

**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, August 10, 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 – July 13, 2022**

**PUBLIC COMMENT –**

**REVIEW OF FINANCIAL INFORMATION**

**UNFINISHED BUSINESS:**

1. Street Lamp RFP
2. Recycling Bins
3. Public Hearing Update
- 4.

**NEW BUSINESS:**

1. Beach Mats for MHP
2. Resignation (Stencel)
- 3.

**CORRESPONDENCE**

**PUBLIC COMMENT**

**ADJOURNMENT**

**VILLAGE OF LEXINGTON  
DOWNTOWN DEVELOPMENT AUTHORITY  
REGULAR MEETING  
Village of Lexington – 7227 Huron Ave., Lexington, MI  
July 13, 2022 @ 5:30 p.m.**

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

**ROLL CALL:** by Vicki Scott

**PRESENT:** Adams, Bales, Yankee, Blaesing, VanDyke, Westbrook, Mc Govern

**ABSENT:** Bender, Kaatz, P. Stencel, Drouillard

**OTHERS PRESENT:** A. Sutton, P. Muoio, K. DeCoster, R. Cutler, T. Zysk, A. Kerbyson, 2 Residents

**APPROVAL OF AGENDA:**

**MOTION** by McGovern, seconded by Adams, to approve the agenda as amended switching Item #3 & #5 under Unfinished Business, and adding Items (#4. A. Village Green & #4 B. Village Parking).

All Ayes

Motion Carried

**APPROVAL OF MINUTES**

**MOTION** by Blaesing, seconded by Adams, to approve the June 8, 2022 minutes as presented.

All Ayes

Motion Carried

**PUBLIC COMMENT:** None

**REVIEW OF FINANCIAL INFORMATION:** - Bales explained the financials including breaking out the supplies, DPW equipment, and wages.

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

Roll Call:

Ayes: Blaesing, Adams, Bales, McGovern, Westbrook, VanDyke, Yankee

Nays: None

Motion Carried

**UNFINISHED BUSINESS:**

1. **Keel Update** – Yankee explained on July 21, 2022 the first digital article should be published “Weekend in Lexington”.
2. **Façade Grant Revision (Tracy Zysk – 7329 Huron)** – Yankee explained the missing pieces of the original façade grant have been resubmitted for review (quote for doors, windows, trim, handrails). Discussion followed. The total cost of this project is \$13,752.84. If approved, the façade grant would be half of the total cost which is \$6,876.42.

**MOTION** by VanDyke, seconded by Bales, to approve \$6,876.42 for a matching fund façade grant for Tracy Zysk for her mixed use commercial and cottage.

Roll Call:

Ayes: VanDyke, Bales, McGovern, Blaesing, Adams, Westbrook, Yankee

Nays: None

Motion carried

**3. Invoices from Fish Cleaning Station** – Yankee explained the fish cleaning station looks great. Ron Cutler explained the Sanilac County Sports Fishing & Hunting Association volunteered the labor to redo the fish station and materials were purchased at Ben's. Zimmer Roofing from Port Huron donated the gutters and Jason Mifsud will donate the new LED lighting. Ron Cutler explained a plaque will be placed on the outside saying Lexington Fish Cleaning Station refurbished by Lexington DDA and SCSHFA, as well as a plaque inside acknowledging all who helped. Discussion followed. Invoices have been submitted for this project.

**MOTION** by McGovern, seconded by VanDyke, to approve the invoice in the amount of \$4,100.00 to Sanilac County Sports Fishing and Hunting Association (SCSFHA).

Roll Call:

Ayes: McGovern, VanDyke, Westbrook, Adams, Bales, Blaesing, Yankee

Nays: None

Motion carried

\*Kaatz arrived at 6:03 p.m.

**4. Projects – Bathrooms, Street Lamps, and Recycling Bins** – Yankee explained in 2021 we put out an RFP for redoing the street lamps. It came back at \$28,000.00. Yankee asked do we want to send out another RFP for redoing the 72 lamp poles. Board discussed the possibility of doing it in phases. Discussion followed.

**MOTION** by VanDyke, seconded by Westbrook, to put out another RFP based on the original RFP in 2021.

Discussion

Roll Call:

Ayes: VanDyke, Westbrook, Adams, Bales, Blaesing, McGovern, Yankee

Abstain: Kaatz

Nays: None

Motion carried

Yankee explained we purchased garbage bins that have been put to good use. However, we only have one or two recycling bins down at Tierney Park. Yankee suggests looking into purchasing more recycling bins that include taking plastic bottles. Discussion followed. Yankee will look into generic recycling bins.

**4. A. Village Green** – Adams explained there are many different ideas this property could be used for if we purchased this parcel. Adams went over a few drawings he put together. Yankee explained the owner may be interested in leasing out this property. Adams explained he reached out to the owner, Joe from Premiere Properties, he is not interested in selling at this time. He would be willing to lease the property for \$1,500.00 per month plus taxes and insurance paid. Discussion followed. VanDyke reminded the Board about the big picture within the Master Plan.

**4. B. Village Parking** – Adams explained the possibility of black topping our property by Village Theater and combining it as one large parking area. Discussion followed.

**5. Public Hearing Update** – Yankee explained the Public Hearing had to be rescheduled and moved back. There was no communication between CIB Planning and the Village office regarding all the steps that had to take place in order to be in compliance with the law. It's having to be posted in 20 locations, published in 2 papers, letters had to go out to all taxpayers in DDA district, as well as taxing jurisdictions.

**6. DDA Board Member Training** – Yankee explains per RRC we have to have a protocol in place for training. I have put together a spreadsheet for logging our training hours. One way to do this is to have one working meeting per year and invite an in-person speaker for training.

#### **NEW BUSINESS:**

**1. LBA & Fireworks** – Amy Kerbyson introduced herself to DDA. Amy explained we added to the fireworks this year. The LBA is asking the DDA to donate toward next year's fireworks. Discussion followed. VanDyke and Yankee explained the DDA contributed \$5,000.00 last year toward the increased Army Corps of Engineers fees for a 3-year period.

**CORRESPONDENCE:** None

**PUBLIC COMMENT:**

- Kathy DeCoster commented on Village parking for motorcycles and golf carts. The flowers are blocking the signage.
- Peter Muoio commented on needing more trash receptacles at Tierney Park and the possibility of parking transportation system.
- David Zielinski commented on EV parking for single cars only.

**ADJOURNMENT:**

**MOTION** by Bales, seconded by Kaatz to adjourn the meeting at 6:41 pm.

All Ayes

Motion carried.

Respectfully submitted,

Vicki Scott

July 13, 2022

Draft



35 Frost Street, Brattleboro, VT 05301  
 866.359.8594  
 sales@trashcanswarehouse.com

## Customer Information

Quote #0071982

ACCOUNT REP Joanne Pluff

<b>Buyer:</b> Village of Lexington 7227 Huron Ave. Suite 100 Lexington, MI 48450	<b>Bill To:</b> Village of Lexington 7227 Huron Ave. Suite 100 Lexington, MI 48450	<b>Ship To:</b> Village of Lexington 7227 Huron Ave. Suite 100 Lexington, MI 48450
(810) 359-8536 jerscodpw@gmail.com	Jerry Scott	Jerry Scott

QUOTE DATE	QUOTE AMOUNT	QUOTE EXPIRES
July 20, 2022	\$738.09	August 22, 2022

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Shipping via UPS Ground or equivalent service. Please let us know if you have any special delivery requirements.

Lead time for these containers is: 15 - 20 Business Days

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ITEM CODE	QTY	DESCRIPTION	UNIT PRICE	TOTAL
3201388	3.00	Recycle Bin IV Indoor-Outdoor Bin - Single   Blue Color: Blue Decal: Please Recycle Website Price: \$217.00	\$184.00	\$552.00

<b>Subtotal</b>	<b>\$552.00</b>
<b>Tax</b>	<b>\$33.12</b>
<b>Shipping</b>	<b>\$152.97</b>
<b>Total</b>	<b>\$738.09</b>

Any questions contact us at 866.359.8594 or sales@trashcanswarehouse.com

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**Damages** - All shipments are insured against damage in transit. If your shipment shows any sign of visual damage, it should be noted on the freight bill or receiving ticket and signed by the driver. If damage to the shipment is not visible until the carton is opened, please keep all of the packing materials and the original carton. In either case, please notify Trashcans Warehouse within five days.

**Returns** - If your order is damaged in shipment, we will either issue credit for the product and the shipping costs, or ship a replacement product at no cost for the product and shipping. If you need to return the purchase for any other reason please notify us within five days. Please note that special orders are non-refundable. The customer must pay for the return shipping and a restocking fee of 25% for returned items. The items must be returned in their original cartons in new condition.

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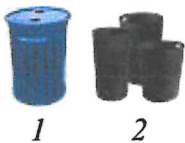
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# Oakley 50 Gallon Recycling Container

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Oakley 50 Gallon Recycling Container



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Capacity: 50 Gal





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Weight

Setting

Material: Steel

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QTY

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[Home](#) > [Recycling Containers for Parks](#) > Dorset Sideload Single Recycling Container

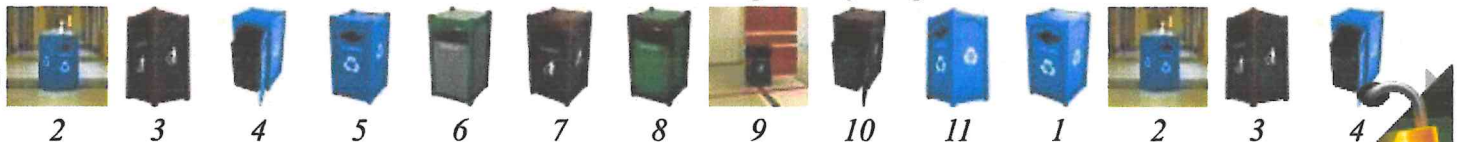
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Material



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5 ratings

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Commercial Zone  
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Polyethylene  
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Capacity	42 gallons
Ean	0653410009356
Included Components	recycling-bins
Item Shape	Square
Material	polyethylene

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The Downtown Development Authority is proposing the following projects. The projects listed in this Development Plan are as follows:

- \* Village Harbor Park improvements
- \* New street lighting along Huron Avenue and Main Street
- \* Street and drainage improvements along Main Street
- \* Street improvements along Huron Avenue
- \* Sidewalk improvements
- \* Relocation of D.P.W. garage to new site by waste stabilization lagoons
- \* Beautification projects
- \* Landscaping along existing municipal trailer park at the northern limits of the development area.
- \* Senior citizen housing project adjacent to existing ball diamonds south of Lester Street
- \* Parking lot expansion in downtown area
- \* Parcel acquisition within development area

The Village Harbor Park improvements, street lighting, and sidewalk improvement projects are to be undertaken first.

The construction time table for each project is dependent to a large extent on Tax Increment Revenues which in turn are dependent primarily on new construction in the development area. A supplemental or amended Development Plan and Tax Increment Financing Plan will be approved, if necessary, prior to the commencement of any future project.

#### Village Harbor Park Improvements

The Village is proposing to complete the improvements recently started at the Village Park located on Lake Huron. A master plan has been prepared which outlines the improvements proposed. Work activities to be completed by the Downtown Development Authority would be as follows:

- \* Installation of parking lot lights.
- \* Installation of lighting along boardwalk and sidewalks.
- \* Construction of two 36 ft. dia. pavilions for family reunions.
- \* Construction of a wooden boardwalk and concrete sidewalks throughout the park, and along Huron Ave. from the Park to Coles Alley.
- \* Installation of new recreation equipment for children.
- \* Addition of a tennis court, adjacent to the existing tennis court.
- \* Installation of picnic tables and grills.
- \* Installation of park benches
- \* Installation of volleyball courts.
- \* Construct new bituminous parking area north of Simons Street with storm drainage.
- \* Landscape entire park.
- \* Installation of shuffleboard courts, horseshoe courts, 10 ft. dia. Gazebo.
- \* Placement of the 2nd lift of asphalt on the main parking lot.
- \* Seating and small amphitheater for cultural and social events.



# Quote

Deschamps Mats Systems, Inc.  
 218 Little Falls Rd, #12  
 Cedar Grove, NJ 07009

Date	Quote #
7/8/2022	E7356

Customer		Ship To	
Lexington Township 7727 Huron Ave Lexington, MI 48450		Lexington North Shore Mobile Home Park 5203 Main St Lexington, MI 48450 Attn: Judi Resk 585-855-2823	
Terms	Rep	FOB	Quotation valid until
At Order	SCB	New-Jersey	08/31/2022

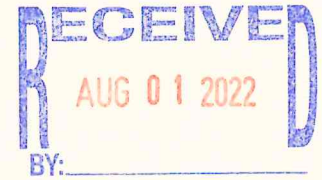
Item	Description	Qty	Cost	Total
300261-1000	Mobi-mat (RecPath) AFX golden sand 5' x 33' 2h 20"	1	1,639.00	1,639.00
DELIVERY NT	staples + spikes Boxing/crating, Shipping, Handling, Delivery		104.04	104.04

Freight Quote is an estimate only and may be subject to change at time of shipment	<b>Subtotal</b>	\$1,743.04
If authorized by your terms of sales or approved by your representative your signature below will act as consent to proceed with this order as quoted and will become a binding agreement to purchase. Credit Card Payments will be assessed a 3.5% fee.	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$1,743.04

Currency Shown in U.S. Dollar - Foreign customers please remit payment in USD to avoid re-invoicing of any exchange rate loss or fees.

Signature \_\_\_\_\_





July 25, 2022

Village of Lexington  
DDA Board

Keri and Board Members:

After many years of service on the DDA Board, my health is failing, and it is time for me to resign from the Board. I am comfortable with this decision due to the strength, expertise, and outstanding leadership of the current DDA Board. I am confident that the DDA money will be properly spent, and I thank you all for that.

There is one project that I would like to ask you to keep on the agenda. The purchase of the Village Green (land on Huron Avenue between the gas station and Ehardt's). This piece of land can be seen from the stop light. Events should be set up there. It would be the perfect place for a Welcome Center, public restrooms, and green space with benches and a walkway. We are the only group in the Village that could possibly make this happen. We could solicit wealthy village residents to accomplish the development and display their family name on the project. Please keep this project in mind for a time when it makes sense.

Thank you again for volunteering your time and expertise. I wish you all the best.

Sincerely,

*Peggy Stencel*

Peggy Stencel