

## **January 2, 2024 Pellston DDA Meeting Minutes**

Call to order 7:01pm

Attendees: Jim, Will, Diane, Larry, Jean Anne

Quorum with 5

NLEA representatives.

No other public representation.

### **Agenda**

Approved.

### **Minutes**

Summary of minutes from December meeting read.

- invite NLEA
- fire department
- EGLE and PFAS

Motion: Jim, Second: Diane

Unanimous

### **Budget**

DDA Balance not available. November: \$153,000.

Village needs to find \$50,000 for a new plow truck.

Jim: Request \$10,000 from DDA for plow truck.

Will be a budget item.

Should budget include an annual stipend for the Fire Department.

Last request was \$5200 for furnace.

Village council budgets \$30,000 for Fire Department.

Will budget \$3000 annually for the Fire Department from DDA.

Jim will present a budget in February meeting.

### **PFAS**

Jim G. is getting input from the engineers which is looking at whether a municipal water system is needed.

Next PFAS meeting with the village is last weekend in January.

Meeting with OHM is a few weeks later.

Things to do:

- estimate cost
- consider maintenance
- many more things to do for PFAS

### **DDA**

TIF plan and implementation is under way.

Reporting can be improved.

Normally there is 20 year cycle for DDA TIF.

NLEA has been a partner with DDA for many projects: Streetscape, etc.

DDA worked to create bathrooms and Trailhead. Got DNR trust fund grant... COVID and construction costs made the project too expensive.

A review of TIF plan shows many accomplishments: Park, Museum, Memorial, Streetscape, Festivals, Murals, etc.

Things to do:

- Business recruitment especially restaurant in town.
- Need to attract customers to existing business.

Jim: Village does not have a staff so when NLEA was unavailable in 2020, this left the village without resources to find and implement grants. Other municipalities in Emmet County were able to find workarounds.

NLEA:

- New NLEA president Payton Heins has planning and development background. Office of regional development.
- PFAS project is not funded. Unless a request for assistance is provided for PFAS.
- Looking at a way to remove PFAS from groundwater.
- NLEA will put in a request for roughly \$8M project to build a removal barrier between the airport and village. Would be built in phases. Ground is porous so barrier is complex.

Will: Will there be a municipal water project.

NLEA (Andrea): Municipal water is needed for business development anyway. Also more households to use the water system. Next step is to find the scope of the project. But this is a long term solution... ten years.

Jim: Some residents have been consuming PFAS water for decades.

Jean Ann: We are all showering and brushing teeth. Many seniors are not able to maintain filters under sinks.

NLEA: Even if they address the current contamination, there will be further houses that need help. A municipal system is needed to fix the problem.

Jim: The hardest part of the municipal water system is after the fact... "Who is going to pay to operate it for the next 50 years. The cost is great. People on this end of town are looking at \$150 a month bill for people on the other end of town. People oppose."

Diane: Is Harbor Springs or other water system an option?

Jim: Only money that is funded is for the feasibility study. After the study future funds will need to be found.

Diane: We have heard from both at the PFAS community meeting and prior DDA that funding will be available. There are health concerns.

Will: Has NLEA dealt with municipalities that were opposed to a water system? Cheboygan also was reluctant to improve the system; their system was collapsing and was funded by loans and grants.

Mancelona had it optional for residents to tie in to it.

Larry: Village council has indicated reluctant to support municipal water. The people responsible for the spill are responsible for cleaning up the spill.

NLEA Andrea: There are partnerships with regional groups to fix the problem.

Will: There will be remediation dam or municipal water system.

Does the council have the ability to approve the water system? Does the public vote?

Jim: I do not think any member of the council would vote for personal feelings and cost over public safety.

Diane: People have had cancer in the contaminated district.

Jim: Tuscarora township had a fight over water system. I wish it is a referendum on the ballot instead of a council decision.

NLEA: DDA instead of Economic Development Council... allows to use funds for public improvement. Can the DDA provide funds for public infrastructure?

Will: There is only \$60K a year in the fund. Will a water system bring in additional development? Would the EDC include the whole municipal water area. Most of the area for new growth is outside the village.

NLEA: With a EDC it is a bigger district and can encompass other projects like community and neighborhood projects, but it is creating a revenue bond and does not fund the same way the DDA is funded with the TIF revenue.

EDC boundary is the village boundary; can partner with adjacent EDC's.

Jim: There are only 3 or 4 undeveloped commercial properties in the DDA district.

However, many properties are underutilized: Bank, Restaurants, Retail.

NLEA: What is the goal of EDC (Economic Development Council) or DDA?

Will: Different members have different interests for the board. Some is retail... attract more customers as a destination. As a medical provider, we need businesses with high paying job. Village wants more businesses for more revenue. DDA has not taken loans but has used accumulated funds to match grants for streetscape and other projects. DDA cannot fund growth outside the district and there is not an opportunity to expand the DDA zone.

NLEA: An EDC can take grants and loans, use public funds. It has a greater geographic area and has less regulatory requirements because it is a non-profit. It can accept private funds. It can include the entire village boundary.

Will: How would municipal water tie into the DDA vs. EDC?

NLEA: Both are geared toward commercial.

DDA gets funding from the tax revenue. EDC has to wait for a bond approval.

Need to pull in more partners, and attract industrial partners.

What projects can the DDA pay for other projects that help with the water system.

Larry: DDA could, for example, fund a well for water for residents.

Will: With municipal water we could attract a laundry mat or car wash? This is still not enough to pay for a water system. To push the boundaries of the DDA is too much a stretch. There are opportunities for business improvements and new businesses.

Jim: Being a DDA is in our best interest and should promote the village and growth.

NLEA: Has Pellston participated in Michigan Main Street program?

Will: No. Not enough resources.

NLEA: Pellston has an uncommon layout and one of the few "main street" towns on Emmet County. A walkable community, quality of life, etc.

Will: We need commercial applications to support a water system but most of the growth is outside the DDA district and out of the village? How is this maintained?

Cheboygan had a benefactor that funded a lot of downtown development. John Costin project. Grant managed by DDA.

Will: Does the NLEA work with businesses that look only in growing in EDC's?

NLEA: No, but there can be incentives.

NLEA: Village must join the Michigan Main street program to qualify for Main Street grants. Can get \$25k loans with 10% match. DDA can have incentive policies that can encourage developers. Need a plan to help businesses, then businesses are attracted.

DDA is also great for events.

It is easier for Pellston to have a DDA, since Pellston already has a DDA.

Will: An EDC can bring other municipalities to the table, and would be outside the village of Pellston and can expand beyond the village.

The county can do an EDC.

Mackinaw City has both DDA and EDC. Both have staff.

EDC in Cheboygan is not active.

There will be some kind of water authority formed. Emmet County is onboard for a water system. Even if this is not in Harbor Springs it would still make sense to have the Harbor Springs municipal water authority manage the system. Harbor Springs is operating at capacity.

Will: We will determine whether to look at a DDA or an EDC.

For the water system the first thing needed is a report from OHM company. This will open up options to fix the problem.

Remediation wells at the airport are under way funded by the county.  
NLEA: Can provide technical assistance in the DDA renewal or EDC time.

### **Web Site**

[pellstonmi.com](http://pellstonmi.com)

Updates being made. Lots of great information now.

[villageofpellstonDDA.org](http://villageofpellstonDDA.org)

Under construction.

### **Miscellaneous**

Craft Show is scheduled for August 3-4 2024.

Farm Market will also continue next summer.

May not be enough snow for a village winter picnic.

### **Next Meeting**

Next meeting February 6, 2023

Motion to Adjourn: Jim, Second: Diane

Approved: Unanimous

Adjourn at 8:45pm