

VILLAGE OF MORRICE DDA MEETING MINUTES

JANUARY 28, 2026

VILLAGE HALL

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

2. Roll Call:

-In Attendance: Beth Andrus, Todd Scott, Jeff Harris, Bob Peterson,  
Shaun Thronson, Troy Binkley, and Andrea Laraway.

-Absentees: Dan Munro and Bob Opsommer.

3. Approval of Agenda:

-Motion was made to approve the agenda by Troy Binkley and supported by  
Jeff Harris. Motion passed unanimously.

4. Call to the Public:

-No response.

5. Approval of Minutes from December 17, 2025:

-Motion was made to approve the minutes by Jeff Harris and supported by  
Shaun Thronson. Motion passed unanimously.

6. Financial Report.

A. There was a credit to the account in January in the amount of \$14,838  
for Winter Tax, for a total of \$71,818.62 tax revenue for the year. This  
brought the total balance in all accounts to \$139,206.91

7. Old Business.

A. Bond Meeting:

A discussion was held on developing the criteria to solicit the  
Bonds for the construction of the Old Bank Building as well as the pro-  
posed Vacant Lots Project. The current Bond rate is 5% and we can  
bond for \$1-1.2 million based on our ability to service the debt.

B. Bill Arens would charge \$25000 to create the construction plans for the  
bank building but is not available until early June.

C. Beth Andrus told the Board that the Old Bank Building would need to

A zoning variance if an apartment was added to the first floor in order to meet the MSHDA requirements for a handicapped accessible apartment in the building.

- D. Troy Binkley also suggested the maybe placing an elevator into the Bank Building for use by handicapped renters for the second floor instead of taking up first floor space. Andrea Laraway reached out to a source who was able to give the board an approximate cost of \$80000 for the size of building and number of residents. Bob Peterson suggested that the first-floor bank vault be removed in order to make room for the proposed elevator housing. This suggestion will be tabled until Beth can price elevators from other sources.
- E. The Sewer Bill was presented to Todd Scott and the Village Board for consideration to lower the rate until tenants were able to move in. The current charge is \$400 per quarter. The Village Board might be willing to compromise by covering the costs of \$950 for the new holiday décor street lighting. The DDA Board was agreeable to this suggestion. Todd Scott will discuss this further after meeting again with the Village Board to finalize the proposal.
- F. Todd Scott also reported that the Village Board had decided that the Flyer to advertise for the 150<sup>th</sup> Year Celebration in Morrice should limit the delivery scope to just Morrice-Perry-Shaftsburg for the first mailing. It will be expanded on a second mailing if it is deemed that the response was great enough to suggest it. Bob Peterson is currently speaking with all the businesses in town to work on their individual ads. He hopes to have a draft available for review at the next DDA Meeting.
- G. Beth Andrus filed an Appeal with the Tax Tribunal regarding the taxes for the Old Bank Building and the Vacant Lots, and it was decided that they would be lowered by \$1300. The cost to appeal was \$250. It was

explained that the Dollar General Store also filed an Appeal, they won their appeal as well and this will cause a drop in the DDA's revenues.

8. New Business.

A. The Budget for 2026 was discussed. The expected tax revenues for the coming year of \$71,900. The proposed total budget was set at \$145,000.

A motion was made by Andrea Laraway to approve the Budget for 2026, and seconded by Troy Binkley. Motion passed unanimously.

C. Beth Andrus announced the 2 required Informational Meetings will be in May and October this year.

9. Bills for the month included:

-Attorney Fees of \$105.93

-Consumers Energy for \$246.64

-Winter Taxes for properties at \$1879.60

A motion was made by Jeff Harris and seconded by Bob Peterson to approve paying the bills. On a roll call vote, the motion passed unanimously.

10. The next meeting will be held on February 25, 2026. There may be an adjustment to that date if we are unable to fulfill the quorum.

11. Motion was made by Jeff Harris and seconded by Troy Binkley to Adjourn. Motion passed unanimously.