

**Approved Minutes  
Village of Manchester  
Downtown Development Authority  
Special Meeting  
April 17th, 2006  
8:30 a.m. Village Hall**

Members Present: Stephanie Beuerle, Chris Fegan, Jody Flowers, Karen Hinkley, Ron Milkey, Karl Racenis, Bob Wahr and Pat Vaillencourt

Members Absent: Sue Fielder

Other Present: Jeff Wallace Village Manager

Meeting called to order at 8:37 a.m. by Karl Racenis

The agenda was reviewed, Chris Fegan motioned to accept agenda, seconded by Ron Milkey. All approved to accept agenda.

Approval of Minutes: N/A

**Old Business:**

\* Karl Racenis, Jeff Wallace and Pat Vaillencourt meet with Village's Bond Counsel last Wednesday. His recommended changes to the plan draft were:

- Extend plan duration from 20 to 30 years.
- Increase maximum bond indebtedness to not exceed \$30 million.
- TIF Ordinance does not need revenue sharing paragraph. Already specified in public act 197. Village council has to review and approve DDA budget each year.
- Public Act 197 allows the DDA to capture debt millage.
- The Phase approach to scheduling projects was supported.
- Detailing the projected revenues from each taxing jurisdiction was recommended.

\* Based on information from meeting with Bond Counsel, pat, Jeff and Karl discussed recommend the following:

- Capture Village and Community College debt millage.
- Include additional project content in Phase 1, including complete sidewalk and curb & gutter replacement. Pat Vaillencourt noted that this will give us more Enhancement Grant opportunities.
- The Development /TIF plan will be submitted to WCCC. Manchester District Library, Manchester Township and Washtenaw County for comment.
- Chris Fegan move to approve the Development/TIF Plan for presentation to Village Council on April 11<sup>th</sup> for the purpose of scheduling a public hearing for May 15<sup>th</sup>. Seconded by Bob Wahr. Roll call vote taken: Jody Flowers: Yes, Ron Milkey: Yes, Karen Hinkley: Yes, Stephanie Beuerle: Yes, Chris Fegan: Yes, Bob Wahr: Yes, Pat Vaillencourt: Yes, and Karl Racenis: Yes Motion Approved

**New Business:**

- Chris Fegan/Step Up Walking Group presented a packet with pictures from Depot Town in Ypsilanti bike racks to be purchased with grant dollars. She wanted a recommendation form the board for there location. Board reviewed and agreed none should be on the Main Street sidewalks, ok in the bump out areas. None to be put along the alley way. The board reviewed with Stephanie Beuerle motion for approval, seconded by Karen Hinkley. All approved
- Manchester Web page discussed will be put on the May meeting.

**Reports:** None at this time

**Adjournment :** Meeting Adjourned at 10:15  
Respectfully Submitted,

Stephanie Beuerle  
Secretary