

VILLAGE OF MORRICE DDA MINUTES

June 25, 2025

Morrice Village Hall

1. Call to Order and Pledge to the Flag.

2. Roll Call-

In attendance: Beth Andrus, Todd Scott, Troy Binkley, Bob Opsommer, Bob Peterson, Shawn Thronson, Lyn Smith. Absent: Jeff Harris, Dan Munro.

3. Approval of Agenda-

Motion was made by Bob Opsommer to approve the agenda and supported by Troy Binkley. The Motion was approved unanimously.

4. Call to the Public-

The board was introduced to Dale Greenhoe who has recently filed to finish the work begun at the site on Morrice Rd. where the Condo Project was approved about 5 years ago. There will be 4 buildings containing 4 units each, and the construction site will primarily hold to the original site plans. He has decided to replace the condos with rental units, each measuring approximately 1500 square feet in size. The project will break ground this fall.

5. Approval of Minutes from May-25-2025-

Motion was made by Troy Binkley to approve the minutes and supported by Todd Scott.

Motion was approved unanimously.

6. Financial Report.

7. Semi-annual Informational Report-

Was presented for those in attendance to review the responsibilities, progress and goals of the Morrice DDA.

8. Old Business.

A. Vacant Lots and Old Bank Building:

1. The Environmental Phase 1 study has been completed.

“This assessment has revealed no evidence of RECs, Historic RECs, or Controlled RECs associated with the subject property.” for the four parcels of vacant land on Main Street or the 2 parcels of commercial property also located on Main Street in Morrice, Shiawassee County, Michigan.

2. The Rural Readiness grant is currently being pursued by Lion Bear as one of the funding grants available to support the Vacant Lots and Old Bank Building project.

3. Cost Estimate for Old Bank Building Renovations:

SB Spence Brothers submitted their Summary of Overall Project Cost for review by the Board of approximately \$2.2 million. The totals were much higher than anticipated. There were two options presented as potential alternates, one of which would be to leave the bank vault in place. Further discussion was tabled until the July meeting.

B. Holiday Decoration Project:

1. There has still been no response from Consumers Power to meet with the Board for discussion on the placement of new poles or their use in decorating for the holiday seasons. They have, however, asked for further information on the currently installed poles, such as height and diameter.

2. Bob Opsommer was not able to retain the services of a client with a window washing business to decorate the large tree outside the Morrice Fire Department building. He plans to continue his search.

C. Park Pavilion-

1. Todd Scott reported that they received a few bids for the repair/replacement of the pavilion structure. Because the bids were much higher than expected, ranging from \$55,000 to \$72,000, the Village Board has decided to investigate a much better offer

of \$15,000 to replace the structure with a metal style open sided building. In this scenario the Village DPW would be able to absorb most of the labor costs in house. Todd Scott will report next month on further developments.

2. Todd also noted that the new Village sign would break ground and be finished before the 4th of July holiday.

9. New Business.

A. Beth Andrus asked Todd Scott to review a recent request from the SCOA Senior Center in Morrice to the Village Board. They are asking that the Village consider buying back the building that was purchased by SCOA years ago. This would make the Village responsible for the maintenance and repairs that SCOA currently says they are unable to sustain. This change came about when the current Board of Commissioners removed that benefit from their tax assessment. The conversation centered on what options the Village Board might have to make this purchase more profitable. A suggestion was made to use the building as a rental option to other businesses, such as a Day Care facility.

10. Bills.

Invoices were submitted for review by Rescue Me LawnCare, LLC: \$300, Perry Plumbing \$130, Environmental Consulting Solutions: \$4000, and the Perry Township Treasurer totaling \$2355.08. It was decided to table the tax bill until the August meeting.

Motion was made by Bob Opsommer to approve payment of \$300, \$130, and \$4000 and supported by Bob Peterson. Motion was approved unanimously.

The next meeting will be held July 23, 2025 immediately following the Planning Commission meeting.

Meeting Adjourned at 6:50 p.m.

