

**Downtown Development Authority
Regular Meeting Minutes
Monday, February 13, 2023 – 12:00 p.m.**

Board Members Present: Melanie Hansen
Tim Mulcahy
Wendy Gladding
Jeff Scoby
Charley Kemp
Nicole Falatic

Board Members Absent: Jerry Fennell

Others Present: George Bosanic, City Manager
Heather Feazel, Assistant City Manager
Norice Rasmussen, Clerk-Finance Director
Paul Sischo, Chamber of Commerce
Cory Smith, Daily News
Roger Ferworn, AE Tech Design
Linda Huckleberry, via Zoom

The regular meeting was called to order by Chair Mulcahy at 12:00 p.m.

The Board reviewed the special minutes from the January 16, 2023, meeting. **Board member Gladding made a motion** to accept the minutes as presented. Board member Kemp seconded the motion. Motion carried.

The Board reviewed the special organizational minutes from the January 16, 2023, meeting. **Board member Kemp made a motion** to accept the minutes as presented. Board member Falatic seconded the motion. Motion carried.

The Board received a presentation on the Financial Report for December 31, 2022, from Clerk-Finance Director Rasmussen. **Board member Kemp made a motion** to accept the Financial Report. Board member Falatic seconded the motion. Motion carried.

The Board discussed the Parking Lot and Wayfinding Signs bids submitted and asked several relevant questions. **Board member Falatic made a motion** to award a bid for the purchase of Parking Lot and Wayfinding Signs to Metro Signs & Lighting of Ada, Michigan in the amount not to exceed \$74,995.00. Board member Gladding seconded the motion. Motion carried.

City Engineer, Doug Hinken reviewed the bids for resurfacing of downtown public parking lots. **Board member Kemp made a motion** to award a bid for parking lot resurfacing in downtown public parking lots to Michigan Paving and Materials of

Comstock Park, Michigan in the amount not to exceed \$531,492.88. Board member Falatic seconded the motion. Motion carried.

Roger Ferworn, AE Tech Design, presented the bids for the downtown infrastructure to the Board to consider. **Board member Falatic made a motion** to award a bid for new video surveillance, public wi-fi and public address systems throughout the downtown district to Hillard Electric of Cedar Springs, Michigan in the amount not to exceed \$287,191 with a \$100,000 contingency. Board member Kemp seconded the motion. Motion carried.

The Board considered the approval of Resolution No. 23-02, a resolution requesting the City of Greenville issue Downtown Development Bonds for the public parking lot expansion improvements project. **Board member Gladding resolved** to approve Resolution No. 23-02, a resolution requesting the City of Greenville issue Downtown Development Bonds for the public parking lot expansion improvements project.

WHEREAS, the City of Greenville Downtown Development Authority (the “DDA”) has adopted a Resolution Requesting the City of Greenville Issue Downtown Development Bonds, Pledging Tax Increment Revenues as Security and Approving Estimates of Projected Tax Increment Revenue (the “Resolution”) in order to fund certain projects identified in its Tax Increment Financing and Development Plan, as amended (the “Plan”), including, the Security Enhancements Project, the Communication/Technology Enhancements Project the Existing Public Parking Lot Renovations Project, and elements of such other Projects contained in the Plan that the DDA may decide to undertake (the “Projects”); and

WHEREAS, the City of Greenville (the “City”) intends to issue one or more series of its limited tax, general obligation bonds pursuant to Act 57, Public Acts of Michigan, 2018, in an amount of not to exceed \$1,500,000 (the “Bonds”) secured by future Tax Increment Revenues, for the purpose of financing the construction of the Projects; and

WHEREAS, the City has entered into a real estate purchase agreement to purchase real property commonly known as 208 S. Lafayette Street, Greenville, Michigan (the “Property”); and

WHEREAS, the DDA requests that the purchase of the Property, the demolition of structures on the Property and the improvement of the Property as a City public parking lot be undertaken by the City and financed by the Bonds as part of the Public Parking Lot Expansion Improvements Project; and

WHEREAS, the City adopted a Resolution to Declare Intent to Issue Bonds and to Public Notice of Intent to Issue Bonds, which among other things stated the City’s intent to seek reimbursement from future proceeds of the Bonds of amounts which was intended to satisfy the requirements of Section 150 of the Internal Revenue Code of 1986, as amended (the “Reimbursement Resolution”).

NOW THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The DDA hereby requests that the City proceed with the purchase of the Property and the demolition of structures on the Property and the improvement of the Property as a City public parking lot (the “New Parking Lot Project”).
2. The New Parking Lot Project shall be included as part of the DDA’s Public Parking Lot Expansion Improvements Project under the Plan.
3. The DDA further requests that the City include sufficient amounts to pay the costs of the New Parking Lot Project in the amount of Bonds to be issued by the City, with all of the provisions of the Resolution applying to such funds borrowed for the New Parking Lot Project.
4. To the extent funds are required by the City to complete the acquisition of the Property, such funds may be advanced from funds of the DDA to be reimbursed from proceeds of the Bonds as provided in the Reimbursement Resolution.
5. At such time as the City issues the Bonds for the long-term financing of the improvements financed by the Bonds, the DDA shall be reimbursed for its expenditures for the New Parking Lot Project out of the proceeds of the Bonds.
6. This resolution and the expression of intent to seek reimbursement from future proceeds of the Bonds is intended to satisfy the requirements of Section 150 of the Internal Revenue Code of 1986, as amended.
7. The Chairperson, the Vice Chairperson, or the Secretary or Treasurer of the DDA, or any one or more of them, are authorized and directed to take all actions necessary or desirable for the acquisition of the Property and the implementation of the New Parking Lot Project and to execute any documents or certificates, receipts, orders, agreements, and instruments, necessary to complete the purchase of the Property and the implementation of the New Parking Lot Project, and to sign such documents on behalf of the DDA and give any approvals necessary therefor.

Board member Kemp seconded the motion. Adopted with a vote of (6) Ayes: Mulcahy, Lehman, Hansen, Falatic, Kemp, and Gladding; (0) Nays and (2) Absent: Fennell, and Huckleberry.

Board member Gladding made a motion to enter into executive session for the purpose of discussing the acquisition of real property. Board member Falatic seconded. Motion carried.

The Board entered into executive session at 1:37 p.m.

The Board returned to the regular meeting at 1:47 p.m.

Board member Gladding made a motion to return to the regular meeting. Board member Falatic seconded. Motion carried.

Board member Kemp made a motion to adjourn; supported by board member Gladding. Motion carried. Board adjourned at 1:47 p.m.

Respectfully submitted,
George Bosanic