



MEETING MINUTES – JANUARY 12, 2017

- I. **Call to Order:** 8:30 a.m.
- II. **Roll Call:** Cheryl Wickham was absent. Present were: Gene Carroll, Lynne Ladner, Abe Ayoub, Tracey Hill, Marsh Callus, Dereck Mashburn, Marilyn Smith and Jennifer Dunigan.
- III. **Approval of the Agenda:** Abe moved to approve, Supported by Jennifer. Motion passed unanimously.
- IV. **Approval of the December 8, 2016 DDA Board Meeting Minutes:** Dereck moved to approve, Supported by Marilyn. Motion passed unanimously.
- V. **Citizen Comment:** None
- VI. **New Business:**
 - A. DDA Board Retreat/Goals & Objectives Meeting Date: The Board chose Thursday, February 16, from 6:00 – 9:00 p.m., and to adjourn no later than 10:00 p.m. The location is 131 North Lafayette at the Tracey Hill Photography Studio (above Coral Sash). Board Members will bring Pizza, Salad & Pop. A digital projector and screen will be provided. The meeting will, be posted as a “Special Meeting” with at least 2 days advance public notice necessary for compliance with the Open Meetings Act.
 - B. 2017 DDA Board Meeting Schedule: A one page schedule of all 2017 DDA Board Meeting dates was provided by Bob Donohue.
 - C. DDA By-Laws Amendment: New item RE: Attendance: The Board agreed to the following change to Section 3: Board of Trustees, E. to read as follows: Pursuant to notice and an opportunity to be heard, a member of the Board may be removed ***by the appointing official*** from office for neglect of duty, excessive absence (missing 25% of the regularly scheduled Board Meetings in a fiscal year), misconduct, or malfeasance, or any good cause as determined by a majority vote of the City Council. The words “not less than two-thirds (2/3) of the members of the Board and”, which preceded the words “a majority vote” in the last sentence of item C, were removed.
 - D. DDA- Economic Development Activity Update:



1. Bob noted the opening of The Lemon Tree retail furniture repurposing and gift retail store at 125 N. Lafayette, the targeted opening of “Venue” (a home furnishing and women’s casual clothing retail store at 115 N. Lafayette and the relocation of “Exquisite Kitchens” from its current location across the street, to 117 N. Lafayette.

2. Business Relocation Activity: In addition to Exquisite Kitchens, Bob is talking to building owners about relocation of current office and service type businesses out of the first 2 blocks in either direction from Lake & Lafayette Streets, to other spaces in or outside of the DDA, yet within the City of South Lyon. This is one way to attract new retail or restaurant tenants to the core, historic downtown area. Bob is also discussing large scale developments with 3 separate developers for multiple parcels and complete blocks that will follow the City’s new Master Plan. That will also allow the relocation of some existing businesses.

3. Business Recruitment Activity: Bob noted he is working with 4 different Upscale, full-service Restaurant owners; Kitchen Accessories, Art Gallery, Cheese & Wine, Gourmet Cooking and Children’s Clothing. Bob noted that with a lack of available space downtown, he is developing relationships with building owners and real estate reps in order to move current office and service businesses to other parts of the City to make room for prospective Retail and restaurant businesses. He is also actively promoting redevelopment of property in compliance with the City’s new Master Plan, in and around the DDA district.

4. Building Rehabilitations Update: Bob noted he is now actively working with the new owners of 115-117 N. Lafayette (2 buildings), and the owner of the Lake Street Tavern buildings (2) and the Tai Kwon Do building (1), on major facade rehabilitation.

VII. Old Business:

- A. South Lyon Hotel Update: Bob noted that the building contractor began digging the footings and will start pouring concrete in the next week. Following inspection of the footings and their approval, laying the cement block will begin the following week, weather permitting.



D. DDA. Events/Committees/Activity Updates: Gene noted that the individual Annual DDA Events should be a standing item to appear on all Board Meeting Agendas. Gene then asked for a Board Member to volunteer to be the Chair of each event. Abe volunteered to chair Trick or Treat, Dereck will Chair Tailgate Saturdays and Marsha will chair Ladies Night Out, which after discussion will take place in November or early December.

C. Status of the Farmers Market Manager Position. Bob noted that Bruce brought in all of the records and files. Job Notices have been placed in the MML, MDA and City websites and the local newspaper. The deadline for response is February 10.

D. DDA Role, if any, at the following events will be discussed at the Board Retreat on February 16th: Blues, Brews & Brats (Chamber & City Event), Cool Yule (City Event), Pumpkin Fest (Non-profit), Lake Street Cruise-In Car Show (Non-profit), Memorial Day Parade (Veterans & City), and the High School Homecoming Parade, (School & City)

E. City of South Lyon Master Plan: Gene noted that there should be a short presentation to the DDA by a City Official or the City's Planning Consultant, on the New City of South Lyon Master Plan, officially adopted by the City Council on November 28, 2016. He would like to see a presentation of no more than 15 – 20 minutes be made at the February 16 DDA Board Retreat with time for Q. & A.

VIII. Tabled Business:

A. Banner Poles on N. Lafayette Street: Gene noted this needs to stay on the agenda and asked Bob to get costs on the “purchase and placement of 2 wooden poles”, and to see if the hardware that was purchased last year is usable. Bob said he will speak with Bob Martin regarding the estimates and hopefully have the information for the Board Retreat on February 16.

IX. Other Items:

A. Easter Egg Hunt, April 15?

B. Bob noted the TIA Report on No Truck Turns at Lake & Lafayette Street will be finalized in February with possible implementation by OCRC in May or June.

X. Board Member Comments:

Gene noted “as a committee of volunteers all of whom have come together to support the interest of creating a vibrant and positive outlook for the City of south Lyon, we would appreciate having the opportunity to build relationships and



cooperation with other members of our community including: City Council, Chamber of Commerce, City Manager and other private organizations who conduct business in the City. We are tired of the organized silo system that exist within our community and look forward to a year of team work and collaboration that can only improve our effectiveness and resolve to make South Lyon a great place to live. Work and play.”

- XI. **Adjourn:** Motion by Dereck, Seconded by Marsha to Adjourn. Motion carried. Unanimous. Meeting Adjourned at 10:05 a.m.