

**VILLAGE OF LEXINGTON  
DOWNTOWN DEVELOPMENT AUTHORITY  
Village of Lexington – 7227 Huron Ave., Lexington, MI  
April 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, Kaatz, VanDyke, Westbrook, McGovern, Zysk

**ABSENT:** Drouillard

**OTHERS PRESENT:** L. Fisher, D. Roehl, J. Adams, G. Adamek, L. Jackson, S. Fox

**ATTENDANCE:** Drouillard is excused per McGovern

**APPROVAL OF AGENDA:**

**MOTION** by VanDyke, seconded by Adams, to approve the agenda as presented.

All Ayes

Motion carried

**APPROVAL OF MINUTES**

**MOTION** by Adams, seconded by McGovern, to approve of March 13, 2024, minutes as presented.

All Ayes

Motion carried

**PUBLIC COMMENT:**

- Doug Roehl (5410 William Dr.) – commented on the Harbor Project. If anything different is considered tonight than what was presented to the public back in November/December, it would be wise to engage the public again.

**REVIEW OF FINANCIAL INFORMATION: -**

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

Roll Call:

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

Nays – None

Motion Carried

**UNFINISHED BUSINESS:**

1. **Harbor Redevelopment Project Funding Recommendation to Council** – L. Fisher gave a PowerPoint presentation of the Harbor Redevelopment Project and timeline. In February 2021 Edgewater created a Harbor Master Plan. In August 2021 the early concept plan came about. In January of 2023 the MEDC grant was awarded to the Village. In June 2023 the MEDC grant agreement was signed. Edgewater was contracted to do the conceptual plans. In summer and early fall we had 3 public engagement sessions. In December 2023 was the final concept plan. Fisher stated from November 2023 and December 2023 there was a shift in the dock orientation. In January 2024 the numbers were presented to us which were over budget. Both the Village and DNR asked Edgewater to go back and pull it back within budget so we have a project we can work with. Edgewater presented a Phase 1. The Village applied for a trust fund acquisition grant for the private marina side which would have allowed us to move the roundabout. The Village did not get that grant. Fisher explained the future timeline as well as what may be cut in order to fit this project within budget. It takes 12-18 months to get the EGLE permit for the dock side, boardwalk, and infrastructure. We coming to a point where we are starting to fall behind the timeline. The grant agreement deadline is 12-31-25. There is a chance this could be extended. Fisher's recommendation for allocation would be to retain 5 million for the Village side and 3 million for the DNR side. This would take us through Phase 1.

VanDyke explained there was an extensive survey done back in 2019. That plan presented the main central pier that came off Huron St. with the finger piers coming off it. This could've been phased over time with expansion opportunity. The central thesis was this direct connection off of a main pier off Huron to the Village. This was a very detailed report in 2020. In 2022 the DNR and the Village entered into a Memorandum of Understanding (MOU). The MOU did a nice job of taking all of the recommendations in that harbor study in 2020 and embodied them in a concise MOU that talked about what was important to the Village and DNR. This took into consideration how they were going to work together and how to find funding for this plan. We as the DDA took this plan seriously on how we can go out and find federal and state funding for this project. Senator Stabenow saw this as a great opportunity to have the federal government help. The breakwater project was not funded as part of the federal budget process. She asked to have it added to the budget in that year so our breakwater could be a high priority. The second piece was the upland and harbor redevelopment project. We began to talk to state legislators about allocating those funds. Our original ask was 12 million dollars. We fell a little short and got 8 million dollars. We engaged with the DNR on what comes to the uplands portion and the harbor redevelopment plan. We are the grantee and wanted to ensure that there was DDA representation in these meetings with the DNR. These are priorities we both laid out. Our masterplan coincided with this work. When it came to our attention in January 2024 that the DNR had a different plan, we need to explain this is inconsistent with what was agreed up in the MOU. VanDyke proposed the DNR come here and present to us why they have this new plan. VanDyke recommends having an open discussion with the public present. Once a conclusion is made and we move forward, it is important we have a DDA person present at those meetings as we are fiduciary responsible for the 8 million dollars. Lengthy discussion followed.

**MOTION** by VanDyke, seconded by Adams, to schedule a DDA public meeting on 4-22-24 at 5:00 for the DNR to present its plan for the harbor.

Discussion: on inviting the Council Members & Edgewater

**AMENDED MOTION** by VanDyke, seconded by Adams, to schedule a DDA public meeting on 4-22-24 at 5:00 p.m. to invite the DNR to present their updated plan and send a friendly invitation to the Council members and to Edgewater.

All Ayes

Motion carried

#### **NEW BUSINESS:**

1. **Façade Grant Application – The Lawn Guy** – McGovern explained all the paperwork has been presented for this façade grant. There are 3 phases to his project, landscaping, gravel parking lot, and driveway.

**MOTION** by Bales, seconded by VanDyke, to approve the façade grant in the amount of \$9,414.89 contingent with approval from all municipal entities.

Roll Call:

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

Nays – None

Motion carried

2. **Façade Grant Application – The Moore Library** – McGovern explained we committed to a donation of \$10,000.00 to the library in 2019. We denied a façade to the library in 2022 and gave them a letter of recommendation. The library is now asking for a \$10,000.00 façade grant for the roof. Discussion followed on not having 3 quotes provided.

**MOTION** by Bender, seconded by VanDyke, to table this until next month with the proper documentation for the façade grant to be considered.

All Ayes

Motion carried

3. **Arts Council 2024 Sponsorship** – McGovern explained the Arts Council is asking for a \$10,000.00 sponsorship this year for music in the park. Discussion followed.  
**MOTION** by VanDyke, seconded by Zysk, to approve \$10,000.00 for the Arts Council Sponsorship.  
Discussion:  
Roll Call:  
Ayes – VanDyke, Zysk, Westbrook, Adams, Kaatz, Bales, Bender, McGovern  
Nays – None  
Motion carried
4. **2024-2025 Budget Initiation** – McGovern explained last year we had a committee of Bales, VanDyke, and McGovern to submit a draft budget to the DDA board. Discussion followed.  
**MOTION** by Kaatz, seconded by Bender, to retain the same committee of Bales, VanDyke, and McGovern to do the budget.  
All Ayes  
Motion carried
5. **Capital Improvement Item / Project Idea List Discussion** – McGovern explained for the annual synopsis we have to post on line we need to start discussions on what items are we working toward. McGovern asked the Board to start thinking about a project list for next month. Board members discussed street lights going north, wayfinding signs, and parking. Discussion followed.
6. **Village Events Latest Changes Discussion** – McGovern explained there has been some discussion about the DDA taking over the tree lighting and the 4<sup>th</sup> of July events. Discussion followed on what would be the best way to continue events in the Village since the LBA does not have a coordinator. Board members agree to put this item on the Special DDA meeting 4-22-24.

**CORRESPONDENCE:** None

**PUBLIC COMMENT:**

- Liz Jackson – commented thank you from the Lexington Arts Council.
- G. Adamek – commented thank you for the Façade Grant

**ADJOURNMENT:**

McGovern adjourned the meeting at 7:28 p.m.

All Ayes

Motion carried.

Respectfully submitted,  
Vicki Scott  
April 10, 2024