

VILLAGE OF MORRICE DDA MINUTES

September 25, 2024

MORRICE VILLAGE HALL

1. Call to Order at 6:03 p.m.
2. Pledge of Allegiance.
3. Roll Call:
Present: Beth Andrus, Todd Scott, Lyn Smith, Bob Peterson, Jeff Harris
Dan Munro, Troy Binkley, Shaun Thronson.
Absent: Bob Opsommer.
4. Guest: Justin Horvath of SEDP was introduced at the meeting to give suggestions on the projects.
5. Approval of Agenda:
Motion was made to approve the agenda with the addition of a proposal
To approve a survey by Bob Peterson and seconded by Troy Binkley.
All Ayed.
6. Approval of Minutes from 08-28-24.
Motion was made to accept the minutes by Troy Binkley and seconded by Bob Peterson. All Ayed.
7. Financial Report:
Review of the current balance in the 2 accounts of \$130,999.54 and upcoming deposits and expenditures.
8. Old Business:
 - A. Dan Munro introduced 3 bids for the concrete sidewalk repair in front of the bank building and the 30' of sidewalk on the northeast corner of Main Street and Third Street. There was discussion over which bid to accept. It was the consensus to approve the bid from DSquared Concrete and Construction for the sum of \$6300. Motion to approve the bid was made by Bob Peterson and seconded
By Lyn Smith. All Ayed in a roll call vote.

Justin Horvath suggested looking into grants through MDOT and MEDC for these upgrades to the Village sidewalks. We will follow up on these suggestions at the next meeting.

B. Holiday Decoration Project: Dan Munro has researched and was unable to find commercial grade solar light poles that could be used for holiday decorating. It was suggested that we contact Consumers Energy to see if there have been changes to the restrictions using their poles.

C. Vacant Lot Project:

1. The cost of mowing the currently vacant lots was discussed. The village offered to mow for \$3000 annually. Tony Karhoff gave a proposed amount of \$60 per mowing for 26 mowings. It was suggested that we take bids. The discussion was tabled.
2. Beth Andrus emphasized that there needs to be community participation in this project. She presented a sign option that could be posted at the site for everyone to see. There was consensus that this would drive conversation within the community. Justin Horvath suggested that having a business construct plan was of prime importance. Discussion followed as to the use of the building, how many stories would be the best use of the space, the agencies that should be considered for the financing. There was also discussion of what businesses the community might be most interested in seeing brought into the building: bakery, ice cream shop, laundromat, dog groomers, etc.
3. The question of parking was raised as well. Andrea Laraway of Intrinsic Salon expressed interest in selling part of her lot which is adjacent to the vacant lots. Beth Andrus will contact her and address it at the next meeting.
4. Beth Andrus reported that in the meeting held earlier in September with the contractors and architects, it was suggested that an 8000 sq. ft. (per floor) to 20,000 sq. ft. maximum building would cost approximately \$5 million to \$7 million (if a third floor was added). The upper floors would be used primarily for 1-2 bedroom apartments. This would resolve a lack of housing for our community.
5. It was decided that Beth Andrus would contact one of the architects from the September 12 meeting, Bill Ahrens, who had proposed that a schematic for the building would be the best place to start. The cost would be approximately \$9500. Beth will ask for a schematic of both a 2 story and 3 story building with suggested costs.

Motion was made to contact Bill Ahrens to prepare a schematic at a maximum cost of \$12,000 by Bob Peterson and seconded by Dan Munro. All Ayed in a roll call vote.

9. New Business:

- A. Discussion regarding the old bank building over news that the owner might be looking to sell. The extensive costs of repair and refurbishment were presented, but it was decided that Beth Andrus would contact our realtor and propose selling the building to the DDA for \$10,000 plus closing costs. The taxes have not been paid since Gavin took ownership, so that would probably be brought into the proposal as well.

Motion was made to offer Gavin Lucas \$10,000 and closing costs for the old bank building by Dan Munro and seconded by Bob Peterson. All Ayed in a roll call vote.

- B. Todd Scott asked that the Village Of Morrice sign at the corner of Lansing and Morrice Roads, be fixed or replaced. Todd will be contacting sign makers in the area and bring quotes to the next DDA meeting.

10. The next DDA meeting will be held October 23, 2024 at 6:00 p.m.

Motion to adjourn was made by Troy Binkley and seconded by Jeff Harris. All Ayed.

11. Meeting was adjourned at 7:17 p.m.