

OTISVILLE DOWNTOWN DEVELOPMENT AUTHORITY

Minutes of the Meeting Held July 12, 2010

The meeting was called to order at 9:00 a.m. by acting Chairman Paul Harmon

1. Roll Call

Members Present: Leonard Carpenter, Deb Shultz-Pawlasky, Bob Price, Paul Harmon, Frankie Worvie, Tom Bess, Arden Hudson, Secretary / Director David Tatrow

Members Absent: Valarie Bader, Chuck Keeley, Billy Weaver.

2. Approval of Minutes

Motion by CARPENTER and seconded by HUDSON to approve the minutes of the meeting held June 21, 2010 as presented. All Yeas. Motion Carried.

3. Approval of Finance Report

DDA Checking	\$ 338.71
CIMIA	\$122,606.99
Transportation Bond Account	\$ 346.82
Capital Bond Account	\$ 3,670.48
Total	\$126,963.00

Motion by HUDSON and second by PRICE to accept the Finance Report as presented. All Yeas. Motion Carried.

4. Payment of Bills

Jack & The Beanstalk	Fertilize Memorial Park	\$ 57.75
Plunkett & Cooney	Legal Information Re: Property Condemnation Procedures	\$ 43.50
	Total	\$101.25

Motion by HUDSON and second by BESS to pay all bills and draw warrant for same. Roll Call Vote. All Yeas. Motion Carried.

5. Petition and Unofficial Communications (Audience)

None

6. Communication from other Village Officials

a. Vacant Property Inspection Ordinance

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Village President Tom Bess reported that the Council is working on a “Vacant Property Inspection Ordinance” due to the large number of foreclosures in the village. The intent of the Ordinance is to insure that foreclosed properties with visible damage will be inspected in the same manner as rental properties.

d. Foreclosed Property in the DDA District

Dave Tatrow reported that the property located at 400 S. State Street has been foreclosed on by Genesee County. The Village has the first option to purchase the property for back taxes of \$2,373.08. The Village Council voted to purchase the property last Monday night. The purchase has to be for a “public use”. In this case, the village proposed Blight Control and or, a site for a future DPW Garage. In the event that the village decides to sell the property in the future, they may recover the purchase price, cost of demolition, and other site improvements. Any profits must be returned to Genesee County.

Dave recommended that the DDA Board purchase the property from the Village and then eventually start working on cleaning up the property and possibly redeveloping the site.

There was much discussion about purchasing the property. There were concerns voiced about the house being occupied even though the property was foreclosed by Genesee County, and that the Village would have to evict the occupant. Other concerns raised by some members of the Board were liability issues related to owning the property. Legal cost associated with the eviction. The moral issue of a municipality evicting a mother and her child. And that private enterprise should be allowed to work by allowing someone to purchase the property rather than the Village

The contrasting positions were that the owner had already lost the property to foreclosure and not by any deed of the Village. The Village would not be the entity that caused that situation. There was also concern that if the village did not purchase the property, someone else would and the next owner may not address the blight any better than the previous owner. In addition, if the County Land Bank took possession of the property, the Village would lose the tax base on the property.

Motion by HUDSON and second by PRICE to purchase the foreclosed property located at 400 S. State Street, Parcel I.D. # 09-28-200-015 from the Genesee County Treasurer for a sum of \$2,373.08. Roll Call Vote: 5 Yeas, 2 Nays (Harmon & Bess) Motion Carried.

7. Committee Reports

None

8. Old Business

a. Proposed Information Sign

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Dave reported that he has ordered a commercial appraisal of the property located at 139 S. State to determine its market value. He also received information from the village attorney regarding condemnation procedures, but advised against taken those measures due to legal cost and other considerations. Once the appraisal is completed, the Board may consider an offer for the property. No further reports were given.

b. Proposed E. Main Street Improvements

Dave submitted a cost estimate for the proposed project located on the north side of E. Main Street from Park Street east to the DDA district limits includes: 415 feet of 5' sidewalk, storm sewer repairs, 2 decorative light poles and a paved shoulder. The estimated cost for the improvements were \$33,763.00 and should be completed by this fall by the DPW.

Motion by PAWLOSKY and seconded by CARPENTER to authorize the Director to proceed with the project as proposed. Funding to come from the Fund Balance. Roll Call Vote: All yeas. Motion Carried.

c. Welcome To Otisville Sign

Dave reported that the two granite signs have been ordered from Patton Monument. MDOT does not require sign permits for welcome sign located within the village limits. Doug Bungard has been notified that his proposal for laying the blocks was accepted. Ferguson Block did not have any color samples readily available for the split blocks, but we can check their inventory of blocks to see if they have any colors that will work for us. Dave also asked if the Board had any objections to moving the welcome sign on the south end of town into the village limits. No objections were stated.

9. New Business

10. Communications from Board Members

Deb reported the new Recreation Committee is working on an M-15 Heritage Route Car Rally for 2011. Also in the works are snowmobile races, motorcycle ice races, and an ice fishing contest.

11. Adjournment

Motion by PRICE and seconded by HUDSON to adjourn. All Yeas. Motion Carried.

The meeting was adjourned at 10:10 a.m.

Respectfully Submitted,

David A. Tatrow
Secretary / Director

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