

Elkton DDA Meeting
Tuesday, August 20th, 2019
Elkton Village Hall
57 N. Main St.
P.O. Box 516
Elkton, MI 48731
989-375-2270

Breakfast provided at 8:00A.M. by Carrie Williams.

Carrie Williams, Chairman called the meeting to order at 8:00A.M. Members present are: David Fisher and Randy Haley. Excused absent are: Dennis Ropp, Deb Leipprandt, Gretchen Roestel, Gail Schember, Jeff Daniels, and Harrison Gunden. Guests present are: Tim Fritz, Martin Baker, and Carl Osentoski.

Motion Randy Haley, second David Fisher to approve the minutes from the July 23rd, 2019 DDA meeting. Motion voted on but quorum is not present.

A quorum of the DDA is not present for the meeting. Presentation by Carl Osentoski, Huron County Economic Development Corporation Director was given due to so many business owners being in attendance for his presentation.

Guests: Carl Osentoski-Huron County Economic Development Corporation Director
Carrie Williams introduced Carl Osentoski to those present. Carl Osentoski apologized for Chuck Donaldson from the Michigan Economic Development Corporation not being able to attend today. Carl Osentoski informed those present of the steps to receiving Façade Grants for the businesses in Elkton. The first step is for the Village of Elkton to be a Redevelopment Ready Community. The Village has started the process. The Master Plan, Zoning Ordinances, Recreation Plan, and DDA Plan all need to be current or in the process of being updated to apply for grants. Façade Grants are a Community Development Block Grant, which are federally funded. The façade grants are a 50/50 grant and would cover improvements such as building fronts, windows, doors, and awnings. The criteria for receiving the grants include the size of the community, number of businesses interested, historic design of the changes to the building, and location of the business. The minimum grant award is \$50,000 and the monies would be coordinated through the Village Clerk's Office. The business would be required to fill out many grant forms and commit to hiring companies for the upgrades that pay prevailing wages.

Carl Osentoski stated there are also grants available to the Village under the Public Spaces Community Places grants. Crowdfunding with a 50% match would have to be raised on a social media platform in order to receive the other 50% of the grant. This type of grant could pay for streetscape improvements downtown such as trees, benches, sidewalks, lighting, and signage. Discussion on the implementing of this type of grant.

Tim Fritz asked Carl Osentoski about rental rehab grants. Carl Osentoski stated these grants are available for downtown second floor apartments with a 25% match from the owner. The apartment would have to be rented to a low to moderate income household for a time in order to qualify. The funds available for this type of grant are up to \$60,000 per unit. The rehabbing of the apartment would also have to be hired out to companies paying prevailing wages. Currently the administration of this type of Community Development Block Grant is under review at the State level, so the criteria to qualify may be changing soon.

Carl Osentoski stated that most communities hire a Certified Grant Administrator to oversee the entire grant process and to ensure compliance with all the requirements of the grant. This would add a cost to the entire process.

Carl Osentoski then took questions from the business owners regarding the grant process and what the next step would be for those interested. Carl Osentoski stated the next step would be to have Chuck Donaldson meet with the business owners and walk through their businesses and apartments to discuss whether or not a project would qualify for the grants. Any business owner that is interested in meeting with Chuck Donaldson should contact Phyllis Baranski in the Clerk's Office. Phyllis Baranski will coordinate the meeting dates and times.

Tim Fritz asked Carl Osentoski if he had any other grants available. Carl Osentoski stated that most projects could be funded through some type of grant and to contact his office with any project plans for assistance with funding.

Carl Osentoski excused himself from the meeting at 9:06A.M.

Phyllis Baranski gave the DDA members present an update on the land purchase from Annette Cobb. The attorney is waiting for the title work to be completed and then a closing date will be set. Funding may be available for the sitting park through the Public Spaces Community Places grants. A drawn design would have to be available to place on the crowdfunding site for donors to review. Discussion on the cost of getting a design drawn up and local landscape companies that could assist with designing the new sitting park. After the purchase is completed this fall, the designing would be the next step.

Next Meeting Date- To Be Determined. Business Owners will be contacted when Chuck Donaldson is available to meet .

Meeting adjourned at 9:12A.M.

Respectfully Submitted,
Phyllis A. Baranski, CMC, CMMC