



**CLAM LAKE TOWNSHIP DDA/TOWNSHIP BOARD
JOINT MEETING MINUTES
March 13, 2019**

Chairperson Snider called the Special March 13, 2019 joint meeting for the Clam Lake Downtown Development Authority and Clam Lake Township Board to order at 4:00 p.m. This meeting was held at Clam Lake Township Hall in Cadillac, MI. The following DDA Board Members were in attendance: Julie Snider, Chairperson; Jeremy Winkle, Member; Michael Lueder, Vice-Chair; Scott Kleinsorge, Member; Steve Anderson, Member; Kevin Dunaway, Member; Brian Potter, County Liaison. Members not in attendance: Member; Pat Carroll, Secretary/Treasurer; Member; Phil Himes, Member.

Clam Lake Township Board Members in attendance: Steve Kitler, Township Supervisor; Amy Peterson, Township Clerk; Lesa Wade, Township Treasurer; Bill Benson, Trustee. Board Member not in attendance: Linda Stahl, Trustee

Staff Present: DDA Director Warda

Others Present: John Iacoangeli, Consultant from Beckett & Raeder

Board Introductions followed.

Mr. Iacoangeli reviewed his PowerPoint presentation, highlighting PA 57 of 2018, that bundled all Tax Increment Financing tolls under one state act. He said there are currently 381 DDA's in the State.

Mr. Iacoangeli stated that the 2017 Wexford County Housing Study indicated a lack of market rate rentals, lack of independent living for seniors of moderate to upper income and lacks a market of homes priced \$160-\$220,000.

Discussion followed on the DDA's Development Plan. DDA Member Winkle asked Mr. Iacoangeli how he feels about DDA's.

Mr. Iacoangeli responded that he feels DDA's are a good development tool in which the Township and the County both invests. He said it is the fairest development tool, contribution and benefit. He said that the Township should not let it expire, to not lose that tool in your toolbox. With a DDA extension, the County can't opt out.

Mr. Iacoangeli stated that with water & sewer, you have opportunities for redevelopment.

Mr. Iacoangeli said the DDA is a child of the Township Board and they tend to drift apart, institutional drift. He said units typically do not get together and talk goals. He recommended that all three boards get together at least once a year; DDA, Township Board and Planning Commission.

DDA Member Winkle said that former Township Trustee Dave Mackey suggested the joint meeting to get everyone on the same page.

Township Trustee Bill Benson said he appreciated the meeting as he doesn't know what the DDA does.

Township Supervisor Kitler said he understands the water & sewer issue; either implement or forget it. He said he thinks there are a lot of good projects such as redevelopment of the Pioneer Apartments and the trucking business to the south. He added how much better for the golf course and area businesses if those properties were redeveloped.

DDA Member Winkle stated that before the recent water & sewer talks, that the DDA asked for projects from the district members with zero response.

DDA Member Lueder stated that the DDA has been paralyzed by water & sewer since 1998.

Discussion followed on water & sewer.

With no further discussion, meeting adjourned 5:17 p.m.

Cindy Warda, DDA Executive Director