

DDA MEETING 2/25/2026

LAWRENCE VILLAGE HALL

The February 25th, 2026, DDA meeting was called to order at 5:30 pm with the following members present Rachel Ferrell, John Gritter, Phil Glennie, Mike Chappell, Dale Gribler, Steve Petersen (5:45). Not present: Kim Thompson is out of town.

MINUTES: minutes of the 1/27/2026 were reviewed. Motion by John supported by Rachel to approve. Carried.

TREASURER REPORT: financial reports were reviewed. As of 2/25/2026 bank balance of \$2,209 in Farmers Market account; DDA account \$157,463 (unencumbered expenditures for February not included). Motion by Phil supported by Mike to accept the treasurer report. Carried.

FARMERS MARKET: as reported last month Tad is the new market manager. Steve reported Jan will help Tad; budget will increase this year from \$3,500 to \$5,500 (\$3,500 stipend, \$2,000 for incidental expenses). Again, market will be relocated on Elizabeth Street and will require street closure.

FACADE/MURAL GRANTS: none received. We will put Krista in touch with artist for ideas, cost estimates on south wall of her building. Recommend the Village and Township have a joint public meeting when appropriate with the DDA in attendance to explain potential grants to attendees. Rachel mentioned she met with Amy Cordes and Chris Mihelich regarding vacant properties/storefronts in DDA district. It is suggested a letter be sent to these property owners followed up with inspections for safety requirements, discussed cost of inspections, and appears the Village may need to establish fees by resolution. Will the DDA help with inspection fees? Once determined, this will be discussed at the next DDA meeting.

COMMUNITY DEVELOPMENT: meeting held on 2/5/26 Market One representative Katie Multhauf in attendance, will provide assistance to complete master plan, block grants, and site readiness program (minutes attached). Ms. Multhauf mentioned that potential businesses who have looked at the Lawrence area stated the taxes are too high, so they looked at Hartford area. Dale has asked Matt Sanborn if he could have the accessor compare taxes with Hartford and Paw Paw.

OLD BUSINESS: Amy and Dale attended the foreclosure hearing last week for Fruit Street Kitchen. The Crowley's have until 3/31/26 to pay back taxes. The Judge acknowledged the DDA has a lien on the property for the loan for air conditioning unit of \$6,000, however the DDA cannot collect from VBC if the property is reverted to VBC. She suggested we contact our attorney for direction. Phil mentioned our main concern is the air conditioning unit that remains with the property. All agreed.

NEW BUSINESS: discussion on the recently announced grant for the Palace replacement and cost of \$602,000. Many questions about cost, financing, construction, and scaled back construction, etc. It was highly recommended the engineer attend a council meeting for answers to questions.

Discussion about a Pfizer grant, because the grant is through the Village, the grant from Pfizer is prohibited by their standards as their grants cannot be given to governmental agencies. Parks/rec members are going to attend the next county parks commission meeting on March 10, 2026, to see if the county has any funds available for the project.

John asked if the DDA could pledge funding, which was confirmed at the last DDA budget meeting of \$75,000.

2026/2027 BUDGET

REVENUE: \$200,003 (tax capture, interest, highway sign)

EXPENDITURES: \$247,500

DIFFERENCE: - (\$47,497)

We conservatively estimate a beginning bank fund balance of \$120,000; this will offset the negative budget estimate (-\$47,497) leaving an estimated end of year budget fund balance of \$72,503. This estimate is based on expending the entire expenditure budget of \$247,500 which is extremely unlikely. Therefore, our pledge of \$75,000 towards the Palace grant remains as stated in our previous budget preparation meeting and approval with the funds available after the summer tax collection in September.

Motion by Rachel supported by Steve to adjourn at 7:15 pm. Next meeting is Wednesday March 25th at 5:30.