

VILLAGE OF MORRICE DDA

MEETING MINUTES

OCTOBER 22, 2025

MORRICE VILLAGE HALL

1. Call to Order at 6:03 p.m.

2. Pledge to the Flag.

3. Roll Call:

-In attendance: Beth Andrus, Todd Scott, Bob Peterson, Dan Munro, Shaun Thronson,
Bob Opsommer, and Jeff Harris.

-Absent: Troy Binkley and Lyn Smith.

4. Approval of Agenda:

-Motion was made by Jeff Harris to approve the agenda and seconded by Bob Peterson.

-Motion passed unanimously.

5. Call to the Public.

-No response.

6. Approval of the Minutes for 9-24-2025:

-Motion was made by Dan Munro to approve the minutes from 9-24-2025
and seconded by Shaun Thronson.

-Motion passed unanimously.

7. Financial Report:

A. The total current assets are \$141, 495.30

8. Informational Update:

A. Beth Andrus presented the semi-annual Informational Update for the public
explaining the DDA's function within the community: the financial support supplied for
Village sponsored holiday activities as well as holiday decorating, repairing sidewalks

and streets, and more recently the purchase and new construction plans for the empty lots and buildings within the business district of Morrice.

9. Old Business:

A. Vacant Lots & Old Bank Building-Rural Readiness Grant:

1. Arens Architecture submitted schematic drawings and a conceptual cost estimate and schedule for the TCF Bank Building. It was suggested that we consider asking for bids for the demolition of the interior of the bank.

-Motion was made by Dan Munro to invite local contractors to submit bids to contain an estimate for demolition of the first floor and the second floor, separately and together.

-The motion was seconded by Bob Peterson. The motion passed unanimously.

2. The lessee for the bottom floor of the TCF Bank Building has vacated and has requested that she be released from her lease commitment that was set for April of 2025. The Board discussed the need to begin work on the bottom floor area as soon as possible to bring in new renters. It was decided that the lease should be cancelled and the deposit refunded in full on December 1, 2025.

-Motion was made by Dan Munro and seconded by Bob Peterson to quit the lease with Whatnots Over Yonder and refund her security deposit on December 1st.

- A roll call vote was taken. All members voted aye. Motion passed unanimously.

B. Holiday Decoration Project:

1. Robert Ray is set to install the Zig Zag smart lights in time for Halloween, the week of October 27, 2025.

C. Brownfield Development for Jaedyn's Way Project:

1. Dale Greenhoe and his partner Craig Smith returned to request that the DDA finalize their support for the tax waving consideration at 29 years according to the Brownfield Development Plan. There was discussion about the way funds that were collected would be dispersed.

-Motion was made by Bob Peterson and seconded by Bob Opsommer to recommend

to the Village Board to accept the proposed TIF as presented for the Brownfield Development.

-Motion passed unanimously.

10. New Business:

-None.

11. Bills:

-Motion was made by Bob Peterson and seconded by Shaun Thronson to pay bills:

1) Rescue Me Lawn Care- \$300

2) Consumers Energy-\$73.10

3) Aren's Architecture (Old Bank Building)-\$7,785

4) Village of Morrice Sign Share-\$5,000.

- A roll call vote was taken. All members voted aye. Motion passed unanimously.

12. The next regular meeting will be held November 19, 2025

13. Motion was made by Bob Peterson and seconded by Shaun Thronson to adjourn.

-Motion passed unanimously.

14. Meeting adjourned at 7:25 p.m.