

TUSCARORA TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY

Monthly Meeting Minutes: June 17, 2024

Roll Call: 7:00 pm

- Present: D. Bodnar; D. Nivelt; S. Fisher; T. Goral; K. Olson; L. Pollard; B. Kramer
- Absent: D. Friedreichsen; M. Whitener

Approval of Current Meeting Agenda and Meeting Minutes:

- Motion was made by T. Goral; seconded by D. Nivelt to approve the agenda with the addition of Commercial Rehab District to New Business. All in favor.
- Motion was made to approve the May 20, 2024, meeting minutes with the addition of adding R. Odenwald in attendance by D. Nivelt; seconded by T. Goral. All in favor.

Financials for January 2024:

- Financial Report:
 - 1) Motion to approve transferring \$6,600 from the Pool to Bond Reserve required by USDA by S. Fisher and seconded by L. Pollard. All in favor.
 - 2) Motion to approve adjusting the 2024/2025 Budget to increase Real Property Taxes to \$120,000, Increase interest to \$50, increase Repairs/Maintenance to \$14,500 and Contingencies to \$14,746 by D. Nivelt and seconded by T. Goral. All in favor.
 - 3) Motion to approve two additional dates for the Summer Concert Series by D. Nivelt and seconded by L. Pollard. All in favor.
 - 4) Motion to approve issuing a check to M. Whitener to reimburse for the two additional Summer Concert Series performers by D. Nivelt and seconded by K. Olson. All in favor.
 - 5) Motion to approve the Financial Report was made by D. Nivelt and seconded by T. Goral. All in favor.

New Business:

- Expanding the boundaries of the DDA – B. Kramer reviewed email from S. Mann, Bond Council, on the steps necessary to expand the DDA boundaries. Legal fees are \$6500, additional expenses are drawings, mailings and newspaper posting. Discussed extending it north to the township border. S. Fisher will obtain an estimate for the drawing and postage. Will be addressed at the July meeting.
- Sidewalk Update – T. Goral learned who the Gaylord DDA uses for purchasing the sealant for their stamped sidewalks and obtained the cost of \$3,750. Gaylord is on a every two-year sealing program. Goral will do further research on sealing all of the sidewalk not just stamped: cost and slipperiness. Motion to approve the purchase of sealer up to \$3,750 by D. Nivelt and seconded by S. Fisher. All in favor.

- Board Seat Nominations for 2024/2025 – Motion by D. Nivelt; seconded by T. Goral to accept D. Bodnar as Chairman; D. Nivelt as Vice Chairman; D. Friedreichsen as Secretary and S. Fisher as Treasurer. All in favor.
- Commercial Rehab District – A public hearing on the Commercial Rehab District Thursday, June 27th. The Township Board voted to consider the district to be from River to River, Indian River Village Center and Overlay district. B. Kramer stated that once formed, this district gives a lot of leverage to obtain MEDC funds. This is the first step toward tax abatements if any are given.

Old Business:

- Streetscape - D. Nivelt met with Consumers and Mason Brother. We cannot obtain a bid from Mason Brothers until they receive the size of the vaults from Consumers. Consumers is still working on engineering; Consumers has provided an invoice. Motion to approve paying the \$149,015 invoice to relocate the lines on Straits Hwy by D. Nivelt and seconded by T. Goral. All in favor. S. Fisher will check to see if we can use the loan to replace the handicap rubber strips, replace (2) complete poles and Wayfaring signs.

Public Comment:

Public comments began at 8:28 p.m. One public comment received from Mr. Murdoch on why it is important to expand the DDA District. Public comment ended at 8:31 p.m.

DDA Board Comment:

D. Bodnar read M. Whitener's comments on the Commercial Rehab District. B. Kramer commented on the Fireworks Display and D. Bodnar commented on Old Fashion Days.

Motion to adjourn at 7:40 p by S. Fisher.

Next Regular Meeting: July 15, 2024 at the Township Hall 7p