



## **BROWNSTOWN TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY**

**April 4, 2012**

A Work Session of the Brownstown Township Downtown Development Authority was held on Wednesday, April 4, 2012, in the Township Hall, 21313 Telegraph Road, Brownstown, Michigan 48183. The meeting was called to order at 4:00 p.m. by Chairperson Rybski and began with the Pledge of Allegiance.

**PRESENT:** Rybski, Bielecki, DiMilia, Khan, Skotanis, Varady, and Vidusic. Also in attendance were Economic Development Manager DiSanto and DDA Assistant Directors Gustafsson and Trussell.

**ABSENT AND EXCUSED:** Willis

### **TEL-SIB BROWNFIELD PAYMENT ADVANCEMENT CONSIDERATION:**

DiSanto described the unforeseen expenses that the developer has encountered resulting in a \$60,000.00 increase for this project. Because they were able to secure funding for only \$20,000.00 additional, they have approached the Township office for help in the form of grants or forgiveness loans. Under the Brownfield Development Plan, the request did not seem appropriate. DiSanto suggested that the DDA and Brownfield Authority, through the development agreement, advance the shortfall and be repaid through the Brownfield reimbursement. After a brief discussion, members requested cost breakdown for the \$60,000.00 in unforeseen items. Once approved, the DDA attorney would prepare an amendment to the Development Agreement, as recommended in DiSanto's letter dated April 4, 2012.

### **PHASE III BIKE PATH UPDATE:**

Gustafsson described the three alternatives mapped out in the members packets. Members expressed concern for the safety of residents who would use the bike lane along Racho Road in the 3<sup>rd</sup> alternative option. Gustafsson and DiSanto explained that when a bike lane is placed on the shoulder of a road in this manner, there are clear markings that designate it as a bike lane. Wayne County is reviewing this option and will provide comment. Gustafsson will provide an update at the next meeting.

### **TOWN CENTER MARKET STUDY/IMPLEMENTATION STRATEGY-RCL CO:**

Gustafsson reviewed the proposal of Robert Charles Lesser & Co (RCL CO). He gave a description of the background and qualifications that make them a good choice for the new Market Study and Financial Analysis. Members questioned the need for another Market Study and DiSanto and Gustafsson explained that with the updated Census information and the change in the new economy, it is necessary to have current market and financial information to demonstrate the true potential of the Town Center when soliciting developers and businesses. DiSanto also explained that although the study would be focused on the Town Center area, the information would be useful for attracting businesses to other areas of the township. Previous studies have been used to assist many companies in their decision to locate to Brownstown.

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RCL CO also included a Phase II Implementation Strategy that would include evaluating potential partners, resulting in a short-list of preferred partners and coordinating site visits for the prospective developers and a very wide range of other key tasks.

**DOG PARK FEES DISCUSSION:**

Trussell reviewed the list of fees that are being charged for dog parks in other communities. She provided the fees currently charged for licensing by Brownstown Animal Control and posed the questions for discussion. Members discussed what they felt were appropriate fees for Brownstown and whether to charge an additional amount for non-residents.

**OTHER BUSINESS:**

DiSanto gave the members a brief overview regarding the letters sent by Wayne County about the hearing scheduled for April 17 for the Brownstown Creek Drain. He plans to attend this meeting as a representative of the Township.

DiSanto also updated the members about the updated Flood Zone maps from FEMA and the issues that the township residents are facing because of the changes.

The Downtown Development Authority work session adjourned at 5:30 p.m.

LAP/DDA040412