

The Village of Lexington Common Council held a Public Hearing Meeting Monday October 17, 2022 in the Village Council Chambers, 7227 Huron Avenue, Lexington, MI 48450

Call to Order Public Hearing Meeting at: 7:00 p.m. by President Kristen Kaatz

Pledge of Allegiance led by President Kristen Kaatz

Roll call taken by Clerk Vicki Scott

Present: Adams, Muoio, Fulton, DeCoster, Kaatz

Absent: Klaas, Jarosz

Others present: A. Sutton, K. Yankee, J. Huepenbecker, M. McGovern, S. & P. Stencel, D. Zielinski, and 6 citizens.

PURPOSE: TO HEAR COMMENTS ON AMENDMENTS TO THE DDA ORDINANCE (CHAPTER 26, ARTICLE II SECTION 26-32), AND THE DDA PLAN WHICH INCLUDES A PROPOSED EXPANSION TO THE DISTRICT BOUNDARIES.

Carmine Avantini, CIB Planning, gives a power point presentation of the DDA plan which includes a proposed expansion to the district boundaries and amendments to the DDA ordinance.

Carmine answers any questions. Carmine explained a taxing jurisdiction can only opt out of the expanded portion of the district.

PUBLIC COMMENT

- Doug Roehl (5410 William Dr.) – commented: If the DDA is a legal entity, the DDA budget and why the Village does not use their funds for projects in the DDA district. Carmine explains how the DDA tax capture works and how current property taxes will not be affected due to this plan.
- Bernie Havel (5363 Altona Dr.) – commented: asked about bonds if there is a gap in any future projects. Carmine explained the developer would borrow the funds, not the Village.
- Jackie Huepenbecker (7108 B.R. Noble) – commented: asked if an entity would be required to pay back any rebated taxes. Carmine explained no the DDA would commit to close the gap. After the term is over for tax rebates, the DDA would go back to collecting the full amount of tax capture on the bigger project. The DDA is forgoing, for a certain period, that tax revenue to get the project built.
- Bernie Havel (5363 Altona Dr.) – commented: asked where the funds come from for the DDA. Carmine explained it comes from various taxing jurisdictions.
- Steve Stencel (7282 Wayne) – commented: asked if the tax increment chart was 25 years for the DDA capture. Carmine explained yes, during those 25 years the money collected in spent in the DDA district. Stencel: does a private business have the option to opt out? Carmine: no, only a taxing jurisdiction can opt out. Stencel: if the gap funding is applied for, who determines who gets it? Carmine: the DDA Board.
- Mike McGovern (7316 Simons) – commented: explained property taxes do not change if you are in the DDA district. You can benefit by applying for façade grants.
- Doug Roehl (5410 William Dr.) – commented: on the DDA budget on line, and a project list. Carmine explained you want your project to be separate from the DDA Plan.
- Steve Stencel (7282 Wayne) – commented: would the DDA not exist, after the 25-year DDA Plan is over? Carmine explained any community at any time could get rid of their DDA.
- Kathy DeCoster – commented: asked if the vacant parcels were developed would the DDA capture all taxes. Carmine explained yes.
- Peter Muoio – commented: the millage groups on page 19 of the plan would be forgoing any future increases in their income. Most of those groups are not overly funded as it is.

Carmine explained there is a 60-day window for any jurisdiction to opt out of the expansion portion of the plan. Village Council will vote on this at their December 19th meeting.

CORRESPONDENCE – None

CLOSE PUBLIC HEARING AT: 8:06 p.m. by President Kristen Kaatz

ADJOURNMENT – Motion by DeCoster, seconded by Adams, to adjourn the meeting 8:06 p.m.
Motion carried

Respectfully Submitted
Vicki Scott

Approved