

VILLAGE OF MORRICE DDA MINUTES
December 19, 2024
Morrice Village Hall

1. Call to Order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call:

-Present: Beth Andrus, Todd Scott, Jeff Harris, Shaun Thronson, Bob Peterson, Bob Opsommer, Dan Munro, and Troy Binkley.

-Absent: Lyn Smith.

4. Approval of Agenda

-Motion was made to approve the agenda by Jeff Harris and seconded by Bob Peterson. All Aye with the addition of a report from Todd Scott on the purchase of a new village sign at Lansing Rd.

5. Call to the Public

6. Approval of Minutes from November 20, 2024

-Motion was made to approve the minutes by Bob Peterson and Seconded by Jeff Harris. All Aye with no additions or changes.

7. The Financial Report was reviewed with no questions or changes.

8. Old Business

A. Bill Arens from Arens Architecture was in attendance to review the first set of schematic options for the proposed building on the 4 lots on Main Street. Several questions were raised on many aspects of the building including the obvious need for parking, where the well would sit and how that would work with other utilities and unit placing, what type of heating/cooling would be used, what mandates might be in effect regarding handicap accessibility, and what the options would be for adding more units or making fewer units larger... just to name a few. Mr. Arens was quite thorough while explaining the fact that this was not the final drafting. With the most conservative option including 2-2-bedroom units and 2-1-bedroom units on the two upper floors, and 2 to 4 commercial units on the main floor, there would be multiple ways to configure the units to provide as much housing

as possible within the available 5,150 square feet.

B. The question was raised about adding in the property that is adjacent to the 4 vacant lots. The owner of the Intrinsic Salon has expressed interest but there has been no formal offer made. Beth Andrus will be in contact with the owner and will have an update for the January meeting. There was some discussion about the benefits and costs associated with adding in the lot and how the utilities would then need to be relocated. The purchase of this lot would bring 25 additional feet of space that in turn would add more possible variations for units. The discussion was tabled pending more information from the parties involved.

C. Holiday Decoration Project

Dan Munro reported that he has been leaving messages for the representative of Consumers Energy but has not received a response as of yet. He is hoping the representative will be willing to attend the January meeting so that we can discuss the need for the current posts to be replaced, and decide what type of pole would be needed for hanging holiday decorations. Todd Scott and Dan also suggested that the southwest corner of Main and Third Street could be utilized to set up holiday decorations if we are unable to install and/or utilize new poles on Main Street.

D. New Village Sign

Todd Scott reported that he had presented our motion to accept the lowest bid for the new sign to the Village Board. However, the Village Board had reservations on approving the bid as written and have tabled the resolution until the 2 bidding companies could be contacted to re-write their prospective bids.

E. Old Bank Building

Beth Andrus reported that the DDA had received another counteroffer from the current owner. His new offer: we pay \$110,000 for the building with \$10,000 down to retain a hold on the sale for 6 months. And, that the \$10,000 deposit would not be refunded if the DDA rescinded their offer by the end of the six months. Beth also announced the liability insurance would cost approximately \$1,000 yearly until repairs were finalized. After much deliberation, Dan Munro made the motion to offer \$92,500 for the building with \$7,500 down, but to hold it for

3 months rather than the 6 months previously suggested. We would also include a contingency that the building must pass inspection and be determined as 'structurally sound' before the final agreement would be binding.

Motion was made by Dan Munro and seconded by Todd Scott.

All Ayed.

9. New Business

A. Taxes for Vacant Lots

-After discussion, Motion was made by Jeff Harris to pay the taxes of \$169 for the vacant lots, and seconded by Dan Munro. All Ayed.

B. The next regular meeting will be held on January 29, 2025 as agreed on by the attendees.

10. Adjournment at 7:50 p.m.