

# VILLAGE OF MORRICE DDA MINUTES

November 19, 2025

## MORRICE VILLAGE HALL

1. Call to Order at 6:02 p.m.

2. Pledge to the Flag.

3. Roll Call:

-In Attendance: Beth Andrus, Todd Scott, Bob Peterson, Dan Munro, Shaun Thronson,  
Bob Opsommmer, Jeff Harris, and Troy Binkley.

-Absent: Lyn Smith.

4. Approval of Agenda:

-Motion was made to approve the agenda by Jeff Harris and seconded by Troy Binkley.

-Motion passed unanimously.

5. Call to the Public:

-None.

6. Approval of Minutes from 10-22-2025:

-Motion was made to approve the minutes from October 22, 2025 by Bob Peterson and  
seconded by Shaun Thronson.

-Motion passed unanimously.

7. Financial Report.

A. The current balance in all accounts is \$131,822.87. The next income installment is  
expected by the end of January.

8. Old Business.

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

1. Beth Andrus is expecting to hear news regarding the grant by the end of the week.

B. Beth Andrus presented three demolition estimates she received to date.

1. JoshCo Construction, LLC estimated demolition costs:

First Floor without Vault Removal: \$8,590,

Vault Removal: \$2749,

First Floor with Vault Removal: \$11,699, and

Second Floor: \$46,650.

2. Reliable Service Contractors estimated demolition costs:

First Floor without Vault Removal: \$10,750,

Vault Removal: \$7392,

First Floor with Vault Removal: \$18,144, and

Second Floor: \$35, 950.

3. Structure Tec Restoration, LLC estimated demolition costs:

First Floor without Vault Removal: \$14,058,

Vault Removal: \$7,142,

First Floor with Vault Removal: \$21,200, and

Second Floor: \$48,572.22.

4. The Board will ask for a more defined quote from each of the contractors which would include asbestos removal and to check for lead.

C. Beth also presented 3 proposals for a Pre-Demolition Asbestos Containing Material Survey.

1. The ECS estimated total: \$6,937.50 (including 125 suspect samples).

2. The FEC, Inc. estimated total: \$1,250 + \$20 per sample (30-40?).

4. The Tri Terra Brownfield Development estimated total: \$4,615 (including 60 asbestos and 4 paint chip samples).

5. Motion was made to appropriate \$3,000 to FEC (Federal Environmental Contracting) for the Asbestos Survey by Dan Munro and seconded by Todd Scott. Roll Call.

The motion passed unanimously.

D. Lease on Bank Building and Security Deposit.

1. The lease deposit could not be returned as planned to the prior tenant because large holes were made in the outside surface to secure a large sign announcing where they were moving to. Beth Andrus will solicit the appropriate repairs and refund the remainder of the security deposit to the prior tenant once the repairs have been satisfactorily completed.

E. Holiday Decoration Project.

1. The Board agreed that the new holiday lights that were installed on Main Street are a great first step in uplifting the downtown district. Beth Andrus requested that the store owners participate by adding their own decorations on each of the buildings as well.

9. New Business.

A. The 150<sup>th</sup> Year Celebration of Morrice, in conjunction with St. Mary's Church, will be held the first weekend after Labor Day next year. The Village Board is making plans and will report to the DDA when assistance is needed.

B. Andrea Laraway of Intrinsic Hair Salon has graciously accepted to finish out Lyn Smith's term on the DDA Board. She is then expected to begin her first term in January 2026.

10. Bills:

- Rescue Me Lawn Care: \$300
- Consumers Energy: \$109.53
- Perry Plumbing-\$130 (water pump repair)
- Village of Morrice Sewer Bill-\$355.64 quarterly
- Tree Removal-\$500
- Splash N Wash-\$2100

-Argus Press: \$18.75

A. Motion was made to pay the Bills by Jeff Harris and seconded by Bob Opsommer.

Roll Call-all ayes. The motion passed unanimously.

11. There was consensus that the next regular meeting will be held on December 17, 2025 in lieu of the holidays.

12. Motion was made to Adjourn by Jeff Harris and seconded by Bob Peterson.

The motion passed unanimously at 6:45 p.m.