



CHARTER TOWNSHIP OF CLINTON DDA
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**Gratiot Downtown Development Authority of the Charter Township of Clinton
Baker College Community Room
Wednesday
December 12, 2018 Minutes**

DDA Chair Pat Moran called the meeting to order at 7:33 a.m. in the main student assembly area as the Community Room was in use by the college. Members Present: Bruno Burnosky, Carolyn Dorian, Jim Johnson, Mark Krutell, Mario Lavinio, Cyd Lucas, Pat Moran, Donna Sassin, Pete Thomas and Tom Tignanelli. *A quorum was present.*

Also present were Clinton Township Police Sergeant Curt Randall, Clinton Township Planning Director Bruce Thompson, Clinton Township Clerk Kim Meltzer, and DDA Liaison Joe Peruzzi.

A motion to approve the minutes of November 14, 2018 was made by Tom Tignanelli and seconded by Bruno Burnosky. Motion approved.

Reports/Presentations

Approval of monthly invoices: Mr. Peruzzi presented the DDA Board with the invoice amounts for three bills paid by the township. He and Planning Director Bruce Thompson suggested that the DDA Board approve the bills even though they were already paid by the township. Included were invoices for DTE of \$96.81, AT&T of \$75.86, and a second DTE invoice of \$152.61. **A motion to approve the invoices was made by Pete Thomas and seconded by Tom Tignanelli. Motion approved.**

Police Report: Sgt. Curt Randall said there were 33 incidents of criminal activity along the DDA corridor for the month. These included threats made at the AMC Theatre in regards to a ticket purchase, a robbery of an intoxicated individual at Mr. C's party store, and an assault at the Clinton and Macomb Public Library south branch. Sgt. Randall indicated that the police department would make additional patrols along that portion of the DDA corridor considering the concentration of incidents in the area. Sgt. Randall said that both Clintondale and Chippewa Valley had each added full-time liaison officers and that the township had hired two additional officers to succeed retiring officers.

Swearing-in of DDA Members: Clerk Kim Meltzer requested an opportunity to swear in recently re-appointed DDA members, including Bruno Burnosky, Mario Lavinio, Pete Thomas, Pat Moran and Jim Johnson.

Tax Increment Financing Report: Planning Director Bruce Thompson said that he and Township Legal Counsel Jack Dolan were in the process of reviewing the DDA's Tax Increment Financing Plan and opened the floor for discussion by the DDA Board members regarding any changes or additions to the plan. He indicated that the final Plan draft would go before the Board of Trustees and then go to a Public Hearing. In the meantime he said that DDA Board members should continue to meet for their

regularly scheduled meetings until the DDA is officially reinstated. Discussion ensued regarding the following topics:

Development Plan Area—It was thought that the DDA district was not a candidate for expansion in adjoining neighborhoods and residential areas that may at sometime in the future be rezoned. However, there was an open question as to why the DDA district stopped short of the border with Mount Clemens at the Clinton River. It was suggested that the DDA’s potential expansion area might include commercial property up to the river.

Improvements for Removal or Inclusion—Mr. Thompson suggested that reference to the completed projects such as the LED lighting program, landscaping, electronic signage, etc. should be made in the new plan as the DDA moves from these construction activities to maintenance of same. It was brought up that preliminary engineering plans for individual decorative lighting districts have already been developed and might be included in any new TIF plan. It was also thought that a plan to irrigate the Gratiot median should be included in the new TIF. The need for a social media intern with other duties was discussed and Mr. Thompson suggested he would look into DDA staff needs contingent on his hiring a new Deputy Planning Director.

Tax Increment Financing—Mr. Thompson said that he and the township’s assessing department were reviewing the potential growth of tax revenues once the DDA is re-established. The township continues to investigate whether the DDA tax revenues collected in 2018 would have to be returned to the individual tax collecting agencies. In any event he predicted that tax revenues should again begin to grow by the end of 2019 and the start of 2020.

Chair Pat Moran summed up the new TIF Plan by saying that he thought the revisions for the new plan might be minimal since the plan is very general in nature and was well conceived at the time of the DDA founding.

Market Report: Mr. Peruzzi reported that Phillips Sign Company was planning to make a proposal for repairing the 14 Mile electronic sign façade as well as to suggest alternative methods to communicate with the electronic sign across from Causley Buick GMC. Mr. Thompson added that the township’s DPS would administer the repair of the sign once proposals are made. Mr. Peruzzi and Mr. Thompson announced that in the future minutes, agendas and other duties would be handled by the latter or other township departments. The updating of the electronic sign messages would be handled by the township’s cable department. Mr. Peruzzi thanked the DDA members for the wonderful opportunity to work with them and the business community over the years.

The meeting adjourned at 9:05 a.m. The next DDA meeting is scheduled for January 9, 2019.

Joseph Peruzzi

Submitted by DDA Liaison Joseph Peruzzi