

**VILLAGE OF LEXINGTON
DOWNTOWN DEVELOPMENT AUTHORITY
SPECIAL MEETING
Village of Lexington – 7227 Huron Ave., Lexington, MI
April 22, 2024**

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

ROLL CALL: by Vicki Scott

PRESENT: Adams, Bender, Bales, Kaatz, VanDyke, Westbrook, McGovern

ABSENT: Drouillard, Zysk

OTHERS PRESENT: L. Fisher, J. Gresock, L. Adams, P. Muoio, W. Morris, K. DeCoster, Vicki McGee & Travis Taylor @ DNR,
and 32 citizens

ATTENDANCE: Drouillard & Zysk excused per McGovern

APPROVAL OF AGENDA:

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

All Ayes

Motion carried

PUBLIC COMMENT:

- Kathy DeCoster – commented on the upcoming project being completed with what we can afford as opposed to a project that is half done.
- Peter Muoio – commented on this project being important to this community and not letting personal interest getting in the way of completion.

BUSINESS:

1. **DNR Presentation/Discussion on Harbor Redevelopment Project** – VanDyke lead into the DNR presentation with background information. VanDyke explained we asked the DNR here today to explain the updated plan that deviated from the original plan. VanDyke explained there was an extensive survey done back in 2019. 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. Our masterplan coincided with this work.

L. Fisher gave a PowerPoint presentation of the Harbor Redevelopment Project and timeline. This was 3 different components; the Army Corps of Engineers break wall project, the 8 million dollars grant we are talking about today, and the third component was the trust fund acquisition grant for the private marina. We did not receive the trust fund acquisition grant. 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. Fisher explained for the Phase 1 portion of the project the village would need approximately 5 million dollars. 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.

Vicki McGee, DNR, gave a PowerPoint presentation of the Harbor Redevelopment Project with the orientation of the docks and why it has changed. The original dock orientation went North & South. Our team has had further conversations regarding this. We are trying to respond to the highest possible way to meet our boaters needs. We are looking into the long broadside dock system which is East & West. We currently do not have a broadside system. From an operational standpoint it is a great advantage to have the broadside system. It gives us more flexibility to bring in bigger boats as well as normal size boats. If we cannot get the money to build the whole project at once, what might Phase I look like? It would include the broadside version, a fuel dock, and service area for our staff. What we thought was the most important to the Village was the alignment of the dock with Huron Avenue. We have kept that design. We have kept in mind the walkability portion of the dock system and tried to keep it to a minimum. With the previous plan it did not give a site line to our staff who was coming into the marina. The new plan opens that up. We tried to keep in mind what the boaters wanted with the survey. In the new plan, we have kept and respected that relationship of the main dock off of Huron Ave.

McGovern opened it up to questions and answers from the audience. The DNR has 30 seasonal slips with most of them being under 30 ft. The private marina is separate and pursuing their own redevelopment at this time. Lengthy discussion followed on answering the public's questions. The public made it clear they are interested in the upland portion redevelopment. McGee stated it would cost approximately 5 million for Phase I of the DNR portion of redevelopment. VanDyke asked how much the DNR has raised. Discussion followed on the number of slips in the new plan, easier transient dockage, and additional broadside dockage. McGee stated theoretically Phase 2 should go quickly. The entire DNR plan would cost approximately 7-8 million dollars to complete. VanDyke asked the DNR to consider additional broadside dockage with finger piers. The public wants to make sure the Village doesn't end up with an unfinished project for the uplands portion. Will Morris asked what the drop-dead deadline is and how important it is to work collaboratively with the DNR. VanDyke asked the DNR to take into consideration all the comments from the public this evening.

MOTION by Adams, to send to the Council to approve a split of the 8 million dollars for the Lexington Harbor improvement projects, 5 million to the Lexington uplands and 3 million to the DNR Harbor.
Motion failed due to lack of support.

Bender asked Vicki McGee if Phase 1 for the DNR cost 5 million dollars and the DNR currently has a grant for 2 million dollars is the DNR looking for 3 million dollars from the Village. McGee stated between the 2-million-dollar grant that is coming and we have 3 million of water waste state dollars that would be 5 million to build phase I. If we had the additional monies from the Village approximately 3 million, we think we could have a whole project to build. McGee stated we are working on securing the 5 million now for the DNR portion. Discussion followed.

2. **Village Events – Fireworks / Parade / Tree-Lighting Funding** – McGovern explained the LBA use to do these events. The LBA currently needs help with these events. Discussion followed.

MOTION by Bender, seconded by Kaatz, to table this until the next DDA meeting with a formal request from the LBA in the amount they are requesting for the event that they are requesting it for.

All Ayes

Motion carried

PUBLIC COMMENT:

- Joann Adams – commented on making a formal request to send this to Council.

ADJOURNMENT:

McGovern adjourned the meeting at 6:49 p.m.

Respectfully submitted,
Vicki Scott