

FRENCHTOWN CHARTER TOWNSHIP RESORT DISTRICT AUTHORITY
Wednesday, October 11, 2023

I. Chairperson Molly Luempert-Coy called the meeting to order with the Pledge of Allegiance to the Flag of the United States of America at 3:00 p.m.

II. Roll call.

Present were: Molly Luempert-Coy- Chairperson; Chris Collins- Board Member; Donald Rushlow-Secretary; Gary Klemz-Vice Chairperson; Brian Dotson- Treasurer. Also present were Kerry Bondy, Legal Advisor; Brad Shelle, Engineer, Mannik & Smith Group; Larry Smith, Director; Janae Jones, Administrative Assistant.

There were 4 community residents present. Sheriff Troy Goodnough from the Monroe County Sheriff's Department was also present.

III. Approval of Agenda:

Motion was made to approve agenda by Mr. Collins and supported by Mr. Klemz.
Motion carried: 5-0 (voice vote)

IV. Minutes:
Approval of September 13, 2023 Minutes

Motion made to accept the above August minutes as distributed by Mr. Klemz and supported by Mr. Collins.
Motion carried: 5-0 (voice vote)

IV. Public Participation: None

V. 2024 Budget Public Hearing:

Motion was made to open the 2024 Budget Public Hearing by Mr. Collins and supported by Mr. Rushlow. Motion carried: 5-0 (voice vote).

The purpose of the public hearing is to hear comments from the public on the proposed budget and millage of 3.0 MILS to support the budget and the work of the RDA. There was no discussion or comments from the public on the proposed budget.

Motion was made to close the public hearing on the proposed 2024 budget by Mr. Klemz and supported by Mr. Dotson. Motion carried: 5-0 (Mr. Collins, yes; Mr. Klemz, yes; Mr. Dotson, yes; Mr. Rushlow, yes; Ms. Luempert-Coy, yes).

Motion was made to recommend approval of the proposed 2024 budget and present to Township Board for approval, by Mr. Klemz and supported by Mr. Dotson. Motion carried: 5-0 (Ms. Luempert-Coy, yes; Mr. Rushlow, yes; Mr. Dotson, yes; Mr. Klemz, yes; Mr. Collins, yes).

VI. Correspondence: None

VII. Reports:
Director's Report:

Lake Erie Level

The water level has resumed its seasonal decline and is currently is a little over one foot above the long term average. This is as close as it has been to the long term average in a number of years.

Corridor Improvement Authority

The township is developing two Corridor Improvement Authorities to spur economic development. It is funded by incremental increases in the tax revenue of properties in the development area. Impact on the RDA is minimal as only Frenchtown Harbor and a few businesses on N. Dixie Hwy are within the RDA boundary. I attended the North Dixie Highway building construction committee meeting this morning to better facilitate our transition to the new building and will keep the board apprised of any RDA requirements.

EGLE has scheduled two webinars to inform coastal communities about EGLE Michigan Coastal Management Program 2025 Grant Funding Opportunity. The RDA will participate at the MSG offices, and are hopeful we will qualify to apply. Applications are due December 15. A report will be given at the November board meeting, and a proposal offered if appropriate to apply for a grant.

Engineering Report (verbal)

Zone 2B/2C plans are ready for submission to EGLE and the Army Corp of Engineers. At the last committee meeting it was decided to hold the plans and release upon the board approval and signing of the authorization letter, which is on today's agenda.

At the last seawall committee meeting, there was discussion of a few residents who had reached out to Mannik and Smith about not wanting to be a part of the next seawall project. The committee wants wanted to make the board aware of this, and since we will be moving towards the second round of resident meetings, they want to know how the board wants MSG to proceed with this if residents choose not to sign the temporary construction agreements. The board is concerned with the potential issues of this.

Bids were received yesterday at Frenchtown Township Hall for the 2023 Pavement Repairs/Overband Crack sealing project. We received 2 bids. Mannik and Smith has prepared a recommendation of reward letter for the director and board approval today later in the agenda.

Monroe County Sheriff Contract Activity Report for 8/1/23-8/31/23

Sheriff Troy Goodnough reviewed and explained details of the RDA Sheriff Activity Reports. The summer months had a lot more calls, but things are starting to slow down now that kids are back in school. This is a trend throughout the county. There has been a rash of criminal activity in Detroit Beach, but the ones who were causing the trouble have been taken into custody and they haven't seen the same activity since. On September 27, Sheriff Goodnough, Mr. Klemz and Mr. Collins met with the Detroit Beach association regarding the ongoing dispute between the residents on Monrona Dr. and a few Frenchtown Harbor residents in regards to the earthen dike owned by Frenchtown Harbor. They are looking into all the criminal complaints that were handled, and they are tracking them in the county prosecutor's office. This is not a law enforcement issue, but a community issue. They are hoping to bring all the individuals together for a meeting at the township hall in the near future, to explain who owns what, who has legal right to what, and what law enforcement can and cannot do. They are hoping to put a rest to this and clear up all the misconceptions.

Motion was made to accept and place on file the Monroe County Sheriff Contract Activity Report for 9/1/23-9/30/23 by Mr. Klemz supported by Mr. Dotson. Motion carried: 5-0 (voice vote).

VIII. Old Business:

2024 Budget Second Draft Memo #17-23

No further comments or discussion. Director Smith will take care of getting the letter with recommended Budget presented to the township.

IX. New Business:

2023 Overband Crackfill Project Memo #16-23

The board previously approved the Overband Crackfill Project to be done on association roads that were taken care of first with Microsurfacing. Two bids were received. Engineering recommends K&B, who has done work for the RDA in the past and are familiar with the area, and they were significantly lower in cost.

Motion was made to move forward with K&B for the 2023 Overband Crackfill Project in the amount of \$51,384.14 by Mr. Dotson, supported by Mr. Klemz. Motion carried: 5-0 (Mr. Dotson-yes; Mr. Klemz-yes; Ms. Luempert-Coy-yes; Mr. Collins-yes; Mr. Rushlow-yes).

Lake Erie Seawall Rehabilitation: Zones 2B & 2C Memo: 18-23

The design phase is ready to be submitted to the regulatory agencies, which requires a letter with the Directors signature. The letter and financial reports were reviewed showing the projected availability of 7.24 million dollars on hand through 2030 for the project. If the seawall project started in 2024, we would have around 4 million dollars, and would need to borrow 3 million dollars tentatively from the township. We would be paying an estimated 3.5% interest rate, which totals approximately \$367,000 if we were to do this next year. These numbers are just for review to give the board some perspective where we stand financially. We can still proceed with submitting and getting regulatory approval, then will have 5 years to complete to project. We can decide at a later board meeting of when to start the project. There is concern about the 10 million dollars in unused ARPA funds within the County that will be lost if not used before December of 2024, and why this seawall project was previously denied. Mr. Collins offered to reach out to the 2 county commissioners that represent the board to look into this.

Motion was made to approve moving forward with submittal for required permits for the Lake Erie Seawall Rehabilitation: Zones 2B & 2C by Mr. Dotson and supported by Mr. Collins. Motion carried: 5-0 (Mr. Rushlow-yes; Ms. Luempert-Coy- yes; Mr. Collins- yes; Mr. Klemz-yes; Mr. Dotson-yes).

Approval of September Financial Report, Balance Sheet, Income & Expense Report, and Investment Reports

Motion made to accept the September Financial Report, Balance Sheet and Income and Expense Report and place on file by Mr. Klemz, and supported by Mr. Collins. Motion carried: 5-0 (Mr. Klemz-yes; Mr. Dotson- yes; Mr. Rushlow-yes; Ms. Luempert-Coy- yes; Mr. Collins- yes).

X. Other Items from Board Members:

Director Smith asked if they should begin scheduling the second round of landowner meetings for the Seawall Projects. The board members recommended it is probably a good idea to get this started.

Mr. Collins will be getting in touch with all the township associations and would like to start adding a spot into the township newsletters for each association to make announcements.

XI. Public Participation:

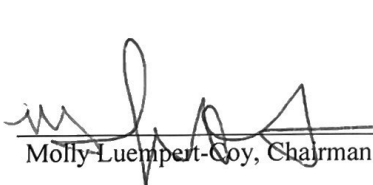
Shirley Cox of Woodland Beach asked if individuals could attend the webinars for Coastal Communities. Director Smith believes it is only for Coastal Communities, but he will reach out to her and let her know if residents can attend.

XII. Adjournment:

Motion made to adjourn meeting by Mr. Klemz supported by Mr. Rushlow.

Motion carried: 5-0 (voice vote)

The meeting adjourned at 3:49 p.m.


Molly Luempert-Coy, Chairman


Donald Rushlow, Secretary


Janae Jones, Admin. Assistant