



MEETING MINUTES

April 7, 2021

1. Roll Call

In the absence of the Vice-Chairperson Mayor Rzeppa called the meeting to order at 6:00PM.

Member	Present	Absent
Emily Hornbeck	X	
Rina Balanger	X	
Kathy Kane	X	
Carrie Hancock	X	
Katie Mans		Excused
Camille Meyer	X	
Mark Nestor	X	
David Patz		X
Brian Rzeppa		Excused
Steven Rzeppa	X	
James Schropp		X
Total	7	4

A quorum was present. Other present John Iacoangeli, Beckett & Raeder and Beth Imes.

2. Approval of Minutes

Motion by Kane and supported by Belanger to approve the minutes of the DecMarch 3, 2022 DDA meeting. A vote by voice was taken. Approved.

3. Old Business

- a. Update on DDA Logo Scholarship. Board decided to postpone until after Summer.

4. New Business

- a. 2021-2022 DDA Budget. Iacoangeli reviewed with the Board the 2021-2022 that he drafted with assistance from Jill Cooper, Asst. Controller/Deputy Treasurer. The estimated TIF capture is \$832,499. Major expense are the repayment of four (4) DDA obligations to the City. 1) City Hall Renovation, 2) G.O. Bond which ends in 2022, 3) G.O. Bond which ends in 2023, and 4) the DDA portion of the SRF Water Projects which ends in 2033. Since the fiscal year ends June 30, 2022 it is anticipated that the DDA would have a fund balance of \$167,000. Nestor inquired about a typical DDA fund balance and Iacoangeli stated that based on Trenton's TIF revenue stream that \$200,000 would be an appropriate encumbered fund balance. Motion by Nestor and seconded by Hancock to approve the financial report. A vote by voice was taken. Approved.
- b. DDA Bylaws. Iacoangeli reviewed the latest version with the Board noting that the bylaws had been reviewed by the Mayor, Manager, and City Attorney. Revisions were made to

Article IV, Section "Duties" to reflect the City Council's approval authority per ordinance, and Article V Section 3 to increase unexcused absences from 2 to 3 annually. A motion was made by Belanger and seconded by Meyer to approve the bylaws and transmit same to the City Council. A vote by voice was taken. Approved.

- c. Downtown Survey. Iacoangeli suggested as part of the downtown development plan process that a survey be distributed to downtown property owners. Belanger and Kane volunteered to work with Iacoangeli on the preparation of a draft survey for discussion at the next DDA meeting. No formal action needed.
- d. Development Plan Projects. Iacoangeli asked the Board to begin thinking about projects and programs for the upcoming Development Plan. Iacoangeli handed out a list of projects from the previous plan as an example of the type of projects typically included in a development plan. Nestor inquired if Iacoangeli could provide copies or links to other plans to give the DDA an idea of what these plans encompass. Iacoangeli indicated he would provide examples. The downtown walking tour to identify potential projects will take place in May or June. No formal action needed.

5. Public Comment

There was no public comment.

6. Announcements

Iacoangeli noted that information on the Northville Social Drinking District was emailed in the packet for information only.

7. Next Meeting.

The Board discussed the next meeting and decided to forego the March 17 scheduled meeting and reconvene on May 19, 2022, at 6PM.

8. Adjournment

A motion was made by Nestor and supported by Belanger to adjourn the meeting at 7:00 PM.

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