

DRAFT
VILLAGE OF WEBBERVILLE
DOWNTOWN DEVELOPMENT AUTHORITY
February 28, 2022

The regular scheduled meeting of the Webberville Downtown Development Authority was called to order by Chairman Rockey at 5:32 p.m. on February 28, 2022. Roll was called.

Present: Diana Baxter, Jordan Fuller, Jessica Kuch, Lawrence (Skip) Horton, Josh Rockey, Joe Warner.

Absent: Brad Hitchcock, Mike Rumsey.

Others Present:

Jaymee Hord	WDDA Recording Secretary
John Gormley (via phone)	Gormley & Johnson Law
Alan Boyer	LSG Engineers & Surveyors
Emma Bostwick	LEAP/MEDC - EDC

Village Clerk declared a quorum.

Approval of Agenda

Motion by Baxter, second by Kuch to approve the February 28, 2022 agenda as presented.

Ayes: Baxter, Fuller, Kuch, Horton, Warner, Rockey.

Nays: - 0 -

Absent: Hitchcock, Rumsey.

Motion carried.

Public Comment

None.

January 24, 2022 Minutes

Motion by Fuller, second by Kuch to approve the January 24, 2022 meeting minutes as presented.

Ayes: All.

Nays: - 0 -

Absent: Hitchcock.

Motion carried.

December 20, 2021 Accounts Payable and Treasurer's Report

Jessica Kuch gives the Treasurer's report and accounts payables.

Motion by Warner, second by Kuch to approve the Accounts payable and Treasurer's report as presented.

Ayes: Baxter, Fuller, Kuch, Horton, Warner, Rockey.

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Nays: - 0 -

Absent: Hitchcock, Rumsey.

Motion carried.

EDC Report

Emma gives a brief update. Talks about CDBG funding and the Building Revitalizing Grant if WDDA were to purchase the building. Need lots of historic aspects. Emma talks about site selections.

TECH Drive – Alan Boyer

Alan Boyer discusses a pay request and a change order for the TECH Drive Utility Extension Project. Shane has been involved in the water and sewer testing they have been doing. The pay request is for \$58,471.53; Alan has 3 copies with him – if approved Josh could sign. Alan discusses a few items that the contractor asked to be on the Change Order and Alan told them no – Like Dewatering – it ended up costing the Contractor more than he expected – Alan told them they bid that and that item is between him and the subcontractor. Another item was Spreading Soil – Alan told him no because they are saving him money by not making him haul it out -p which was part of the original bid. The Contractor requested these items that Alan brought to the WDDA - \$19,570.10 for stone to stabilize the sewer trench. \$18,640.16 for extra excavation. \$81,578.11 to import additional backfill. This total would be \$119,788.37 then if you take away the portion of the original bid that was left \$60,371.36 it would increase the actual cost by \$59, 417.01 over – making the total \$644, 490.14. Josh would have to sign the change orders and payroll request #2 for \$58,471.53 if approved by the board.

The sewer is down 18 feet. The road base is sand and a long-term good base @ 18 feet – when Culver’s did the road the base was only down 5 feet. Water and Sewer end beyond the end of the pavement with stubs and valves for extensions. The Sewer could pump most of the way across the field with no lift station.

They discussed the land division with Alan. How do they split and into what? The plan allows only so many splits from a parent parcel Alan will have to check this information to have clear and accurate information and bring it back to the WDDA. The original thought when the Hawley farm was purchased is that a developer would come in and do splits or one big user. In 2003ish Possible use plan culverts installed for the wetlands. Josh wants to work with JSebastian on the spreading of the soils – this will require a revised Soil Erosion Permit to the Ingham County Drain Commissioner.

Motion by Baxter, second by Kuch to pay the request # 2 in the amount of \$58,471.53.

Ayes: Baxter, Fuller, Kuch, Horton, Warner, Rockey.

Nays: - 0 -

Absent: Hitchcock, Rumsey.

Motion carried

Motion by Fuller, second by Baxter to approve Change Order #2 in the amount of \$60,634.74 and to have Josh Rockey sign the Change Order #2.

Ayes: Baxter, Fuller, Kuch, Horton, Warner, Rockey.

Nays: - 0 -

Absent: Hitchcock, Rumsey.

Business Park Roads

NIESA Is blocking new construction in the Village of Webberville. Mike Yanz is worried about trucks being able to turn around. We need to look at the possibility of connecting Mason Court to Tech Drive or Highview Drive via the easements for the Village. We need to look at blocks rather than just having Cul de Sac's. Maybe a gravel road from Webberville Road to Mason Court. Josh likes Mason & Tech out to Elm Road – Elm Road is owned by the County and is not classified for trucks. Alan will put together a cost for a connector road. Would Jonathan D' Agustino give an easement on their property for Tech Drive? Could we look for something temporary for NIESA? Alan tells that M.L. Chartier has received a Cease-and-Desist order from the ICDC for moving soils without a permit. Alan Boyer will bring mappings with him to the next meeting. He will also look in the fire code to see what the rules are.

Alan Boyer will draft Change Order #3 with the changes that he put in his February 28, 2022 letter and the \$119,000 extras.

Alan Boyer will get a preliminary quote on repaving Highview drive. Josh asks about chip and seal. Alan Boyer says it would not accomplish much – it would help a little but road is deteriorated enough that it would just have more issues. Could mill off 2 – 3 inches of asphalt and then repave and seal but there are some areas that would need to be taken right down and patched and this would be more expensive than just redoing the road. John Gormley says the Village could do a special assessment in a special district – including the business park and ALDI.

Alan Boyer will bring estimates for all of the options for the road at the business park.

Alan Boyer will get a cost of the Main Street Project from Grand River to Cherry Street – with breakdowns of the costs.

Alan Boyer will get a cost of the platform for the Mr. Wheeler statue – about 3 ft by 3ft wide base and 2 – 3 foot tall and a 4 x4 pedestal.

204 W Grand River Parking Lot Update

Triterra is doing a Phase II on the property. Dillon has worked very hard on getting grants for the Village. There is severe contamination located around where the tanks were. It is \$3,750.00 to dig the tanks up. MUSTA Claim – would do complete clean up and pay – no legalities against the Village/WDDA once MUSTA filed. Sale would have to happen and application made within 24 hours of clearing the tanks – would make the property completely buildable. MUSTA could leave the tanks and it would only ever be a parking lot. The WDDA would be on the hook for \$750.00. Dillon got \$3,000.00 out of the Brownfield Grant – it was the last of the Brownfield – he has got the WDDA

approximately \$10,000.00 total in grants for this property. MUSTA will do it and have Josh and Bryan Boss onsite and once they say it is good – have Bryan Boss sign Purchase Agreement then. MUSTA could say it is not good then the WDDA could just back out of the PA. If MUSTA said it was not good it would be too expensive for remediation.

Motion by Fuller, second by Baxter to approve Josh Rockey to sign an addendum to the seller of 204 W. Grand River and deal with a MUSY+TA claim.

Ayes: Baxter, Fuller, Kuch, Horton, Warner, Rockey.

Nays: - 0 -

Absent: Hitchcock, Rumsey.

Jaymee is going to see about getting Josh more info on the owners of the post office.

124 W. Grand River

Josh will send Jaymee emails of pictures of the inside of the building and Jaymee will send them to the WDDA members. His price has increased from \$160,000.00 to up to \$249,000.00.

Joe Warner leaves at 7:12 p.m.

Jaymee will ask the members of the WDDA what they would be willing to pay for the 124 W. Grand River building.

Discussion held regarding 124 W. Grand River and other buildings in the downtown. The WDDA has the ability to get a liquor license

Adjourn

Motion by Fuller second by Kuch to adjourn at 7:16 p.m.

Ayes: All.

Nays: - 0 -

Absent: Hitchcock, Rumsey.

Motion carried.

Jaymee Hord, MiCPT, CPFIM
Village Clerk/Treasure
WDDA Recording Secretary