

VILLAGE OF MORRICE DDA MINUTES

February 26, 2025

VILLAGE HALL

1. Call to Order 6:03 p.m. and Pledge of Allegiance

2. Roll Call:

Attendees: Beth Andrus, Todd Scott, Bob Peterson, Bob Opsommer, Troy Binkley, Jeff Harris, Shaun Thronson, Lyn Smith, and Dan Munro.

Absentees: NONE

3. Approval of Agenda:

- A. Beth Andrus amended the Old Business to include “E: Stair Railing Needed”.
- B. Motion was made by Jeff Harris to approve the amendment to the agenda and to approve the agenda and seconded by Bob Peterson. Motion was approved: all ayes.

4. Call to the Public.

5. Approval of Minutes from January 29, 2025:

- A. Motion was made by Bob Peterson to approve the Minutes and seconded by Jeff Harris. Motion was approved: all ayes.

6. Financial Report:

- 1. Of note, the payment was made for the purchase of the Old Bank Building. This brings the account balance to \$70, 581.69.

7. Old Business:

- A. Vacant Lot Project.

1) Beth Andrus spoke with the owner of Intrinsic Hair Salon who is willing to move to another location in the village as long as she can be made whole. The DDA needs to see how this could work.

- 2) Estimates were reviewed as submitted by Aren’s Architecture. The board was asked to consider each of the possible options within the plans and discuss the pros and cons of either the 2-story or the 3-story building. Currently the plans call for an approximate \$5.264 million in costs for the 3-story building, and \$3.9 million in costs for the 2-story option. Once the decision is made on the building size and the approvals are all received, the board it will take approximately 14 months to build.

D. Dan Munro reported on the Holiday Decoration Project. There is a tentative approval from Consumers Energy for Morrice to proceed with using the new poles they will supply for our seasonal decorations. Dan and Todd Scott will be researching the

necessary regulations to be certain we can provide the correct type of décor given the required electrical connectivity, weight restrictions, and public use restrictions. Work on the new poles was suggested by Consumers Energy for this summer to late fall.

- E. Todd Scott reported on the new Village Sign Project. The Village Board voted to accept the \$13,000 bid from Edward Signs which would require an updated brick base. The Village Board is currently seeking easement from Mr. Hogan and expects the work to begin shortly after that agreement is made.
- F. Bank Building Update. Walkowicz Consulting Engineers submitted an observation report to Beth Andrus after visiting the site of the Old Bank Building on January 30. Scott Walkowicz listed in detail the repairs that would be needed in order to bring the building to code and be structurally sound. The cost for the observation report is \$2,240.
- G. Beth Andrus brought before the DDA the additional need of a railing for the stairway. It was agreed that this railing would make the stairwell safer for use during the renovation. This adjustment would come at a cost of \$250.

8. New Business.

- A. Cost/Income potential was discussed using the 15 or 30 year mortgages for a base analysis. There was discussion about the expected rents that would be charged, what potential area renters might be expected to pay, and what utilities would be included. The actual figures will be better understood once the funding has been secured.
- B. The Funding Sources we are currently researching and seeking were described by Beth Andrus:

The Rural Readiness Grant would offer-

- Up to a \$50,000 with a 30% match,
- Leads to winning more funding,
- Can fund architect, grant writing, and Phase One assessment.

The My Neighborhood (MSHDA) would offer-

- \$100,000 grant for each new unit created,
- Funds housing only
- Budget would need to be broken up into parts.

Bonds-

- Would require a bond attorney to create the offer,
- Cost~\$20,000,
- Tiered payoff
- Current interest rate at about 4.5%.

MEDC (RAP-Revitalization and Placemaking Program)-

- Only for projects over \$1 million,
- Must have commercial space,
- Can be of mixed use,
- Funds up to 50% of the project.

Community Capitol Creative Funding-

- The developer could front the money and we buy it back under a Land Contract,
- Cannot do a regular mortgage (against the law).

C. Beth Andrus asked the board: do we want to tackle the Old Bank Building first or the Vacant Lots Building-new construction? The board agreed we should begin the process of reconstructing the Old Bank Building first and seek grants for that project while we continue to seek the grants for the new build. It was also agreed that we should retain the services of Bill Arens to draw plans for the reconstruction of the Old Bank Building.

D. DDA Plan Amendment was presented for review and approval. The MDDA determined in 2025 that the Tax Increment Finance Plan and Development Plan required amendments to approve a project to purchase commercial property in Morrice. Once signed, the amendment must be forwarded to the Village of Morrice for approval. Motion was made by Dan Munro to approve the DDA Plan Amendment and seconded By Jeff Harris. The motion was approved: all ayes.

E. Motion was made to approve the payment for removing siding on the Old Bank Building to view the condition of the foundation at \$200 to Godfrey Home Improvements by Jeff Harris and seconded by Lyn Smith. Roll call vote: all ayes.

F. Motion was made to approve the payment to Walkowicz Consulting Engineers for the Report on the Old Bank Building at \$2,240 by Jeff Harris and seconded by Lyn Smith. Roll call vote: all ayes.

G. Motion was made by Jeff Harris to approve and pay the quote from Michigan Municipal League Liability and Property Pool @ \$995 for the year and seconded by Lyn Smith. Roll call vote: all ayes.

H. Motion was made to approve and pay for the Morrice Mixed-Use Project Drawings and Cost Estimate sent by Bill Arens. The motion was made by Jeff Harris and seconded by Lyn Smith. The motion was approved: all ayes.

I. The Easter Egg Hunt sponsored by the Village of Morrice is taking donations to help fund the event.

Motion was made by Dan Munro to donate \$250 to the Morrice Easter Egg Hunt and seconded by Troy Binkley. Roll Call Vote: all ayes.

The next meeting will be held on Wednesday March 26, 2025.

Motion was made by Dan Munro to adjourn the meeting and seconded by Bob Peterson.

The motion was approved: all ayes at 7:21 p.m