SEDP membership; \$1,394.76 Attorney Fees; \$2,175 Wages to Village Clerk & Village Treasurer & Recording Secretary; \$10,000 update to DDA Development Plan; \$12,357.50 Sidewalk Replacement West side of Saginaw St; \$350 Line painting

2024/2025 Fiscal Year: \$1,000 SEDP membership; \$794.42 Attorney Fees; \$1,475 Wages to Village Clerk & Village Treasurer, & Recording Secretary

2023/2024 Fiscal Year: \$1,000 SEDP membership; \$754.95 Attorney Fees; \$2,804.25 Wages to Village Clerk & Village Treasurer & Recording Secretary; \$790.93 supplies for Wayfinding signs

2022/2023 Fiscal Year: \$5,000 Rowe Professional Services for Riverwalk concept design; \$1,938 Wayfinding Signs; \$817.50 Wages to Village Clerk & Village Treasurer & Recording Secretary

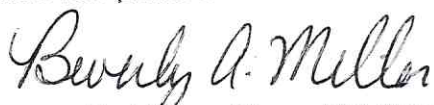
2021/2022 Fiscal Year: \$3,200 Crosswalk Project w/ curbs downtown; \$3,025 Trash Bins for downtown district; \$800 wood flower boxes for downtown district

2020/2021 Fiscal Year: \$1,010 line painting at main downtown district intersection

TIF funds were used to pay for these projects.

Future projects for TIF funds:

As outlined in the DDA Development Plan, future projects for use of the TIF funds are improving walkability and replacing sidewalks within the TIF district and expanding river recreation within the TIF district. These are just a few of the future projects listed in the current edition of the Development Plan, as of the date of this report. The 5-Year plan intends to focus on sidewalk and crosswalk improvements projects within the TIF district.



Prepared by Village of Byron DDA Treasurer, Beverly Miller

7/16/2026