

**NOTIFICATION OF MEETING
DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING**

The Village of Lexington Downtown Development Authority will be holding their regular monthly meeting in person at the Village Hall – 7227 Huron Ave., Lexington, MI.

DATE OF MEETING: Wednesday, June 8, 2022

TIME OF MEETING: 5:30 PM

MISSION STATEMENT

To take the Village of Lexington’s history into the future through preservation, restoration and promotion.

AGENDA

CALL TO ORDER:

ROLL CALL: Adams, Bender, Bales, Kaatz, P. Stencel, Yankee, Blaesing, VanDyke, Westbrook, Drouillard, McGovern

APPROVAL OF AGENDA

APPROVAL OF MINUTES – May 11, 2022 & May 16, 2022

PUBLIC COMMENT –

REVIEW OF FINANCIAL INFORMATION

UNFINISHED BUSINESS:

1. Façade Grant Hardship (Fish Cleaning Station) – Yankee
2. TIF/Boundary Expansion Update – Yankee
- 3.
- 4.

NEW BUSINESS:

1. Façade Grant Application (Tracy Zysk -7329 Huron)
2. Project Discussion – Yankee
3. Approve DDA Ordinance Amendments Language
4. Approve DDA Map showing New Boundaries

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT

**VILLAGE OF LEXINGTON
DOWNTOWN DEVELOPMENT AUTHORITY
INFORMATIONL/REGULAR MEETING
Village of Lexington – 7227 Huron Ave., Lexington, MI
May 11, 2022 @ 5:00 p.m.**

CALL TO ORDER INFORMATIONAL MEETING: 5:05 p.m.

ROLL CALL: by Vicki Scott

PRESENT: Adams, Bales, Yankee, VanDyke, Westbrook, Drouillard

ABSENT: Bender, Kaatz, Stencil, Blaesing

OTHERS PRESENT: A. Sutton, S. McCoy, S. Stencil, L. Jackson, J. Huepenbecker, 1 resident

PURPOSE: To inform the public of goals and direction of the Authority, including upcoming projects. Yankee provided a power point presentation. Yankee provided a synopsis of the DDA. Yankee discussed some of the activities over the last year including; manage the streetscape improvements, seasonal flowers, holiday light pole decorations, bench refurbishment, providing façade grant improvements, as well as helping with a new website. Possible future projects; having a welcome center, and continuing with façade grants.

PUBLIC COMMENT:

- Peter Muoio commented on the possibility of supporting the Parks & Rec Community.

CLOSE INFORMATIONAL MEETING: 5:09 pm.

CALL TO ORDER: Chairperson Yankee called the meeting to order at 5:10 pm.

ROLL CALL: by Vicki Scott

PRESENT: Adams, Bales, Yankee, VanDyke, Westbrook, Drouillard

ABSENT: Bender, Kaatz, Stencil, Blaesing

OTHERS PRESENT: A. Sutton, S. McCoy, D. Zielinski, D. Picot, L. Jackson, J. Huepenbecker, S. Fox,
1 resident

APPROVAL OF AGENDA:

MOTION by VanDyke, seconded by Westbrook to approve the agenda as amended moving #5 under New "Business Lexington Arts Council Request" up to #3 and adding under New Business #4 Training Seminar MDA.

All Ayes

Motion carried.

APPROVAL OF MINUTES

MOTION by VanDyke, seconded by Drouillard to approve the April 13, 2022, minutes as presented.

All Ayes

Motion carried.

PUBLIC COMMENT: None

REVIEW OF FINANCIAL INFORMATION:

MOTION by Drouillard, seconded by Adams to approve the financials as presented.

Roll Call:

Ayes – Drouillard, Adams, Westbrook, VanDyke, Yankee, Bales

Nays – None

Motion carried

UNFINISHED BUSINESS:

- 1. Facade Grant Application Update** – Yankee provided a proposed updated Façade Grant Application. Yankee explained the changes that were made. The biggest change would be the 3-tiered program. Discussion follows.

MOTION by VanDyke, seconded by Drouillard, to approve the updated guidelines and application with the addition of the design guidelines link being added.

Discussion

AMENDED MOTION by VanDyke, seconded by Drouillard, to approve the updated guidelines and application with the caveat of adding the catchall language at the end of the requirements.

Discussion

Roll Call:

Ayes – VanDyke, Drouillard, Westbrook, Adams, Bales, Yankee

Nays – None

Motion carried

- 2. TIF/Boundary Expansion Update** – Yankee explained we hired Chris Townley to rewrite the legal language to match the expansion. Chris had questions for Carmine from CIB Planning. Carmine is making 2 minor changes. We hope to have this ready to go to Council very soon. Discussion follows.
- 3. Keel Marketing Proposal** – VanDyke explained this is an e-magazine that could help promote tourist and business attraction for Lexington. This marketing tool would be for a trial period of 10 months to see how many people we can reach regionally. VanDyke explained this e-magazine is a league ahead of placing walking maps in rest stops for advertising. We can use content from this on our website as well. Discussion follows.

MOTION by Drouillard, seconded by Bales to accept this 10-month proposal without auto renewing and at the end of the 10-months we will revisit it for a total cost of \$5,000.00.

Discussion

Roll Call:

Ayes – Drouillard, Bales, Westbrook, Adams, Yankee, VanDyke

Nays – None

Motion carried

4. **Training Seminar MDA** – Yankee asked the Board to approve more training sessions through MDA at \$35.00 per session. Per our by-laws we are required to have 4 hours of training per year. These sessions can be shared with the entire Board as well. Discussion follows.

MOTION by Drouillard, seconded VanDyke to approve up to \$150.00 for training sessions by MDA.

Discussion

Roll Call:

Ayes – Drouillard, VanDyke, Bales, Yankee, Adams, Westbrook

Nays – None

Motion carried

NEW BUSINESS:

1. **Business Application/Registration** – Yankee explained this form is for review only. Sutton explained the DDA was asked to review this. Discussion follows. Board members agreed the form looks good.

2. **Façade Grant Application for Fish Cleaning Station** – Yankee explained Ron Cutler filled out the paperwork. This is Village owned property. They are asking for \$4,100.00 as the total cost of the project is \$8,200.00. The labor is being donated. Discussion follows.

MOTION by VanDyke, seconded by Bales, to approve the façade application for \$4,100.00.

Roll Call:

Ayes – VanDyke, Bales, Yankee, Drouillard, Westbrook, Adams

Nays – None

Motion carried

3. **Lexington Arts Council Request** – Yankee explained in the past we have granted \$5,000.00 to the Lexington Arts Council for music in the park. This year the request is for \$7,000.00. Board members ask for clarification on the additional funds being requested. Liz Jackson explained we are having 9 concerts this year as opposed to 8 last year. We also have additional music for the Bach Festival this year. Discussion follows.

MOTION by Drouillard, seconded by VanDyke, to approve the \$7,000.00 grant request from Lexington Arts Council.

Roll Call:

Ayes – Drouillard, VanDyke, Adams, Westbrook, Yankee, Bales

Bales explained this will come out of the donation line item and not the grant line item.

**** VanDyke leaves at 6:25 p.m.**

MOTION by Drouillard, seconded by Adams to adjourn the meeting at 6:25 p.m. due to not having a quorum.

All Ayes

Motion carried

Respectfully submitted,
Vicki Scott
May 11, 2022

**VILLAGE OF LEXINGTON
DOWNTOWN DEVELOPMENT AUTHORITY
SPECIAL MEETING
Village of Lexington – 7227 Huron Ave., Lexington, MI
May 16, 2022 @ 5:00 p.m.**

CALL TO ORDER: Chairperson Yankee called the meeting to order at 5:00 pm.

ROLL CALL: by Vicki Scott

PRESENT: Adams, Bales, Kaatz, Yankee, Westbrook, Drouillard

ABSENT: Bender, Stencel, Blaesing, VanDyke

OTHERS PRESENT: A. Sutton, S. McCoy, J. Huepenbecker, L. Jackson

APPROVAL OF AGENDA:

MOTION by Drouillard, seconded by Bales, to approve the agenda as presented.

All Ayes

Motion carried.

PUBLIC COMMENT:

- Liz Jackson thanked the DDA for the grant donation last week. Liz explained the total cost for Music in the Park and Bach is \$16,250.00 for 9 weeks.

BUSINESS:

1. **Budget Amendments** – McCoy explained she has true up the numbers on each line item. We will have to wait on the DDA grant line item until next month to see if any applications come in. I will need to true up that line item by June 17th, 2022, as I have to have our final budget ready by that week. Discussion follows on the music/speaker line-item invoices. Kaatz suggested to plan for inflation next year. Kaatz explained we need to discuss the contracted services by the Village. It has been \$20,000.00 in the past. This amount needs to be looked into as it is not enough. Yankee explained the DDA needs to be billed exactly like other entities. Kaatz explained the Parks & Rec budget pays for the materials and clean up after all events which doesn't seem fair. Discussion follows on a solution to this issue. Kaatz explained the DDA could be billed for exactly what was done by DPW. Sutton explained the number is approximately \$55,000.00 yearly billed by DPW for all events. Drouillard asked about the contract for the Agri-Valley internet. Drouillard will look into this for next month.

MOTION by Adams, seconded by Drouillard, to approve the budget amendments as presented.

Roll Call:

Ayes: Adams, Drouillard, Westbrook, Bales, Kaatz, Yankee

Nays: None

Motion carried

**Stencel arrived at 5:27 p.m.

2. **2022-2023 Budget** – McCoy explained the chart of accounts will be changing next year. Yankee asked if we should combine contracted services with DPW. Bales asked about administrative reimbursement and contracted services. McCoy explained administrative reimbursement is for the Sutton and McCoy's time. The admin reimbursement is a flat percentage. Drouillard

explained the current internet does not work well on the streets. Drouillard will look into when the contract ends.

Yankee looks into where we are going to pull the additional funds for the DPW services. Board members discuss each line item; \$6,000.00 for administrative reimbursement, \$500 for supplies, \$1,000.00 for training, \$12,000.00 for Christmas supplies, \$10,000.00 for internet, \$1,500.00 for music, \$15,000.00 for advertising/publications, \$500.00 for legal, \$10,000.00 for contracted services, \$55,000.00 for DDA services provided by Village, \$10,000.00 for Landscaping maintenance, \$30,000.00 for DDA Grants, \$7,500.00 for donations.

MOTION by Kaatz, seconded by Adams, to approve the recommended budget for 2022-2023 fiscal year at \$158,900.00 as presented

Roll Call:

Ayes: Kaatz, Adams, Westbrook, Stencel, Drouillard, Yankee, Bales

Nays: None

Motion carried

- 3. Moore Public Library Grant Request** – Yankee explained we have already committed \$10,000.00 in 2020 toward the library project. They are requesting an additional \$10,000.00. However, they want the total of the \$20,000.00 up front because they are seeking a grant from the State. The State wants support from the local government. Huepenbecker explained we are applying for a RAP grant. We have received almost \$400,000.00 in contributions plus we have the money we already paid for the building. The library budget donated \$100,000.00. Discussion follows. Kaatz asked if the townships have contributed anything. Huepenbecker explained we have not asked the townships. Yankee asked if we could write a letter of support for the project. Huepenbecker answered yes letters of support would be welcome. Bales clarified this would be a donation not another façade grant. Kaatz explains this would be setting a precedence going forward. Discussion follows.

MOTION by Kaatz, seconded by Drouillard, to write a letter of support.

Discussion

Roll Call:

Ayes: Kaatz, Drouillard, Westbrook, Yankee

Nays: Bales, Adams, Stencel

Motion carried

CORRESPONDENCE: None

PUBLIC COMMENT: None

ADJOURNMENT:

MOTION by Kaatz, seconded by Drouillard to adjourn the meeting at 6:08 pm.

All Ayes

Motion carried.

Respectfully submitted,
Vicki Scott
May 16, 2022

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 05/31/2021 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 05/31/2021 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000						
248-000-401.500	DDA TAXES FROM VILLAGE	74,760.00	74,759.15	0.00	0.85	100.00
248-000-401.600	DDA TAXES FROM TOWNSHIP	84,461.00	84,461.21	8,468.92	(0.21)	100.00
248-000-665.000	INTEREST EARNED	0.00	0.00	0.00	0.00	0.00
248-000-671.500	MISC ACCT OF REVENUE	0.00	0.00	0.00	0.00	0.00
248-000-699.101	TRANSFER IN FROM GENERAL FUND FOR CAPITA	0.00	0.00	0.00	0.00	0.00
248-000-699.248	TRANSFER IN OPEN ACCOUNT	0.00	0.00	0.00	0.00	0.00
Total Dept 000		159,221.00	159,220.36	8,468.92	0.64	100.00
Dept 248 - ****DDA EXPENSES****						
EXPENSES						
248-248-667.500	INTERNET REVENUE	1,440.00	1,320.00	240.00	120.00	91.67
Total Dept 248 - ****DDA EXPENSES****		1,440.00	1,320.00	240.00	120.00	91.67
TOTAL REVENUES						
		160,661.00	160,540.36	8,708.92	120.64	99.92
Expenditures						
Dept 248 - ****DDA EXPENSES****						
248-248-699.940	ADMINISTRATIVE REIMBURSEMENT	5,332.00	4,887.63	444.33	444.37	91.67
248-248-703.600	DPW WAGES	0.00	0.00	0.00	0.00	0.00
248-248-703.650	DPW-WATER WAGES OVERTIME	0.00	0.00	0.00	0.00	0.00
248-248-704.100	MATCH - SOCIAL SECURITY	0.00	0.00	0.00	0.00	0.00
248-248-704.300	LIFE INSURANCE	0.00	0.00	0.00	0.00	0.00
248-248-704.400	PENSTON	0.00	0.00	0.00	0.00	0.00
248-248-704.401	AXA EQUITABLE MATCH	0.00	0.00	0.00	0.00	0.00
248-248-704.500	MICH EMP SEC COM	0.00	0.00	0.00	0.00	0.00
248-248-728.000	COMPUTER-HARDWARE-SOFTWARE	2,130.00	2,130.00	0.00	0.00	100.00
248-248-740.700	SUPPLIES	100.00	43.87	0.00	56.13	43.87
248-248-745.000	DPW EQUIPMENT	0.00	0.00	0.00	0.00	0.00
248-248-802.500	CHRISTMAS SUPPLY	9,648.00	9,647.25	0.00	0.75	99.99
248-248-803.000	EDUCATION AND TRAINING	0.00	0.00	0.00	0.00	0.00
248-248-803.100	PHONE/INTERNET EXPENSE	8,750.00	8,750.00	1,250.00	0.00	100.00
248-248-805.000	MUSIC	0.00	0.00	0.00	0.00	0.00
248-248-810.000	ADVERT/PUBLICATIONS	0.00	0.00	0.00	0.00	0.00
248-248-811.000	MEMBERSHIP/DUES	0.00	0.00	0.00	0.00	0.00
248-248-812.000	LEGAL	100.00	75.00	0.00	25.00	75.00
248-248-815.000	MILEAGE	0.00	0.00	0.00	0.00	0.00
248-248-820.000	AUDIT	0.00	0.00	0.00	0.00	0.00
248-248-820.100	CONTRACTED SERVICES	1,050.00	935.89	0.00	114.11	89.13
248-248-840.000	DDA SERVICE PROVIDED BY VILLAGE	20,000.00	20,000.00	20,000.00	0.00	100.00
248-248-840.100	LANDSCAPING MAINTENANCE	0.00	0.00	0.00	0.00	0.00
248-248-955.000	DDA GRANT	30,000.00	0.00	0.00	30,000.00	0.00
248-248-969.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
248-248-969.200	DONATION	0.00	0.00	0.00	0.00	0.00
248-248-971.000	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
Total Dept 248 - ****DDA EXPENSES****		77,110.00	46,469.64	21,694.33	30,640.36	60.26
TOTAL EXPENDITURES						
		77,110.00	46,469.64	21,694.33	30,640.36	60.26

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 05/31/2021	ACTIVITY FOR MONTH 05/31/2021	AVAILABLE BALANCE	% BDGT USED
		AMENDED BUDGET	NORMAL (ABNORMAL)				
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY							
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL REVENUES		160,661.00	160,540.36	8,708.92	120.64	99.92	
TOTAL EXPENDITURES		77,110.00	46,469.64	21,694.33	30,640.36	60.26	
NET OF REVENUES & EXPENDITURES		83,551.00	114,070.72	(12,985.41)	(30,519.72)	136.53	

User: SHELLY

DB: Village Of Lexington

TRANSACTIONS FROM 05/01/2022 TO 05/31/2022

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							
05/01/2022			248-248-699.940 ADMINISTRATIVE REIMBURSEMENT		BEG. BALANCE		4,988.30
05/19/2022	GJ	JE	TRUE UP AMENDED MAY 2022 ADMIN REIMB	2309	502.71		5,491.01
05/31/2022			248-248-699.940	END BALANCE	502.71	0.00	5,491.01
05/01/2022			248-248-740.000 SUPPLIES		BEG. BALANCE		429.07
05/31/2022			248-248-740.000	END BALANCE	0.00	0.00	429.07
05/01/2022			248-248-745.000 CHRISTMAS SUPPLY		BEG. BALANCE		10,558.48
05/31/2022			248-248-745.000	END BALANCE	0.00	0.00	10,558.48
05/01/2022			248-248-802.500 EDUCATION AND TRAINING		BEG. BALANCE		0.00
05/05/2022	AP	INV	REIMBURSE DDA TRAINING	REIMBURSE TRAININ	35.00		35.00
05/31/2022			248-248-802.500	END BALANCE	35.00	0.00	35.00
05/01/2022			248-248-803.000 PHONE/INTERNET EXPENSE		BEG. BALANCE		7,500.00
05/13/2022	AP	INV	DDA INTERNET MAY 22	10020174-8DDA MY2	625.00		8,125.00
05/31/2022			248-248-803.000	END BALANCE	625.00	0.00	8,125.00
05/01/2022			248-248-803.100 MUSIC		BEG. BALANCE		274.45
05/31/2022			248-248-803.100	END BALANCE	0.00	0.00	274.45
05/01/2022			248-248-805.000 ADVERT/PUBLICATIONS		BEG. BALANCE		15,000.00
05/31/2022			248-248-805.000	END BALANCE	0.00	0.00	15,000.00
05/01/2022			248-248-811.000 LEGAL		BEG. BALANCE		35.00
05/31/2022			248-248-811.000	END BALANCE	0.00	0.00	35.00
05/01/2022			248-248-812.000 MILEAGE		BEG. BALANCE		84.00
05/31/2022			248-248-812.000	END BALANCE	0.00	0.00	84.00
05/01/2022			248-248-820.000 CONTRACTED SERVICES		BEG. BALANCE		8,302.50
05/25/2022	AP	INV	DDA BOUNDRY LANGUAGE	22-034	880.00		9,182.50
05/25/2022	AP	INV	TWO MEETING MAY 2022 DDA	DDA MIN MAY 2022	100.00		9,282.50
05/31/2022			248-248-820.000	END BALANCE	980.00	0.00	9,282.50
05/01/2022			248-248-821.100 DDA SERVICE PROVIDED BY VILLAG		BEG. BALANCE		0.00
05/12/2022	GJ	JE	DDA TRANSFER TO GF + BENCHES	2302	29,378.00		29,378.00
05/31/2022			248-248-821.100	END BALANCE	29,378.00	0.00	29,378.00
05/01/2022			248-248-840.000 LANDSCAPING MAINTENANCE		BEG. BALANCE		6,548.14
05/31/2022			248-248-840.000	END BALANCE	0.00	0.00	6,548.14
05/01/2022			248-248-955.000 DDA GRANT		BEG. BALANCE		10,000.00
05/31/2022			248-248-955.000	END BALANCE	0.00	0.00	10,000.00
TOTAL FOR FUND 248 DOWNTOWN DEVELOPMENT AUTHORITY					31,520.71		95,240.65

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-002.000	EASTERN MICHIGAN BANK	284,010.89
248-000-040.000	ACCOUNTS RECEIVABLE	120.00
248-000-084.830	DUE FROM LEX TOWNSHIP	0.00
248-000-123.000	PREPAID EXPENSES	408.87
Total Assets		284,539.76
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	0.00
Total Liabilities		0.00
*** Fund Balance ***		
248-000-390.000	FUND BALANCE ACCOUNT	213,775.77
Total Fund Balance		213,775.77
Beginning Fund Balance		213,775.77
Net of Revenues VS Expenditures		70,763.99
Ending Fund Balance		284,539.76
Total Liabilities And Fund Balance		284,539.76



Ben's Contractor Center /Great Outdoor's
 2424 Van Dyke Road
 Marlette MI 48453
 989-635-7548
 Fax: 989-635-3908

RECEIVED
 MAY 31 2022
 BY: _____



QUOTE

2204-852769 R1 PAGE 1 OF 2

SOLD TO
TMP-SANILAC CTY SPORT FISHING CHRIS SOULE PO 137 CROSWELL MI 48420

JOB ADDRESS
TMP-SANILAC CTY SPORT FISHING LEXINGTON FISH CLEANING STAT PO 137 CROSWELL MI 48420 810-404-3341 CHRIS

ACCOUNT	JOB
58107	0
CREATED ON	04/05/2022
EXPIRES ON	04/06/2022
BRANCH	1000
CUSTOMER PO#	
STATION	MNWS
CASHIER	CRS
SALESPERSON	
ORDER ENTRY	CRS
MODIFIED BY	CRS

Item	Description	D	Quantity	U/M	Price	Per	Amount
46NS10-11	40 YEAR STEEL DARK GRAY 20 - 12'x0", 10 - 5'x0", 10 - 8'x0", 2 - 13'x0", 4 - 12'x0", 4 - 11'x0", 4 - 10'x0"		528	LF	3.3900	LF	1,789.92
46NSRG-11	RAT GUARD TRIM 10' DK GREY SPECIAL ORDER NON RETURNABLE		11	EA	7.9900	EA	87.89
46NSJC-11	J CHANNEL 10'1 DK GREY		27	EA	7.9900	EA	215.73
46NSOSC10-11	OUTSIDE CORNER 10'6 DK GREY -RAKE & CORNER SPECIAL ORDER NON RETURNABLE		3	EA	22.9900	EA	68.97
46NSRC-11	RIDGE CAP TRIM 10'6 DK GREY SPECIAL ORDER NON RETURNABLE		3	EA	29.9900	EA	89.97
46ATC004	ALUM TRIM COIL 24"X50' WHT/WHT C24280 C24 #280 .019		1	RL	129.9900	RL	129.99
46AFA004	ALUM FASCIA 6"x12' WHITE #280 HFC6 25PC/CTN		6	EA	18.9900	EA	113.94
46NSM00-60	MULTIVENT 1"X2"X10' (2)10'STRIPS		3	EA	31.9900	EA	95.97
46NSM00-56	FILLER STRIP BOTTOM/INSIDE SOLD IN 4 FOR CLASSIC RIB OR ULTRA		21	EA	1.3900	EA	29.19
46ED105	3068 TS100 RH FLUSH TT DOOR PART #30P1C4RSA IN SWING-SINGLE BORE 4-9/16 PRIMED JAMB AND BRICKMOLD COMPRESSION ADJ SILL (MILL) BRUSHED NICKEL HINGES PREMIUM PACKAGING W/DOOR BAG		1	EA	289.9900	EA	289.99
46ATN0017	1# 1-1/4" PEWTER SS TRIM NAIL		1	EA	14.9000	EA	14.90
WE LOOK FORWARD TO SERVING YOU! QUOTED PRICES HONORED FOR 1 DAY! BEN'S CONTRACTOR CENTER "WHERE CUSTOMERS COME FIRST"					Subtotal		
					Sales Tax		
					Total		

Buyer:

Signature



Ben's Contractor Center /Great Outdoor's
 2424 Van Dyke Road
 Marlette MI 48453
 989-635-7548
 Fax: 989-635-3908



QUOTE

2204-852769 R1 PAGE 2 OF 2

SOLD TO
TMP-SANILAC CTY SPORT FISHING CHRIS SOULE PO 137 CROSWELL MI 48420

JOB ADDRESS
TMP-SANILAC CTY SPORT FISHING LEXINGTON FISH CLEANING STAT PO 137 CROSWELL MI 48420 810-404-3341 CHRIS

ACCOUNT	JOB
53107	0
CREATED ON	04/05/2022
EXPIRES ON	04/06/2022
BRANCH	1000
CUSTOMER PO#	
STATION	MNWS
CASHIER	CRS
SALESPERSON	
ORDER ENTRY	CRS
MODIFIED BY	CRS

Item	Description	D	Quantity	U/M	Price	Per	Amount
HILLMAN 46JW026	9x7 ROLL UP DOOR 3x3 ATRIUM WHITE VINYL SLIDER FRAME SIZE: 35-1/2x35-1/2 ROUGH OPENING : 36x36 BRICKMOLD, 3/4" BUILT IN "J" VINYL HALF SLIDE NO LOW-E CLEAR GLASS, W/SCREEN XO(LH), CAM DB LOCK 3F1428 BBMVSL23636 SERIES 150 MUST KEEP OUT OF SUN IF IN PLASTIC IT WILL WARP NON RETURNABLE FOR WARRANTY		1	EA	600.0000	EA	600.00
46VVS01	VINYL SOFFIT FULL VENT WHITE #02 12" X 12' PC		6	EA	12.9900	EA	77.94
46VFC01	VINYL F CHAN #02 WH BIRCH 12'-20 20/CTN		6	EA	9.9900	EA	59.94
25DEL	DELIVERY CHARGE WITHIN 25 MILES		1	EA	65.0000	EA	65.00
46AD10TG	ALUM DRIP EDGE 10' TUXEDO GREY 1-5/8"X2-3/4" 50PC/CTN		6	EA	6.9900	EA	41.94
46NSWGS1.5-11	1-1/2 WOODGRIP SCREW DK GREY 250CT BAG		6	EA	17.9900	EA	107.94
46NSWGS2-01	2" WOODGRIP SCREW WHITE 250CT BAG		1	EA	19.9900	EA	19.99
708674	5LB 1-1/2" EG ROOF NAIL		1	BX	10.8000	BX	10.80
WE LOOK FORWARD TO SERVING YOU! QUOTED PRICES HONORED FOR 1 DAY! BEN'S CONTRACTOR CENTER "WHERE CUSTOMERS COME FIRST"					Exempt 0.00% EXE: ON FILE PER CHRIS	Subtotal	4,100.00
						Sales Tax	0.00
						Total	4,100.00

Buyer:

Signature

May 27, 2022

Lexington DDA

RE: Façade Improvement Application – 7329 Huron Ave.

Dear Board Members,

Please find my application in response to the Façade Improvement Program. I purchased the property at 7329 Huron, located in the Central Business District in September of 2021. The property is and remains currently, in a deteriorated state. My intent with this property is to restore the historic characteristics that are remaining and to overall improve not only the façade but the entire property.

All improvements will correct years of neglect and deterioration and improve the unsightly appearance of this building that is situated in the heart of the Business District. Preserving any remaining historic aspects is also a priority of mine. An example is to fully restore the original leaded glass and other ornate windows that remain in the original structure of the building. As you may know, this property was once known as the Henry House, owned by General George Henry as a hotel and livery back in the late 1800's. I have registered an LLC to be able to operate a business under the name of Henry House to bring back the historic presence and charm back to downtown Lexington.

Part of this project is to improve the aesthetics of the building and curb appeal of the building and add character and appeal to our beautiful downtown district. The below is a list of projects that I am asking to be considered for this Façade Improvement Program.

- 1.) Windows-the building has a porch that faces Huron and is a visual aspect of the façade of the property. The windows will improve the structure's visual appearance and will enhance the property's curb appeal. The windows being ordered will match the original window three panel style. An attached quote from Wallside Windows is attached. **\$7,553.00**
- 2.) Custom Window Boxes – these boxes will add to the charm and beauty of the building once completed with the addition of flowers and foliage. A photo of the window boxes is attached. **16@124.99 = \$1,999.84**
- 3.) Decorative concrete- This quote is to pave with stamped design pathway to cover an unsightly strip of unpaved area that is visible alongside the driveway. A quote is attached from Martin Concrete. **\$750.00**
- 4.) Signage- A sign on the front of the property that reads "Henry House" that replicates on similar that that was once on the original Henry House when it was

operating as a hotel. I have yet to obtain a quote for the signage but anticipate that the cost with installation will be **\$2500.00**.

I understand that the program requires two quotes for each project, however, it has been extremely difficult getting contractors, and/or quotes for all of this work. I have attached the quotes that I have and would be happy to expand on any of the projects should the board need additional information. All the improvements that are being made or intend to be made in the future are being paid for by me personally. Any grant from the DDA would be greatly appreciated and put to good use to improve a vital piece of history in the business district.

Thank you for your consideration.

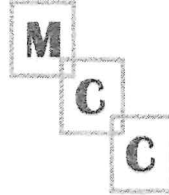
Sincerely,

Tracy L. Zysk

MARTIN CONCRETE CONTRACTING

WORK ESTIMATE

Kevin Martin
 5242 Altona Drive
 Lexington, MI 48450
 810-404-2223



Estimate for: Tracy Zysk
 Address: 7329 Huron Ave.
 Ph: 586-219-4525
 Date: 5/27/2022

Licensed & Insured - Lic. No. 2101204827

Description	Quantity	Unit	Unit Price	Amount
Install new 4" stamped concrete sidewalk in front of house between other concrete pieces.				
Additional Information: -All restoration included in price			Total: \$ 750.00	
Customer Signature: _____			Date: _____	
Company Representative Signature: _____				

Prices are good for 60 days from dated estimate.

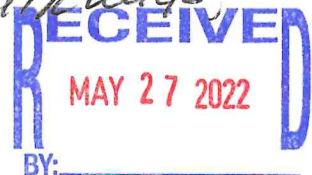
LEXINGTON DOWNTOWN DEVELOPMENT AUTHORITY

FAÇADE IMPROVEMENT PROGRAM APPLICATION

*ALL APPLICANTS ARE ADVISED TO REVIEW THE DDA FAÇADE IMPROVEMENT PROGRAM POLICY AS IT IS DIRECTLY APPLICABLE TO THE FOLLOWING APPLICATION

Information and Attachments

1. Name of Applicant: Tracy Zysk
2. Address of Applicant: 7329 Huron, Lexington, MI
3. Phone Number: 586-219-4525 (8572 Dixie Hwy, Ipa) 48022
4. Property Owner: Tracy Zysk
5. Phone Number of Property Owner(s): 586-219-4525
6. (a) Property Address: 7329 Huron, Lexington MI
(b) Property Parcel ID Number: 76-152-300-000-039-01
7. Describe the Project (attach additional pages if needed): Rehabilitate the property, and open retail business.
- Windows (waussine 7553.00) install date 10/2022
- custom window boxes 15 @ 124.99
- Signage -
- Walkway - concrete
8. (a) Proposed Project Start Date: 10/17/2021
(b) Proposed Project End Date: ongoing/goal of 7/2022
9. Describe how the Project meets the purposes of the Façade Improvement Program: Rehabbing building to restore historic charm and characteristics of the Building. Improve overall curb appeal by replacing porch street facing windows.
- landscaping, signage, and walkways.
10. Attach two (2) written cost estimates, with breakdowns of the cost by category.
11. Attach a copy of the deed to the property.
12. Attach a written statement from the property owner indicating that he/she approves of the project.
13. Describe any conditions of blight existing at the property: The current state of property and at time of purchase was in state of blight, needing much repair to facade, including restoring/replacing windows, painting, landscaping, repairing walkways, and improving curb appeal.



-
2. The number and amount of grants are limited to the monetary amounts remaining within the annual DDA budget specified for the DDA Façade Grant Program, as set forth herein and at the discretion of the DDA.

The Board may consider the length and the reasons for the delay in deciding whether to accept a delayed application for consideration. However, acceptance of a delayed application shall not be construed or implied to mean that (1) the delayed application has been accepted by the Board for grant consideration or (2) the DDA will approve the request for DDA Façade Improvement Program funding.

- b. Notwithstanding anything contained herein to the contrary, the DDA shall not accept or consider any application filed more than ninety (90) days after the commencement of work or labor or the purchase of materials.

ARTICLE V AWARD OF GRANTS

A. Maximum Grant

The DDA shall reimburse an applicant any amount up to fifty (50%) percent of the cost of the project, limited to a maximum reimbursement of Ten Thousand (\$10,000.00) Dollars.

B. Payment of DDA Façade Improvement Program Grant

All grants awarded shall only be paid upon completion of the project and the submission by the applicant of paid invoices for the project and proper documentation to the DDA. An applicant may file an explanation, along with a notarized statement of facts explaining a hardship which would necessitate the award of the grant prior to the completion of the project and an early award may be initiated at the DDA Board's discretion.

C. Financial Responsibilities

1. The applicant shall be responsible for acquiring all other necessary financing. Except for the grant awarded hereunder, the Village of Lexington and the DDA assume no responsibility or liability whatsoever for any obligations of the applicant and/or property owner.
2. If the property owner(s) sell the property within three (3) years after the award of the façade grant, the façade grant is forfeited and the grantee(s) must reimburse the DDA the full amount of the façade monies granted.

D. Limitation of Grant Awards

1. Only one (1) grant of DDA Façade Improvement Program funding for façade improvements shall be awarded to any property owner, zoning parcel, or tax parcel during any eighteen (18) month period, commencing on the date of the grant of DDA Façade Improvement Program funding.

- f. If the applicant is a business entity, such as a corporation or LLC, a certificate of good standing from the State of Michigan.
7. A statement that the project complies with and shall continue to comply with all Village of Lexington regulations, codes and ordinances.
8. Other material that the DDA considers pertinent in order to make an informed decision.

B. Discretionary Criteria

The following criteria, if present, will be considered by the DDA, and shall be given such weight as the DDA deems appropriate when awarding DDA Façade Improvement Program funding. Failure to meet these criteria shall not preclude a grant of DDA Façade Improvement Program funding:

1. The building or site that is to be redeveloped displays conditions of blight.
2. The project involves the startup of an entirely new business or business operation at an existing location within the Village of Lexington and will result in the rehabilitation of that location.
3. The project involves the expansion of an existing business located within the district.
4. The project is a permanent or long-lasting improvement to the DDA District.

C. Approval Process

1. If the application meets the requirements of this Article IV, the DDA shall consider the application. The Board shall then review the application for DDA Façade Improvement Program funding and determine whether to approve or deny it. A majority of a quorum of the Board must approve the grant of DDA Façade Improvement Program funding. The Board's decision shall be based on the extent to which the application meets the requirements listed above and supports the purposes of the Façade Improvement Program and the DDA's strategic plans and goals for the DDA district. If the Board approves the application, the application shall become a contract, binding on the applicant and property owner. A tax-exempt entity which meets the criteria established in this Policy shall be eligible to receive DDA Façade Improvement Program funding, at the discretion of the DDA.
2. The DDA will not consider a grant application for façade improvements after the commencement of work or labor, or the purchase of materials, except as provided for in Section a. below.
 - a. When an application for a grant was not timely filed, an applicant may file an application along with a notarized statement of facts explaining the delay, subject to the restriction and limitation imposed by Section 2b below.

DDA Façade Improvement Program funding shall not be used for routine maintenance, which includes, but is not limited to, the following: painting of structures, landscaping, roofing, parking lot maintenance, such as seal coating and striping, or other improvements of a temporary nature. Notwithstanding the foregoing, the Board may consider these uses if it is found that they are necessary to preserve and achieve the purposes put forth in Article II.

ARTICLE IV APPLICATION REQUIREMENTS AND APPROVAL PROCESS

A. Application and Mandatory Criteria

Each person or entity seeking to use DDA Façade Improvement Program funding must submit a complete application to the DDA to be reviewed by the DDA Board at the next scheduled meeting. Incomplete applications, or applications that do not meet these requirements shall be rejected. The application must demonstrate how the proposal conforms to and facilitates the purposes of the DDA Façade Improvement Program and must contain the following:

1. The name of the owner of the property where the project is located, the property address, parcel ID number, and applicant's telephone number.
2. The application must be dated, notarized, and signed by a person having the authority to enter into legally binding contracts on behalf of the applicant.
3. A detailed project description, including a legal description of the development area, a description of the proposed work to be performed, the proposed starting and completion dates for the project, and the name of any architect or firm designing the project.
4. A description of how the projects use of DDA Façade Improvement Program funding meets the purposes of the Façade Improvement Program as set forth in Article II.
5. Two (2) written estimates of the cost of the project provided by outside contractors, including a cost breakdown by category, such as electrical, carpentry, masonry, or other projected costs.
6. Evidence of the following:
 - a. Title to the property;
 - b. Written approval of the proposed changes from the property owner;
 - c. The property is located within the DDA district;
 - d. All personal and real property taxes are paid up to date;
 - e. Payment of all special assessments are current; and

**LEXINGTON DOWNTOWN DEVELOPMENT AUTHORITY
FAÇADE IMPROVEMENT PROGRAM POLICY**

**ARTICLE I
INTRODUCTION**

The Village of Lexington Downtown Development Authority (“DDA”) hereby adopts the following policy creating a framework designed to support and complement private investment projects through investment in façade improvements within the DDA district. This policy shall be known as the “DDA Façade Improvement Program.”

This policy establishes criteria and procedures for evaluating façade improvement proposals requesting the use of DDA Façade Improvement Program funding. The criteria set forth herein should be considered guidelines for preparing an application only; compliance with the criteria does not guarantee approval of a request for DDA Façade Improvement Program funding. Development projects supported by the policy are anticipated to be ones that make permanent or long-lasting improvements to the aesthetic conditions of the district.

**ARTICLE II
PURPOSES**

The DDA recognizes the following purposes for the use of DDA Façade Improvement Program funding towards façade improvements:

1. To encourage the redevelopment of deteriorated or otherwise blighted real property and to stimulate economic development in the downtown district by assisting projects which promote long-term economic growth and diversity in the downtown district.
2. To stimulate increased private investment in areas that would have otherwise remained undeveloped or underdeveloped and which will in the long term provide a significant source of additional tax revenues to all taxing entities.
3. To correct and prevent deterioration in the downtown district.
4. To encourage historic preservation.

**ARTICLE III
FAÇADE IMPROVEMENT USES OF DDA FUNDING**

DDA Façade Improvement Program funding may only be used for the following purposes:

1. Physical improvements that enhance the general aesthetics of the particular parcel of property, building exterior or façade; and
2. To bring non-conforming signs into conformity.

14. Attach a statement from the Village of Lexington/Lexington Township's Assessor's office indicating that all personal and real property taxes on the property are paid up to date, and that all payments of special assessments are current.

15. If the applicant is a business entity, attach evidence that it is currently in good standing.

16. Describe long-lasting improvements made by the project: restoring historic characteristics to building by replacing windows & restoring originals, install signage, custom window boxes and stamped concrete

Certifications.

By signing this application, the Applicant(s) certifies that this project complies with, and shall continue to comply with, all Village of Lexington regulations, codes and ordinances.

By signing this application, the Applicant(s) certifies that he/she has read and understands the conditions of the Façade Improvement Program and agrees to its terms, conditions, policies and guidelines.

By signing this application, the Applicant(s) agrees that this Application, along with the terms and conditions set forth in the Façade Improvement Program terms, conditions, policies and guidelines, shall become a binding on the applicant and property owner.

The applicant(s) certifies that this application does not obligate the Village of Lexington or the Lexington Downtown Development Authority to provide the applicant with any money until such time that the application is approved by the DDA Board.

The applicant(s) understands that any financial assistance provided by the DDA or the Village of Lexington shall be limited to the amount granted by the DDA under the Façade Improvement Program.

The applicant(s) certifies that if the property is sold within three (3) years of the façade grant being awarded will result in the façade grant being forfeited and the applicant(s) must reimburse the DDA the full amount of the façade monies granted.

By signing this application, the Applicant(s) certifies that the information is true and accurate to the best of his/her knowledge as of the date of the application.

APPLICANT(S)

DATE: 5/27/22

Tracy L. Zupk
PRINT NAME: Tracy L. Zupk
TITLE: owner

DATE: _____

PRINT NAME: _____
TITLE: _____

STATE OF MICHIGAN)

) ss

COUNTY OF Sanilac)

On this 27 day of MAY, 2022, before me a Notary Public in and for said County and State, appeared Tray Zysk, to me personally known, who, being by me sworn, did say that he/she is the Applicant submitting this Application, together with all its attachments.

Vicki A. Scott
Notary Public, Sanilac County, Michigan
My Commission Expires Dec 1, 2027

Vicki A. Scott
Notary Public
Sanilac County, Michigan
My Commission Expires: 12-1-27 Acting in Sanilac County

THIS SECTION FOR DDA USE ONLY

Notes: _____

DDA Recommendations: _____

Grant Approved By DDA Board: Yes No

Maximum Amount of Grant Awarded: \$ _____



SANILAC COUNTY
 FEBRUARY 22, 2022
 RECEIPT #6470

STATE OF MICHIGAN \$ 275.00-CO
 REAL ESTATE \$ 1875.00-ST
 TRANSFER TAX STAMP # 22013

2022 FEB 22 PM 2:37



LIBER 1516 PAGE 870



RECEIVED FOR RECORD
 MICHELE VANNORMAN, REGISTER OF DEEDS
 SANILAC COUNTY, MICHIGAN
 02/22/2022 2:50:15 PM

WARRANTY DEED

71080764-7666584

KNOW ALL MEN BY THESE PRESENTS: That James D. Perry, a married man, Sandra Waddell, a married woman, Jacqueline M. Donofrio a/k/a Jacqueline M. Donofrio, married woman, Raymond J. Perry, a married man, and Jennifer Perry, a married woman whose address is 2881 Augusta Drive, Commerce Township, MI 48382.

Conveys and Warrants to: Tracy Zysk, a married woman, whose address is 8572 Dixie Hwy, Ira, MI 48023.

the following described premises situated in the Village of Lexington, County of Sanilac, State of Michigan:

LOT 39, EXCEPT THE EAST 39 FEET; AND THE EAST 15 FEET OF LOT 40, ANSON SIMONS PLAT OF THE VILLAGE OF LEXINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER OF TOWN PLATS, ON PAGE 45, SANILAC COUNTY RECORDS.

More commonly known as: 7329 Huron Ave, Lexington, MI 48450

Tax Parcel No. 76-152-300-000-039-01

For the sum of: \$250,000 (two hundred fifty thousand and 00/100 dollars)

Together with and subject to any and all hereditaments, appurtenances, rights, reservations, restrictions, easements and conditions appearing in the recorded chain of title, if any.

Date February 22 2022

I hereby certify that I have searched the records in my office relating to the description of the lands in the within instrument and from such examination it appears that the real property taxes have been fully paid for the five years preceding the date of this instrument. This certification does not include taxes, if any, now in the process of collection by the City, Village, or Township Treasurer.

BY: Drudy M. Bowers
 SANILAC COUNTY TREASURER



Dated: 9/17/2021

James D. Perry
James D. Perry

Sandra Waddell
Sandra Waddell

Jacqueline M Donofrio AKA Jacqueline M Donofrio
Jacqueline M. Donofrio a/k/a Jacqueline M.
Donofrio
~~Jacqueline~~
Jacqueline

Raymond J. Perry
Raymond J. Perry



Dated:

9/17/21

Jennifer Perry

 Jennifer Perry
 STATE OF MICHIGAN *in new York*
 COUNTY OF *New York*

The foregoing instrument was acknowledged before me this 17th Sept. day of,
Sept., 2021, by Jennifer Perry

Stephanie

STEPHANIE ANCRUM
 Notary Public - State of New York
 NO. 01AN6361178
 Qualified in New York County
 My Commission Expires Jul 3, 2025

Notary Public, *New York* County, ~~Michigan~~
 Acting in *New York* County, ~~Michigan~~
 My Commission Expires: *7-3-25*

Drafted by: James D. Perry 2881 Augusta Drive, Commerce Township, MI 48382

When recorded, return to: Amrock, LLC - Recording Dept. 662 Woodward Ave.
 Detroit, MI 48226

State Transfer Tax: \$1,875.00

County Transfer Tax: \$275.00



STATE OF MICHIGAN
COUNTY OF Wayne

The foregoing instrument was acknowledged before me this Sept 17, 2021 day of, 17th AC
Sept, 2021, by ~~e r r r e r W e r r e~~ AC
~~e r r i e r r e e n r e~~ AC

James D Perry and Sandra Waddell and
Raymond S. Perry and Jacqueline M.
Donofrio AKA Jacqueline M. Donofrio

Notary Public, Wayne County, Michigan
Acting in Wayne County, Michigan
My Commission Expires: 10-17-24

AMINA CHAMBLISS
Notary Public, State of Michigan
County of Wayne
My Commission Expires 10-17-2024
Acting in the County of Wayne

Wallside Windows
 SINCE 1944
 300 W. Trolley Industrial Dr.
 Tor, MI 48180
 Phone: 313-292-4400
 Free: 800-521-7800
 313-292-4504
 www.wallside.com

A Customer Information PC
 Date: 4 / 26 / 22
 Customer #
 Job #
 Promotion
 Siding #
 Appt #
 Proofed By:
 Date

Name(s):
 Address:
 City: St. Zip:
 Phone #1: Phone #3:
 Phone #2: Phone #4:
 Email:

E Riders
 Siding Alter
 Muntin/Specialty
 Disclaimer

F Measure Info
 Measure Man: Date: / /
 Measured By: Date: / /

G Condo Info
 Name: /
 Date: / /

H Job Location
 Name: /
 Address: /
 City: / St. / Zip: /
 Jobsite #:
 Time Available For Measure:

I Financial Terms CC
 The Customer agrees to pay the total sum of: \$7,850
 As follows:
 Upon Signing: OK, CC, Cash
 COD on measure: OK, CC, Cash
 COD on windows: OK, CC, Cash
 COD on siding:

J Bank financing/other
 Bank Name: /
 Finance Term: /

Job Order	Sill Size		Location		Type of Removal
	Stop Size	Finished Size	Stop Size	Finished Size	
1					1
2					2
3					3
4					4
5					5
6					6
7					7
8					8
9					9
10					10

K Office Use Only
 LEAD-SAFE
 EPA
 CERTIFIED
 NAT 28824-2

L Sales Comments
 5 - Year Glass Breakage Warranty

M Measure/Installer Comments

N Contract Terms and Conditions
 1. Purchaser's Right to Cancel: Under Michigan Public Acts of 1971, No. 227, if this agreement was solicited in a personal or telephone solicitation at your residence, and if you sign this agreement at your residence, then you, the purchaser, may cancel this transaction at any time prior to midnight on the third business day after the date of this transaction. See the notice of cancellation form on the back of your copy of this agreement for an explanation of this right. Additionally, the seller is prohibited from having an independent courier service or other third party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction.
 All jobs MUST be measured 14 days prior to the promised installation date, otherwise the installation date will be rescheduled. Further, changes must be received 14 days prior to the installation date. Customer is responsible for removing and reinstalling alarms and window treatments. New interior trim is not painted or stained. Wallside will clean up work area and haul away debris.

O Construction review required Yes No
 If yes, photo required.

P Purchaser's Signature
 By: [Signature]
 Print Name: [Name]
 Accepted By: [Signature]
 Print Name: [Name]
 Installation Date: [Date]

30 per page



Page

1

of 1



16 windows

Charleston PVC Window
- No Rot w/ 2 FREE
Brackets

38" Charleston PVC Window
Boxes - No Rot

Starting Price: \$174.99

Sale Price: \$124.99

Original Price: \$169.99

Final Price: \$119.99

Secs. 26-1-26-30 Reserved

ARTICLE II DOWNTOWN DEVELOPMENT AUTHORITY

Sec . 26-31 Establishment; duties.

Pursuant to Public Act No. 197 of 1975 (MCL 125.1651 et seq., MSA 5.310 (1) et seq.), the village establishes a downtown development authority, which shall be established and regulated pursuant to such act. The authority shall analyze the impact of economic changes and growth in the downtown district and develop plan in coordination with the village's planning commission to promote orderly economic growth in the downtown development district. With the advice and consent of the village council, the authority shall implement a development plan in the downtown district as necessary to achieve the purposes of such act and in accordance with the powers granted by such act. (Ord. No. 88 § 1,4-14-1986)

*State law reference — Establishment of downtown development authority authorized, MCL 125.1652, USA 5.3010 (2).

Sec. 26-32 Boundaries of the district.

The Boundary of the Downtown Development Authority (DDA) district shall included all adjacent parcels to the following described street right of ways. The DDA shall exercise its powers only within the right of ways which are described as follows:

Land within the Street Right of Ways: in the SW 1/4 of Section 25 and the NE1/4 of Section 36, T10N-R16E and the SW 1/4 of Section 30 and the NW 1/4 of Section 31, T10N-R17E Village of Lexington, Sanilac County, Michigan being:

MAIN STREET (M-25)

All land in Main Street, right of way from a point being 570.38 feet north of the north limits of Dennison Street, thence south to a point being 166 feet north of the SE corner of the SE 1/4 of NE 1/4, excepting the east 1/2 of the south 437 feet.

DENNISON STREET

All land in Dennison Street right of way commencing from a point 878.5 feet west of the W. right of way of Main Street, East to the west right of way for Main Street, excepting the west 680.50 of the North half.

JEFFERSON STREET

All land in Jefferson Street right of way starting at the E right of way of Main Street, Thence East 99 feet

WAYNE STREET

All land in ~~S 1/2~~ of Wayne Street. right of way from the east right of way line of Main St. (M-25) east 222 feet, except the north 1/2 of the east 60 ~~305~~ feet.

SIMONS STREET

All land in Simons St. right of way from 264 feet west of the west right of way line of Main St. (M-25) east to Lake Huron, except the north 1/2.

HURON STREET (M-90)

All land in Huron Avenue right of way from the west ~~east~~ right of way line of Vulcan St. to Lake Huron.

BOYNTON STREET

All land in Boynton St. right of way from the west ~~east~~ line of Vulcan St. east to Lake Huron, except the south 1/2 east of Washington Street.

LAKE STREET

All land in the N 1/2 of Lake Street. right of way from a point 858 ~~396~~ feet west of the west right of way line of Main St (M-25 Hwy) east to the centerline of Washington Street. ~~a point 192 feet east of the east right of way line of Main St. (M-25 Hwy.)~~. Also all the land in the S 1/2 of Lake Street. right of way from a point 726 feet west of the west right of way line for Main St (M-25 Hwy) east to a point 89 feet east of the east right of way of Main St. (M-25 Hwy); excepting the east 264 feet of the west 594 feet of the S 1/2 of Lake St. right of way.

HUBBARD STREET

All land in Hubbard Street right of way from the NW corner of Lot 64 Reuben Simons addition to Lexington, being on the W. side of Main Street (M-25); thence east to a point 164 ft east of the SW corner of lot 6 of R. Hubbard addition to Lexington, being east of Main Street (M-25)

LESTER STREET

All land in Lester Street right of way from the SW corner of Lot 103 Reuben Simons addition to Lexington, being on the W. side of Main Street; thence east to a point 132 feet, east of the east right of way for Main Street (M-25)

WASHINGTON STREET

All land in Washington St. right of way from the north right of way line of Simons St. to the north right of way line of Boynton St. Also all the land in the W 1/2 of Washington St. right of way from the south

right of way line of Boynton St. south to the centerline of Lake St.
~~That part of the SE 1/4 of Section 25, T10N-R16E, being:~~

~~Lots 14 thru 16 and 18 thru 21 and 48 thru 51 of Anson Simons Plat.~~

~~Land beginning at SW corner of lot 51 of Anson Simons plat thence
W 300 ft, N 198 ft, E 132 ft, S 66 ft, E 66 ft, N 66ft, E 132ft, S 198ft to
point of beginning.~~

~~Land com 577.5 feet north and 33 feet west of southeast corner of
Section 25, T10N-R16E, thence west 132 feet north 16.5 feet, west
66 feet, north 165 feet, east 198 feet to the west right of way line of
Main St. (N-25 Hwy.), thence south 181.5 feet to Point of Beginning.~~

~~That part of NW 1/4 of Section 31 SW 1/4 of Section 30, T10N-R17E,
being:~~

~~Lots 1 thru 25 and lots 37 thru 40 of Plat of Monrovia.~~

~~Land described as commencing at southwest corner of lot 39, Plat of
Monrovia, east 134.8 feet to Point of Beginning thence east 203.08
feet to corner of break wall thence along outer edge of break wall as
follows N 30° 50' E 144.37 feet, S 79°51" E 66.6 feet, N 10°40' E
53.70 feet to~~

~~north line of lot 40 west along north line of lot 40 125.79 feet, south
along hwy. 23 feet, west along highway 169.70 feet S 21° 54' W
153.04 feet along shore to Point of Beginning together with lake
bottom land, if any, lying between and opposite above described
parcel and government lot 1.~~

~~Land in alley between lots 13, 14, on the west and lots 37, 38, 39
and 40 on the east of Plat of Monrovia.~~

~~Lots 1, 2 and 15 of R.B. Hubbard & Co. addition to the Village of
Lexin~~

~~That part of NE 1/4 of Section 36, T10N-R16E, being:~~

~~Commencing 116 FT N and 160 FT W of the SE corner of the SE
1/4 of the NE 1/4, Thence N 75 FT, W 160 FT, S 75 FT, E 160 FT to
the point of beginning.~~

Sec. 26-33 (b) Residential properties: This subsection is amended and restated as follows:

Residential properties within the district of the downtown development authority boundary are subject to the capture of revenues by the downtown development authority. The balance of the ordinance shall remain unchanged and in full force and effect.

Pursuant to P.A. 197 of Public Acts of 1975 a public hearing on the above amendments to the Downtown Development Authority Ordinance was held on October 27, 2003.

Sec. 26-34 Board membership

The affairs of the downtown development authority shall be governed by a board consisting of the village president and not less than eight (8) or not more than twelve (12) members. Ord. No. 88 § 3, 4-14-1986)

State law reference — Downtown development authority board, MCL 125.1654, MSA 5.3010 (4)

Sec. 26-35 Officers and meetings

The board of the downtown development authority shall elect a chairman, vice-chairman, treasurer, and secretary. The board shall prepare bylaws to govern the procedure of meetings and powers of its officers, which shall be submitted to the village council for approval prior to their adoption by the board. (Ord. No. 88 § 4, 4-14-1986)

Sec. 26-36 Sources of revenue; permitted expenditures

The activities of the downtown development authority shall be financed from one or more of the funding sources set out in section 11 of Public Act No. 197 of 1975 (MCL 125.1661, MSA 5.3010 (11) and shall expend no money without prior approval of village council. (Ord. No. 88, § 6, 4-14-1986)

Sec. 26-37 Authority subject to state law

The downtown development authority shall be controlled and regulated strictly by Public Act No. 197 of 1975 (MCL 125.1651 et seq. MSA 5.3010 et seq.). (Ord. No. 88 §, 6, 4-14-1986)



Sec. 26-38 Development plan and tax increment plan

- a. Pursuant to Public Act No. 197 of 1975 (MCL 125.1651 et seq., MSA 5.310 (1) et seq.), the village adopts a development plan and tax increment plan for the downtown development authority. Such plans are adopted by reference, and such plans are available for inspection during regular business hours at the village clerk's office.

- b. Such development plan and tax increment plan are adopted pursuant to proper public notice and posting consistent with section 18 of Public Act No. 197 of 1975 (MCL 125.1668, MSA 5.3010 (18)). After a public hearing on the development plan and tax increment plan was held on November 10, 1986, pursuant to section 19 of Public Act No. 197 (MCL 125.1669, MSA 5.3010 (19)) and at such hearing the village council determined that:
 1. The plan meets the requirements as set forth in section 17 (2) of Public Act No. 197 of 1975 (MCL 125.1667 (2), MSA 5.3010 (17)), (2).
 2. The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.
 3. The development is reasonable and necessary to carry out the purpose of Public Act No. 197 of 1975 (MCL 125.1651 et seq., MSA 5.3010 et seq.).
 4. The development plan and tax increment plan are in reasonable accord with the master plan of the village.
 5. Public services such as fire and police protection and utilities are or will be adequate to the service project area.

Any amendment to the approved development plan and tax increment plan must be submitted by the downtown development authority to the village council for approval or rejection. (Ord. No. 91, 11-10-1986)

VILLAGE OF LEXINGTON

-  Old DDA Boundary
-  New DDA Boundary

