

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

**DATE OF MEETING:** Wednesday, March 13, 2024  
**TIME OF MEETING:** 5:30 PM

**MISSION STATEMENT**

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

**CALL TO ORDER REGULAR MEETING:**

**ROLL CALL:** Adams, Bender, Bales, Kaatz, VanDyke, Westbrook, Drouillard, McGovern, Zysk

**ATTENDANCE:**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES** – Motion to approve the January 10, 2024 minutes as presented.

**PUBLIC COMMENT –**

**REVIEW OF FINANCIAL INFORMATION** – Motion to approve the financials as presented.

**UNFINISHED BUSINESS:**

1. Harbor Redevelopment Update – McGovern
2. Social District 2024 Ice Cream Social Status Update – McGovern/Bender

**NEW BUSINESS:**

1. MDA Spring Workshop – Motion to approve the MDA Spring Workshop Fee of \$150.00
2. Historic Preservation Discussion – Bell, Fire Truck (Hook & Ladder #1) – McGovern
3. DDA Reporting Requirements – McGovern
4. Parcels within DDA Boundary – McGovern
  - a) Discussion on paying taxes for green space lot, other proposals.
  - b) Discussion on property next to fire station
  - c) Discussion on full block of Main St.

**CORRESPONDENCE**

**PUBLIC COMMENT**

**ADJOURNMENT**

**VILLAGE OF LEXINGTON**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Village of Lexington – 7227 Huron Ave., Lexington, MI**  
**January 10, 2024**

**CALL TO ORDER:** Chairperson McGovern called the meeting to order at 5:30 pm.

**ROLL CALL:** by Vicki Scott

**PRESENT:** Adams, Bender, Bales, VanDyke, McGovern, Zysk, Kaatz @ 5:44 pm.

**ABSENT:** Drouillard, Westbrook

**OTHERS PRESENT:** L. Fisher, P. Muoio

**ATTENDANCE:** Drouillard & Westbrook are both excused per McGovern

**APPROVAL OF AGENDA:**

**MOTION** by Bender, seconded by McGovern, to approve the agenda as presented.

All Ayes

Motion carried

**APPROVAL OF MINUTES**

**MOTION** by McGovern, seconded by Adams, to approve of December 13, 2023, minutes as presented.

All Ayes

Motion carried

**PUBLIC COMMENT:** None

**REVIEW OF FINANCIAL INFORMATION: -**

**MOTION** by VanDyke, seconded by Bender, to approve the financials as presented.

Discussion on funds left over under supplies; candy for Halloween & Christmas.

Roll Call:

Ayes – VanDyke, Bender, Zysk, Adams, Bales, McGovern

Nays – None

Motion Carried

**UNFINISHED BUSINESS:**

1. **Harbor Redevelopment Update** – L. Fisher explained the project is moving along. We have had meeting with Edgewater and the DNR. We do not have funding the entire project as it was presented. We have asked Edgewater to go back and look into Phases for the project. We are moving forward and will keep everyone updated as the meetings progress.
2. **2024 RFP for Annual Flowers Update** – McGovern explained we received 2 bids back. Bids were opened at the meeting. The first quote was from Green in the Thumb coming in at \$7,980.00 for the summer flowers (34 pots & 74 hanging baskets) and \$1,654.00 for fall modifications (34 pots). These prices are for the 2024 season. Green in the Thumb also quoted prices for 2025 as well. The second quote was from Croswell Greenhouse coming in at \$7,640.00 for the summer flowers (34 pots, 74 hanging baskets, & 6 wrap-around light pole pots) and \$1,520.00 for fall mums (34 pots – 5 plants per pot). Lengthy discussion followed on both quotes. **\*Kaatz arrived @ 5:44 p.m.**

**MOTION** by Kaatz, seconded by VanDyke, to accept the bid from Croswell Greenhouse for the 2024 flowers in the amount of \$9,160.00.

Discussion: on price includes both summer and fall flowers.

Roll Call:

Ayes: Kaatz, VanDyke, Zysk, Bender, McGovern

Nays: Adams

Abstain: Bales

Motion carried

### NEW BUSINESS:

1. **LBA Invoices** – McGovern explained the invoices submitted by the LBA. McGovern stated in speaking with Lori Fisher we had the discussion on the sales tax is in fact a reimbursable expense. Discussion followed.

**MOTION** by Bender, seconded by Adams, to approve the attached invoices submitted by the LBA in the amount of \$976.35 for costs associated with the tree lighting event in the DDA district.

Roll Call:

Ayes – Bender, Adams, Bales, Zysk, VanDyke, McGovern

Abstain: Kaatz

Nays – None

Motion carried

2. **Social District 2024 Plans Discussion** – McGovern stated we have taken in \$1,750.00 and have spent \$1,265.00, we have \$485.00 left over in the account. A nice article came out in the Keel on our social district. Bender explained we have potential for a grant from UDIM that markets the dairy industry in Michigan. Dairy producers have dollars that go to marketing. Bender suggested submitting for this grant to be reimbursed for an ice cream social in the social district. In order to qualify this has to be a free event. Lengthy discussion followed on hosting an ice cream social and working with the Arts Council & LBA. Bender stated the grant would only cover the ice cream. Each farmer has \$2,000.00 for marketing. Board members agree to work on a date and details for next meeting.

3. **Additional 2024 Calendar Year Goals** –

**A. Support Village RRC Initiatives-** McGovern explained the Village is close to achieving their RRC. We need to have a quorum for a joint meeting with Planning and Council. Fisher is working on the CIB plan as well.

**B. Identify & Evaluate Entities Within the DDA Boundary to Enhance What is There and Attract What is Missing** – McGovern is working on a list of all the businesses in town. Discussion followed.

**CORRESPONDENCE:** None

### PUBLIC COMMENT:

- Peter Muoio (7276 Lester) – commented on the walking map, ice cream social, and concessions with activities
- Larry Adams (7311 Lake) – commented on adding a lighting show at the park for Christmas.

### ADJOURNMENT:

**MOTION** by VanDyke, seconded by McGovern, to adjourn the meeting at 6:43 p.m.

All Ayes

Motion carried.

Respectfully submitted,

Vicki Scott

January 10, 2024

PERIOD ENDING 02/29/2024

2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	ACTIVITY FOR MONTH 02/29/2024 INCREASE (DECREASE)	YTD BALANCE 02/29/2024 NORMAL (ABNORMAL)	% BDDT USED	DESCRIPTION					
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY										
Revenues										
Dept 000										
	101,124.00		101,124.00	0.00	DDA TAXES FROM VILLAGE				90,647.25	89.64
	83,750.00		83,750.00	31,296.06	DDA TAXES FROM TOWNSHIP				97,109.35	115.95
	3,000.00		3,000.00	0.00	INTEREST EARNED				5,872.47	195.75
	0.00		0.00	0.00	MISC ACCT OF REVENUE				1,750.00	100.00
	0.00		0.00	0.00	TRASFER IN FROM GENERAL FUND FOR CAPITA				0.00	0.00
	0.00		0.00	0.00	TRANSFER IN OPEN ACCOUNT				0.00	0.00
Total Dept 000						187,874.00	31,296.06	195,379.07	103.99	
Dept 248 - ****DDA EXPENSES****										
	0.00		0.00	0.00	INTEREST EARNED			0.00	0.00	0.00
	0.00		0.00	0.00	INTERNET REVENUE			0.00	0.00	0.00
Total Dept 248 - ****DDA EXPENSES****						0.00	0.00	0.00	0.00	
TOTAL REVENUES						187,874.00	31,296.06	195,379.07	103.99	
Expenditures										
Dept 248 - ****DDA EXPENSES****										
	11,001.00		11,001.00	916.74	ADMINISTRATIVE REIMBURSEMENT			7,333.92	66.67	
	30,000.00		30,000.00	410.70	DPW WAGES			13,775.36	45.92	
	0.00		0.00	17.99	DPW-WATER WAGES OVERTIME			546.30	100.00	
	2,437.00		2,437.00	32.42	MATCH - SOCIAL SECURITY			1,086.67	44.59	
	7,200.00		7,200.00	128.11	BLUE CROSS			3,638.40	50.53	
	260.00		260.00	21.13	LIFE INSURANCE			136.47	52.49	
	3,600.00		3,600.00	0.00	PENSION			1,490.94	41.42	
	1,000.00		1,000.00	23.15	AXA EQUITABLE MATCH			474.85	47.49	
	300.00		300.00	6.26	MICH EMP SEC COM			83.34	27.78	
	0.00		0.00	0.00	COMPUTER-HARDWARE-SOFTWARE			0.00	0.00	
	4,000.00		4,000.00	159.18	SUPPLIES			1,410.55	35.26	
	15,000.00		15,000.00	416.23	DPW EQUIPMENT			14,881.31	99.21	
	15,000.00		15,000.00	7,105.84	CHRISTMAS SUPPLY			7,105.84	47.37	
	1,000.00		1,000.00	0.00	EDUCATION AND TRAINING			275.00	27.50	
	0.00		0.00	0.00	PHONE/INTERNET EXPENSE			0.00	0.00	
	500.00		500.00	0.00	MUSIC			0.00	0.00	
	12,000.00		12,000.00	0.00	ADVERT/PUBLICATIONS			0.00	0.00	
	200.00		200.00	0.00	MEMBERSHIP/DUES			6,000.00	50.00	
	500.00		500.00	0.00	LEGAL			200.00	100.00	
	0.00		0.00	0.00	MILEAGE			0.00	0.00	
	0.00		0.00	0.00	AUDIT			0.00	0.00	
	25,000.00		25,000.00	0.00	CONTRACTED SERVICES			3,151.44	12.61	
	0.00		0.00	0.00	DDA SERVICE PROVIDED BY VILLAGE			0.00	0.00	
	15,000.00		15,000.00	0.00	LANDSCAPING MAINTENANCE			47.00	0.31	
	30,000.00		30,000.00	0.00	DDA GRANT			11,801.43	39.34	
	0.00		0.00	0.00	MISCELLANEOUS			0.00	0.00	
	7,500.00		7,500.00	0.00	DONATION			0.00	0.00	
	5,000.00		5,000.00	0.00	CAPITAL OUTLAY			0.00	0.00	
Total Dept 248 - ****DDA EXPENSES****						186,498.00	9,237.75	73,438.82	39.38	
TOTAL EXPENDITURES						186,498.00	9,237.75	73,438.82	39.38	

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24		2023-24 AMENDED BUDGET	ACTIVITY FOR MONTH 02/29/2024 INCREASE (DECREASE)	YTD BALANCE 02/29/2024 NORMAL (ABNORMAL)	% BDT USED
		ORIGINAL BUDGET					

Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY

Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:

TOTAL REVENUES	187,874.00	187,874.00	31,296.06	195,379.07	103.99
TOTAL EXPENDITURES	186,498.00	186,498.00	9,237.75	73,438.82	39.38
NET OF REVENUES & EXPENDITURES	1,376.00	1,376.00	22,058.31	121,940.25	8,861.94

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							
02/01/2024			<b>248-248-699.940 ADMINISTRATIVE REIMBURSEMENT</b>		BEG. BALANCE		6,417.18
02/29/2024	GJ	JE	ADMIN. REIMBURSEMENT FEB 2024	2847	916.74		7,333.92
02/29/2024			248-248-699.940	END BALANCE	916.74	0.00	7,333.92
02/01/2024			<b>248-248-703.600 DPW WAGES</b>		BEG. BALANCE		13,364.66
02/07/2024	PR	CHK	SUMMARY PR 02/07/2024		278.80		13,643.46
02/28/2024	PR	CHK	SUMMARY PR 02/28/2024		131.90		13,775.36
02/29/2024			248-248-703.600	END BALANCE	410.70	0.00	13,775.36
02/01/2024			<b>248-248-703.650 DPW-WATER WAGES OVERTIME</b>		BEG. BALANCE		528.31
02/28/2024	PR	CHK	SUMMARY PR 02/28/2024		17.99		546.30
02/29/2024			248-248-703.650	END BALANCE	17.99	0.00	546.30
02/01/2024			<b>248-248-704.100 MATCH - SOCIAL SECURITY</b>		BEG. BALANCE		1,054.25
02/07/2024	PR	CHK	SUMMARY PR 02/07/2024		21.08		1,075.33
02/28/2024	PR	CHK	SUMMARY PR 02/28/2024		11.34		1,086.67
02/29/2024			248-248-704.100	END BALANCE	32.42	0.00	1,086.67
02/01/2024			<b>248-248-704.200 BLUE CROSS</b>		BEG. BALANCE		3,510.29
02/07/2024	PR	CHK	SUMMARY PR 02/07/2024		85.80		3,596.09
02/28/2024	PR	CHK	SUMMARY PR 02/28/2024		42.31		3,638.40
02/29/2024			248-248-704.200	END BALANCE	128.11	0.00	3,638.40
02/01/2024			<b>248-248-704.300 LIFE INSURANCE</b>		BEG. BALANCE		115.34
02/28/2024	AP	INV	LIFE INSURANCE	211968039496	21.13		136.47
02/29/2024			248-248-704.300	END BALANCE	21.13	0.00	136.47
02/01/2024			<b>248-248-704.400 PENSION</b>		BEG. BALANCE		1,490.94
02/29/2024			248-248-704.400	END BALANCE	0.00	0.00	1,490.94
02/01/2024			<b>248-248-704.401 AXA EQUITABLE MATCH</b>		BEG. BALANCE		451.70
02/07/2024	PR	CHK	SUMMARY PR 02/07/2024		15.29		466.99
02/28/2024	PR	CHK	SUMMARY PR 02/28/2024		7.86		474.85
02/29/2024			248-248-704.401	END BALANCE	23.15	0.00	474.85
02/01/2024			<b>248-248-704.500 MICH EMP SEC COM</b>		BEG. BALANCE		77.08
02/07/2024	PR	CHK	SUMMARY PR 02/07/2024		4.74		81.82
02/28/2024	PR	CHK	SUMMARY PR 02/28/2024		1.52		83.34
02/29/2024			248-248-704.500	END BALANCE	6.26	0.00	83.34
02/01/2024			<b>248-248-740.000 SUPPLIES</b>		BEG. BALANCE		1,251.37
02/06/2024	AP	INV	CLEANING SUPPLY	7507	55.00		1,306.37
02/14/2024	AP	INV	MULTI FUNDS SPPLY	STMT 1/31/24 ACT#	19.18		1,325.55
02/28/2024	AP	INV	TRASH BAGS	7598	85.00		1,410.55
02/29/2024			248-248-740.000	END BALANCE	159.18	0.00	1,410.55
02/01/2024			<b>248-248-740.700 DPW EQUIPMENT</b>		BEG. BALANCE		14,465.08
02/29/2024	GJ	JE	DPW EQUIPMENT REIMBURSEMENTFEB 24	2850	416.23		14,881.31
02/29/2024			248-248-740.700	END BALANCE	416.23	0.00	14,881.31
02/01/2024			<b>248-248-745.000 CHRISTMAS SUPPLY</b>		BEG. BALANCE		0.00
02/14/2024	AP	INV	INSTALL GARLAND AND LIGHTS ON MARKED	SERVICE 2023	6,400.00		6,400.00
02/14/2024	AP	INV	GARLAND 2023	49689	705.84		7,105.84
02/29/2024			248-248-745.000	END BALANCE	7,105.84	0.00	7,105.84
02/01/2024			<b>248-248-802.500 EDUCATION AND TRAINING</b>		BEG. BALANCE		275.00
02/29/2024			248-248-802.500	END BALANCE	0.00	0.00	275.00
02/01/2024			<b>248-248-805.000 ADVERT/PUBLICATIONS</b>		BEG. BALANCE		6,000.00
02/29/2024			248-248-805.000	END BALANCE	0.00	0.00	6,000.00
02/01/2024			<b>248-248-810.000 MEMBERSHIP/DUES</b>		BEG. BALANCE		200.00
02/29/2024			248-248-810.000	END BALANCE	0.00	0.00	200.00
02/01/2024			<b>248-248-820.000 CONTRACTED SERVICES</b>		BEG. BALANCE		3,151.44
02/29/2024			248-248-820.000	END BALANCE	0.00	0.00	3,151.44
02/01/2024			<b>248-248-840.000 LANDSCAPING MAINTENANCE</b>		BEG. BALANCE		47.00
02/29/2024			248-248-840.000	END BALANCE	0.00	0.00	47.00
02/01/2024			<b>248-248-955.000 DDA GRANT</b>		BEG. BALANCE		11,801.43
02/29/2024			248-248-955.000	END BALANCE	0.00	0.00	11,801.43

User: SHELLY

TRANSACTIONS FROM 02/01/2024 TO 02/29/2024

DB: Village Of Lexington							
Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
TOTAL FOR FUND 248 DOWNTOWN DEVELOPMENT AUTHORITY					9,237.75		73,438.82

**MICHIGAN  
DOWNTOWN  
ASSOCIATION**

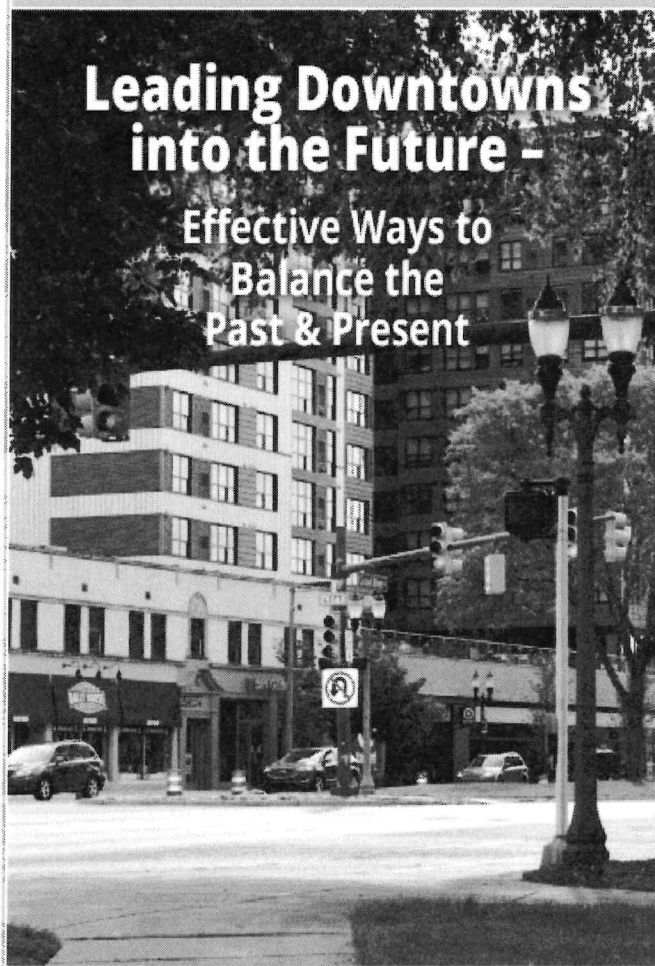


## ADVOCACY DAY & SPRING WORKSHOP

**March 5 & 6, 2024**  
**Lansing & East Lansing, MI**  
**In-person and Virtual Attendance Option**

### Leading Downtowns into the Future -

Effective Ways to  
Balance the  
Past & Present



#### Advocacy Day

**TUESDAY, MARCH 5, 2024**

*Mackinac Room Anderson House Building  
124 N. Capital Avenue Lansing, MI 48933  
\$60 includes lunch*

10:30 am - 11:00 am

#### Registration

11:00 am - 12:00 pm

#### Welcome & Introductions

*Cristina Sheppard-Declus, Chair,  
Michigan Downtown Association*

#### Legislative Update

*James Alt & Nate Mack,  
MDA Legislative Committee Co-Chairs*

#### Key Messages to Share with Lawmakers

*MDA Legislative Committee*

12:00 pm - 1:15 pm

#### Luncheon Reception with Legislators

*Mackinac Room*

1:30 pm - 3:00 pm

#### Meetings with Legislators

2:00 pm - 3:00 pm

#### MDA Board of Directors Meeting

*Mackinac Room*

*Attendees are welcome to join the meeting.*

5:30 pm - 7:30 pm

#### MDA Meet & Greet

*Join us as we enjoy good company,  
complimentary appetizers, and a cash bar.  
Jolly Pumpkin  
218 Albert Street, East Lansing, MI*

#### Spring Workshop:

**Leading Downtowns into the Future -  
Effective Ways to Balance the Past & Present**

**WEDNESDAY, MARCH 6, 2024**

*Graduate Hotel  
Shadows Ballroom  
133 Evergreen Avenue  
East Lansing, MI 48823*

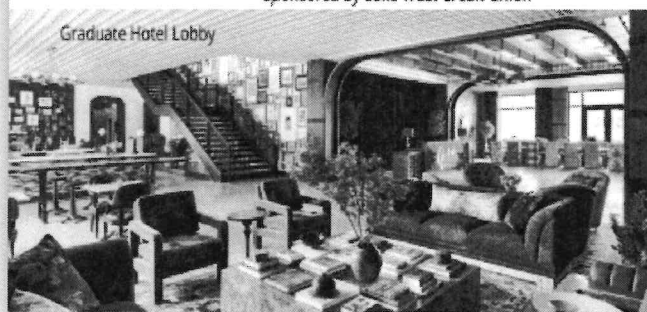
Downtown managers and stakeholders are charged with understanding current issues and innovations while respecting the history and diversity of a community. How can utilizing knowledge of the latest technology and gaining insight from the experiences of individuals strengthen downtowns? Join the MDA in lively Downtown East Lansing, March 6, and gain insight regarding everything from AI to historic preservation concepts, engage in honest conversations, including homelessness issues, and learn from the experiences of others. Come immerse yourself in current, relevant, and timely presentations that will help you advance your community forward.

8:15 am - 8:45 am

#### Registration

*Continental Breakfast  
Sponsored by Lake Trust Credit Union*

*Graduate Hotel Lobby*





8:45 am – 9:00 am **Welcome**

*Cristina Sheppard-Decius, Chair,  
Michigan Downtown Association*

9:00 am – 9:10 am **Welcome to East Lansing**

*Mayor George Brookover, East Lansing*

9:10 am – 9:20 am **Attendee Introductions**

9:20 am – 9:35 am **Vendor & Sponsor Introductions**

9:40 am – 10:15 am **The Transformative Power of Artificial Intelligence (AI)**

Discover how Artificial Intelligence (AI) can transform your management operations. This session will delve into the powerful potential of AI as a key resource for saving time and reducing costs. Learn how these innovative technologies can be seamlessly integrated into your daily workflows, enhancing efficiency at every level. Join us to gain valuable insights and make informed decisions about embracing AI in your operations.

*Michelle Spanseller, Downtown Development  
Director, City of Mt. Pleasant*

10:15 am – 10:30 am **Networking Break**

10:30 am – 11:00 am **Empowering Real Estate Entrepreneurs**

Michigan Economic Development Corporation (MEDC), in partnership with local and regional partners, aims to connect emerging real estate developers with the tools and resources needed to achieve redevelopment projects. MEDC recognizes that cultivating and empowering emerging developers is an integral part of revitalizing our Michigan communities. From the 'Developer's Toolkit', to the widely esteemed 'Pro Forma 101 Guide', to the innovative "Build My Community" funding initiative, hear how the MEDC continues to explore initiatives to cultivate real estate entrepreneurs.

*Nate Scramlin, Senior Redevelopment  
Services Director, Michigan Economic  
Development Corporation  
Pablo Majano, Senior Community Planner,  
Michigan Economic Development Corporation*

11:00 am – 11:45 pm **"One Size Fits All"-  
The Perceptions and Realistic  
Solutions to Homelessness in  
America's Downtowns**

There are over 582,000 homeless people struggling on the streets of America's downtowns, suburbs, and villages. Each person has a unique story. Each person could be dealing with the complexities of multiple issues including dignity of work, addiction, mental health, trauma, affordable housing, racial disparities, criminal background, or the want to conform to social norms. There is no "one size fits all" solution or program. We will hear from four different agencies battling the negative perceptions of homelessness with a variety of approaches and grass root solutions which can fit together like a puzzle to help meet an individual's unique needs, break the family-cycle of homelessness, and prevent the continued explosive growth in our core communities.

*Pastor Michael L. Brown, President/CEO,  
Kalamazoo Gospel Ministries  
Sgt. Amil Alwan, Kalamazoo Dept. of Public Safety  
Andrea Henderson, Director, The Refuge, Lapeer  
Tim Galbraith, Homelessness Advocate and  
former homeless person, Lapeer*

11:45 am – 1:00 pm **Lunch on Site**

**Legislative Update**

**Lessons Learned from Real  
Communication Initiatives**

Representing the organization that received the 2023 MDA Annual Award for Best Educational and Promotional Campaign, Molly LaLone will highlight the variety of outreach methods the Lake Orion DDA initiated to educate residents, business owners, and elected officials about a key economic development project and the importance of the Downtown Development Authority to the community.

*Molly LaLone, Director, Southfield DDA*

1:00 pm – 2:00 pm **Intro to Architecture & Historic  
Preservation Concepts**

Downtown streets are lined with buildings representing decades of design and history. Why is it so important for a downtown director to understand the prevalent historical building styles found in downtown? What is SHPO and how can it, and the National Historic Preservation Act, be used as an economic tool? What are the economic benefits of Historic Preservation? This session, will provide an overview of the many aspects of historic preservation and how it relates to economic vitality.

*Lindsey Dotson, MSARP  
DDA Director & Historic District  
Commission Coordinator, City of Charlevoix  
Board Member, Michigan Historic  
Preservation Network, Revitalization Specialist  
& co-founder, GD Placemaking*

2:15 pm – 3:10 pm **Lessons Learned from Real  
Downtown Placemaking Projects**

The concept of "Placemaking" isn't new but is it still relevant? YES! Hear from the 2023 MDA Annual Award winners as they describe the lessons learned after embarking on major initiatives that are helping transform their communities. Nate Mack will highlight his MiPDM Capstone Project and present information on how to successfully advocate for better public spaces by taking a measured approach and building a broad coalition of support for the project. No matter the budget, downtown organizations can make a difference in the economic vitality of a community, one project at a time.

*James Alt, Director, Lapeer DDA/Main Street  
Cristina Sheppard-Decius, Director,  
Birmingham Shopping District  
Audrey Tapperden, Branch County Economic  
Growth Alliance Director  
Nate Mack, Director, South Lyon DDA/Main Street*

3:10 pm – 3:40 pm **What's Your Problem?**

Don't be shy, we really want to know! More importantly, we want to help. In this interactive and fast-paced session, workshop attendees will be given the opportunity to share their concerns regarding anything related to downtown management. Our room, full of downtown professionals, will listen and offer insight and suggestions. Be sure to take advantage of our Think Tank and bring your questions regarding projects, staffing, volunteers, economic vitality, and administration.

*Moderator: Dana Walker*

3:45 pm

**Closing Remarks**

*Dana Walker, Director,  
Michigan Downtown Association*

[www.michigandowntowns.com](http://www.michigandowntowns.com)

# Registration Form for Annual MDA Advocacy Day & Spring Workshop:

MDA Member: Lansing Day: **\$60** Workshop: **\$150** Both: **\$210** MDA Non-Member: Lansing Day **\$60** Workshop: **\$175** Both **\$235**

Workshop Sponsor (includes one table and one registration): **\$300**

Virtual Format price is the same.

Sorry, no refunds, but changes to type of registration can be requested. We look forward to hosting a safe and informative event! Please return this form with payment to MDA by **February 25, 2024**. Make checks payable to the Michigan Downtown Association.

Send payment to:

Michigan Downtown Association

P.O. Box 3591

North Branch, MI 48461

director@michigandowntowns.com

Credit Card payments are accepted over the phone at 248-838-9711.

**Save time! Register and pay online at <https://www.memberleap.com/members/evr/registmenu.php?orgcode=MDTA>**

Name \_\_\_\_\_

Organization \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

\_\_\_\_ Visa \_\_\_\_ MC \_\_\_\_ Dis \_\_\_\_ Amex

Card No. \_\_\_\_\_

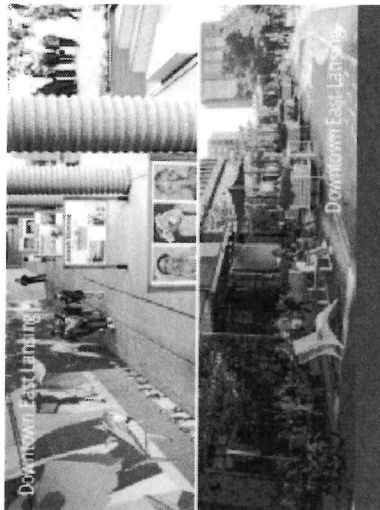
Exp. Date \_\_\_\_\_

Sec. Code: \_\_\_\_\_

Name on Card: \_\_\_\_\_

Signature: \_\_\_\_\_

Zip Code: \_\_\_\_\_



## Thank You to Our Sponsors:

Partner Sponsor:



**MICHIGAN ECONOMIC**  
DEVELOPMENT CORPORATION

Premier Sponsor:



Signature Sponsor:

**LAKE TRUST**  
THE POWER IN ALL OF US

Business Associate Sponsors:



Friend of the MDA:



**MICHIGAN**  
**DOWNTOWN**  
**ASSOCIATION**



*Strengthening Downtowns*

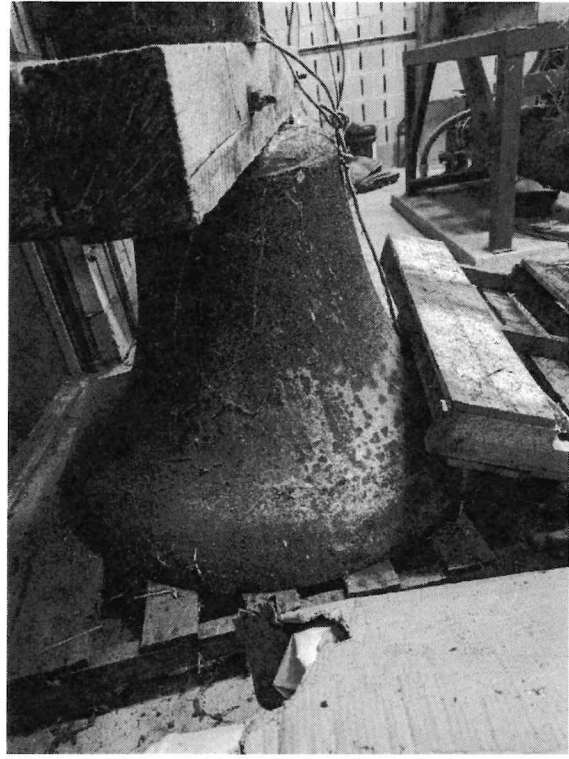
Founded in 1980, the Michigan Downtown Association is a driving force in the interest and growth of downtowns and communities throughout Michigan. The MDA encourages the development, redevelopment and continuing improvement of Michigan communities and downtowns.

The Mission of the Michigan Downtown Association is to strengthen and sustain downtowns.

MDA's Vision is to be the leader in preserving and enhancing downtowns and their ongoing management.

[www.michigandowntowns.com](http://www.michigandowntowns.com)







# Tax Increment Financing Act- Act 57 of 2018 Reporting Requirements and Timeline

## TIMELINE

January 1, 2019: 2018 PA 57 takes effect.

## WEBSITE/WEBPAGE

Post on a municipal or authority website, (or if no website, maintained in a physical location within the municipality that is open to the public) all items listed in SECTION 125.4910. See column to the right.

## ANNUAL REPORT

### SUBMIT BY 180 DAYS AFTER AUTHORITY'S FISCAL YEAR ENDS

Submit to the Department of Treasury, the governing body of the municipality, and the governing body of a taxing unit whose taxes are captured by the authority a report including all items listed in SECTION 125.4911. See page 2 of this document.

### HOLD 2 INFORMATIONAL MEETINGS A CALENDAR YEAR

Authorities must hold two "informational meetings." Informational meetings are meetings for the purpose of informing the public of the goals and direction of the authority, including projects to be undertaken in the coming year. They are not for the purpose of voting on policy, budgets or other operational matters.

Please reference PA 57 of 2018, Section 9, for details or click [here](#).

**MICHIGAN  
DOWNTOWN  
ASSOCIATION**



## DETAILS

Please reference PA 57 of 2018, Section 9, for details or click [here](#).  
**SECTION 125.4910 WEBSITE/WEBPAGE INFORMATION**

- Minutes of all board meetings
- Annual budget, including encumbered and unencumbered fund balances
- Annual audits
- Currently adopted development plan, if not included in a tax increment financing plan
- Currently adopted tax increment finance plan, if currently capturing tax increment revenues
- Current authority staff contact information
- A listing of current contracts with a description of those contracts and other documents related to management of the authority and services provided to the authority
- An updated annual synopsis of activities of the authority
  - For any tax increment revenues described in the annual audit that are not expended within 5 years of their receipt, a description that provides:
    - The reasons for accumulating those funds & uses for which those funds will be expended
    - A time frame when the fund will be expended
  - If any funds have not been expended within 10 years of their receipt:
    - The amount of those funds
    - A written explanation of why those funds have not been expended
- List of authority accomplishments, including progress made on development plan and tax increment finance plan goals and objectives for the immediately preceding fiscal year.
- List of authority projects and investments, including active and completed projects for the immediately preceding fiscal year
- List of authority events and promotional campaigns for the immediately preceding fiscal year

\*Records and documents must be posted for the most recent 5 years. PA 57 is less than 5 years old therefore every year since 2019 including 2019 must be posted. Websites must be updated no less than 180 days after the end of the authority's fiscal year.

## Michigan Downtown Association

P.O. Box 3591 • North Branch • MI 48461

[www.michigandowntowns.com](http://www.michigandowntowns.com)

248-838-9711

[director@michigandowntowns.com](mailto:director@michigandowntowns.com)

Our Webpage.

https://villageoflexington.com/government/council-committees/downtown-de...

## DOWNTOWN DEVELOPMENT AUTHORITY

7227 Huron Ave., Lexington, MI 48450  
Phone: (810) 359-8631

# DOING BUSINESS IN LEXINGTON

The Lexington Downtown Development Authority (DDA) supports the Village's efforts to maintain and grow its charming downtown center with events, physical improvements, enhanced services, and more. DDAs are governed by **Michigan Act 57 of 2018**. The DDA consists of up to 12 members representing a range of businesses and interests. It meets monthly on the 2nd Wednesday at Village Hall in addition to holding two informational meetings each year as required by law.

For more information on the DDA, check out the following items:

- [Downtown Development and TIF Plan](#)
- [Current DDA Budget](#)
- [Annual Audit](#)
- [Annual Synopsis](#)
- [DDA Bylaws](#)
- [TIF District PA57 Annual Report](#)
- [DDA Strategy Statement for 2020](#)
- [DDA Contracts & Services \(Northshore's Proposal\)](#)

**Façade Improvement Program:** A flagship DDA program, the Façade Improvement Program helps local businesses make improvements to their buildings to further enhance the downtown's appeal. For more information and an application, [click here](#).

Interested in applying to join the DDA? Please review the following, [DDA Board Member Expectations and Interests](#). Members must be able to attend monthly meetings, bring an open mind to discussions, and be willing to put in some hours outside of meeting time to meet the DDA's goals. Visit the [Boards & Commissions Appointments](#) page for details on the process.

Want to learn more about DDAs and downtown development in general? Check out these resources:

- [Michigan Downtown Association](#)
- [Michigan Main Street Program](#)

**NEW ILLUSTRATED 2022 DDA DI AN (HERE)**

### OPEN POSITIONS

### PERMITS & APPLICATIONS

## DDA PERSONNEL

The Village of Lexington Downtown Development Authority typically meets on the 2nd Wednesday of the month (unless otherwise posted). Meetings are held in the conference room of the village hall, 7227 Huron Ave., Lexington, MI 48450 unless otherwise posted.

Chairperson: [Mike McGovern](#)  
Trustee: [Kristen Kaatz](#) – Village President  
Trustee: [Larry Adams](#) – Village Council  
Trustee: [Michael Bender](#)  
Co-Chair: [James VanDyke](#)  
Treasurer: [Stacie Bales](#)  
Trustee: [Douglas Drouillard](#)  
Trustee: [Collin Westbrook](#)  
Trustee: [Tracy Zysk](#)  
Trustee: **Vacancy**  
Trustee: **Vacancy**  
Recording Secretary: [Vicki Scott](#)







### Legal Description

T10N R17E SEC 30 W 32 FT OF LOT 45 & E 42 FT

### Sales Information

▸ Sale Date: 04-09-1999

▸ Sale Date: 03-13-1998

▸ Sale Date: 05-17-1993

### Delinquent Tax Information as of 3/1/2024

\*DOES NOT include unpaid taxes on PERSONAL PROPERTY

▸ Tax Year: 2023

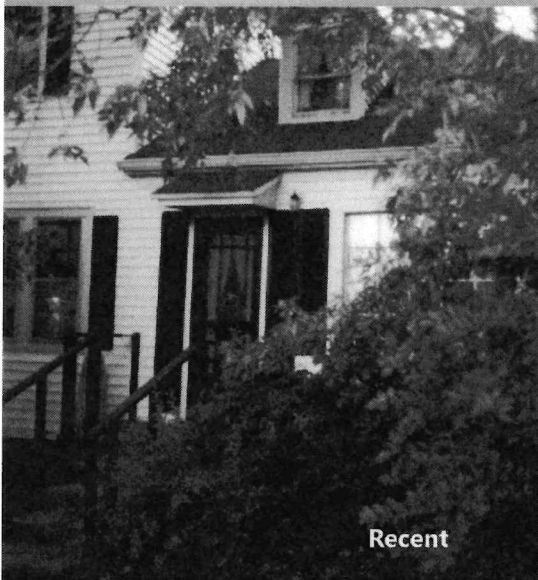
▸ Tax Year: 2022

▸ Tax Year: 2021

▸ Tax Year: 2009

### Tax History \*Total Due as of settlement date

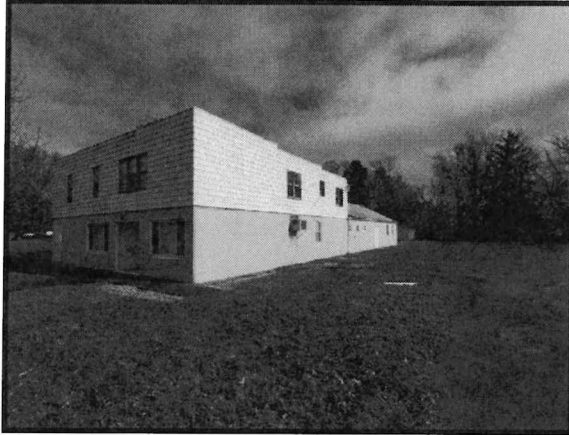
Year, Season	Total Tax & Fees
2022 Other	\$644.60
2022 Winter	\$1,823.48
2022 Summer	\$629.85
2021 Other	\$505.16
2021 Winter	\$1,412.23
2021 Summer	\$510.86





**Listing Number: 006-24-0003**

**\$550,000**




**Full Block of Main St Frontage**

**MULTI-PURPOSE**

5381 Main  
Lexington, Michigan 48450  
(within city limits)

Lexington Township  
Sanilac County

 [Share](#)



[Photo Tour](#)

Major cross-streets or directions: Just 3 blocks north of the downtown area, west side.

Four commercial parcels with one full block of Main Street frontage (330 feet), plus two other streets (220 feet on Wayne; 99 on Jefferson)! Endless possibilities for any entrepreneur! Already zoned for multiple uses, this opportunity to develop any number of enterprises within the Village of Lexington is priceless. With access from the three streets, traffic flow into and out of the already established parking lots could easily be established. The two-story commercial building and the smaller garage-type of building is ready for occupancy now. Two commercial restrooms on the main floor of the commercial building, appliances, and only one block from downtown Lexington only adds to the appeal of this commercial deal. Buyer Agent commissions to be paid by the Buyer.

SqFt +/-:	5000+/-	Units:	
Condition:	average	Restrooms:	2
Year Built:	unknown	Water:	city
Exterior:	block	Sewer:	city
Roof Age:	unknown	Heat:	Nat. Gas HW
Foundation:	slab	Central Air:	No
Acreage:	1.49 acres+/-	Sep. Util.:	No
Lot Size:		Parking:	30-50 cars

Possession:	immediate	Taxes:	
Sales Terms:	Cash, CTNM, Commercial	Tax Type:	Non-Homestead

Outbuildings: storage/garage Building.

**Premier Properties Real Estate, LLC**

5695 Main  
Lexington, Michigan 48450  
Office [\(810\)359-2000](tel:(810)359-2000)

Agent **Larry Palleschi** [\(810\) 404-1584](tel:(810)404-1584)