

VILLAGE OF DECATUR DDA MEETING AGENDA

Wednesday
September 14,
2022



VILLAGE OF DECATUR
REGULAR DDA MEETING
Wednesday, September 14, 2022 – 1:00PM
Village Hall – 114 N. Phelps Street, Decatur, MI 49045

1:00 PM DDA Meeting (Action to be taken by DDA on the following agenda items)

Note: Please be courteous and turn cell phones off during the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL (Excused Absences if Any)

4. PUBLIC COMMENT

5. APPROVAL OF CONSENT AGENDA ITEMS

5A.1 - Approval of the Regular Meeting Agenda for September 14, 2022

5A.2 – Approval of the Regular DDA Meeting Minutes for August 10, 2022

6. COMMUNICATIONS TO THE DDA – PRESENTATIONS & GUEST

6A.1 – Presentation from McKenna – DDA Development Plan

7. UNFINISHED BUSINESS

7A.1 - Update regarding Food Truck Mondays & Tuesdays

7A.2 – Update regarding Fall and Winter Events

8. NEW BUSINESS

8A.1 – Discussion regarding Decatur DDA Façade Grant – Loan Program

9. PUBLIC COMMENTS- SECOND OPPORTUNITY

10. DDA MEMBER COMMENTS

11. ADJOURNMENT

PLEASE NOTE

AUDIENCE PARTICIPATION:

In addition to addressing the DDA during public hearings and under “Public Comment,” members of the audience may address the DDA, please limit your comments to three minutes or less per item. Please step up to the Podium and state your name and address.

The proposed process for items listed under agenda items above shall be as follows:

1. Announcement of the agenda item by the Chairperson.
 2. Verbal report provided by staff.
 3. Chairperson asks DDA members if they have any questions for staff to clarify the staff report.
 4. Motion is made by a DDA member and seconded by another DDA member.
 5. Chair then calls on DDA members to discuss the motion if DDA members wish to discuss.
 6. Chair calls for a vote on the item after discussion has occurred.
-

Village of Decatur
Downtown Development Authority

Wednesday, August 10, 2022, at 1:00 P.M
Village Hall, 114 N. Phelps Street
Decatur, MI 49045

I. Call to Order

Christopher Tapper (Village Manager) called the meeting to order at 1:00 P.M.

II. Pledge of Allegiance

III. Roll Call

James Creagan (First State Bank), Jay Newell (Newell Insurance), Lee Moser (Moser Financial Group), David Moorman (Moorman Printing) excused, Roger Kemp (Decatur Automotive Supply), Elissa Zimmer (Webster Memorial Library), Mary Miller (Mousse Lodge), Jami Swihart (Honor Credit Union) excused, Matt Cooper (Cooper Law) excused, Christopher Tapper (Village Manager), Megan Duncan (Clerk/Treasurer), Shantel Pentland (Administrative Assistant).

IV. Public Comments

Comments received regarding the efforts of the DDA to showcase businesses in Decatur.

V. Approval of Agenda & Meeting Minutes

- a. Creagan offered a motion to approve the consent agenda for August 10, 2022, support by Miller, motion including approval of Special Meeting Minutes for July 27, 2022, Regular Meeting Minutes July 13, 2022, carried unanimously 6-0.

VI. Unfinished Business - updates

- a. A general discussion ensued regarding the Food Truck events scheduled for Monday's and Tuesday's. Members voiced positive comments regarding the current schedule and holding additional events through the month of October. The general consensus of the DDA was overall positive and have noticed the comments from social media outlets. Discussion continued regarding public interest to continue the event and offering additional opportunities and choices.
- b. A general discussion ensued regarding the possibility of the DDA participation in the Van Buren District Library's Boo Bash. It was the consensus to approve staff to work with VBDL to help coordinate and assist with events.
- c. A general discussion ensued regarding DDA involvement with upcoming holiday activities. Discussion included; coordination of staff to create an Events calendar,

collaboration between business groups.

VII. DDA Member Comments

- a. Members inquired about the timeline for review of the approved proposal from McKenna & Associates for updating the DDA Plan. Staff report the timeline starts at the next meeting September 14, 2022

VIII. Adjournment

- a. Kemp made a motion with support from Miller to adjourn the meeting at 2:07 P.M.
Minutes submitted by: Shantel Pentland, Administrative Assistant



Memorandum

TO: Rebecca Harvey, DDA Director/Consultant

FROM: Christopher Khorey, AICP, West Michigan Manager
Danielle Bouchard, Senior Planner

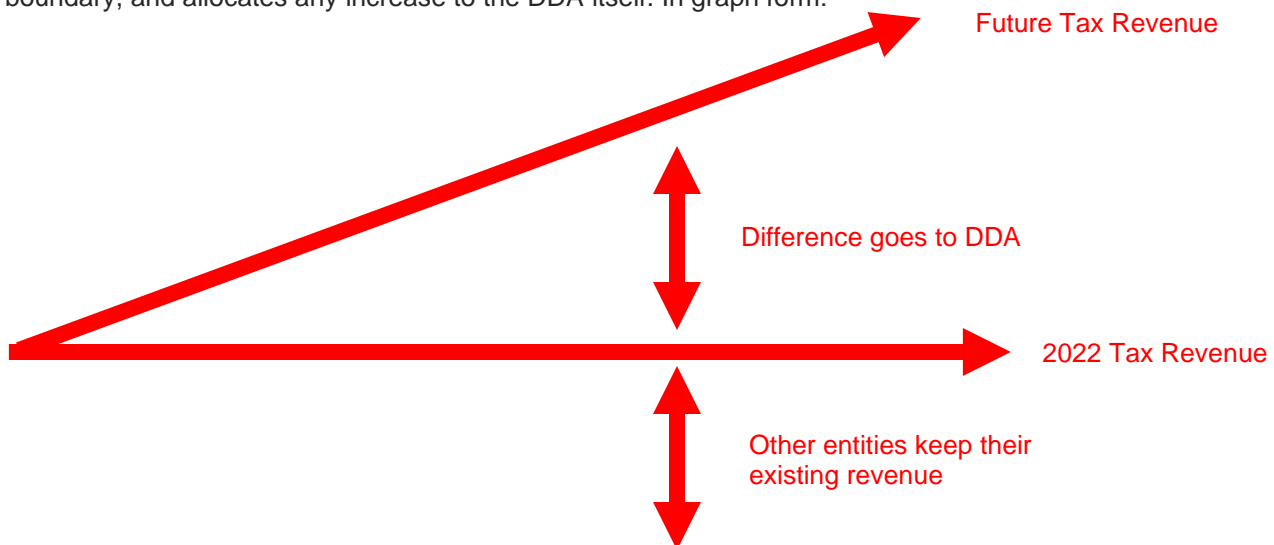
SUBJECT: Overview of Tax Increment Financing

DATE: September 7, 2022

The following is a brief summary of Michigan's enabling statute for the creation of a Tax Increment Financing (TIF) Plan. It includes a review of the legislation and a general outline of how a TIF can be established. We have also created a draft schedule in accordance with statutory requirements.

WHAT IS TAX INCREMENT FINANCING?

Tax increment financing is a funding source available to Downtown Development Authorities and similar entities under Michigan law. Functionally, it freezes the tax revenue for jurisdictions other than the DDA within the DDA's boundary, and allocates any increase to the DDA itself. In graph form:



The advantage of TIF is that developers and property owners in the DDA area know that the increased tax bill that comes with investment will be spent locally, in ways that benefit them. The TIF revenue funds the DDA without reducing the revenue to other jurisdictions. However, other taxing jurisdictions (the Village, Township, County, etc) are not always supportive of TIF, because it limits their future revenue increases.



One potential compromise is a partial TIF with some or all of the other jurisdictions. The DDA and other entities can agree for the DDA to capture only a portion (10%, 50%, 90%,etc) of the increase, allowing other jurisdictions to participate in revenue growth.

CREATING A TIF

As part of our upcoming Downtown Plan efforts, McKenna could develop a TIF Plan for the Village of Decatur Downtown Development Authority (DDA) in accordance with provisions set forth by the State of Michigan in PA 57 of 2018. The Village of Decatur TIF Plan would include the following information:

- A detailed explanation of the tax increment financing procedure.
- Maximum amount of debt to be borrowed against the project TIF revenue, if any; the duration of the program; and estimates of yearly captured assessed valuation.
- A statement of the estimated impact of the tax increment financing on the assessed values of all taxing jurisdictions in which the Development Area is located.
- Plans for the expenditure of captured assessed value to be used by the DDA, including the types of public improvements to be made.
- A description of the planned use of any captured assessed value.
- Other information necessary to the Plan.

Applicable taxing jurisdictions will have the opportunity to opt-out of the DDA capturing millage for tax increment revenue. We will assist the DDA to meet with applicable taxing jurisdictions to achieve written support (such as a resolution), for the DDA to collect these applicable millages that are subject to capture. Or, if there is not support from the taxing jurisdictions, we will report that to the DDA so Board members can determine next steps.

TIF / DEVELOPMENT PLAN ADOPTION

The process to create a brand new TIF will require action by the Village Council and a specific notification, public hearing and adoption process.

TIF / Development Plan Adoption: A Tax Increment Plan must be adopted and shall include an estimate of the captured assessed value, an estimate of the tax increment revenues, the amount of the operating and planning expenditures, the duration of the tax increment plan, and other details regarding the use of funds within the TIF district.

The Development Plan must include description of the existing properties, identification of proposed public improvements and construction estimates. The Development Plan and the TIF Plan can be combined into one document and approved simultaneously. Before approving the document, the Village Council must hold a public hearing to hear comments on the TIF and Development Plan.

PUBLIC DOCUMENT AND REPORTING REQUIREMENTS

PA 57 of 2018 outlines specifically how all existing and newly established TIF authorities must provide documents to the public. It also identifies meeting and reporting requirements. The annual requirements are:

1. Creation of a website or use of the existing Village website to provide access to minutes, budgets, audits, development plans and other information;
2. Conducting two (2) public informational meetings per year;
3. Submitting annually a report to the Michigan Department of Treasury on the status of the district which includes information detailed in the statute.



The specific information required to be accessed on the website and included in the annual report to the State are detailed in PA 57 of 2018.

PROPOSED TASK LIST FOR ESTABLISHING THE TIF / DEVELOPMENT PLAN

The following tasks will occur in order to establish a TIF Plan pursuant to Act 57 of 2018:

1. **First Publication of TIF / Development Plan Notice:** The first notice for the TIF/Development Plan public hearing is published in the local newspaper not less than 20 days before the public hearing and shall be posted in at least 20 conspicuous places within the Downtown District.
2. **Mailing of TIF / Development Plan Notices:** TIF / Development Plan public hearing notices sent via certified mail to governing body of each taxing jurisdiction and all property tax payers of record in the Downtown District not less than 20 days before the public hearing.
3. **Second Publication of TIF/Development Plan Notice:** The second notice for the TIF/Development Plan public hearing is published in the local newspaper.
4. **Village Council Meeting:** TIF / Development Plan Public Hearing – Taxing authorities and the public at-large provide comments on the Draft TIF / Development Plan and public hearing on the proposed TIF / Development Plan.
5. **Village Council Meeting:** Consideration of Adopting an Ordinance approving the Development / TIF Plan. This will include an additional public hearing as required for the adoption of an Ordinance.
6. **Publication of Resolutions of Adoption:** Resolutions for establishment of the TIF and the TIF / Development Plan are published in the local newspaper.
7. **State Filing:** McKenna will assist the Village to ensure that the new TIF / Development Plan is properly filed with the State of Michigan Treasury along with all appropriate corresponding documentation.

We look forward to working with the DDA Board to determine if setting up a TIF capture is the right course of action for Decatur.



Village of Decatur
114 N Phelps Street
Decatur, MI 49045

MEMORANDUM

TO: Village Council & DDA
FROM: Christopher Tapper, Village Manager
REVIEWED BY: N/A
DATE: September 6, 2022

SUBJECT: Continue discussion – Food Truck in the Village

Action Requested:

It is requested that the Village Council and DDA review the following publications and public feedback regarding the topic of food trucks operating within the Village of Decatur

Background:

June 2022, the Downtown Development Authority wanted to explore the idea of allowing food trucks within the Village of Decatur. Staff secured the operations of three trucks available for the July 3rd Fireworks Display. The event was a success. The DDA met again in July and received several public comments about the possibility of growing and expanding this trail opportunity. Staff continued researching ideas and suggestions on what might work best to promote additional foot traffic and outside community participation. After several months of working towards a positive outcome for the Village, staff would like to offer the following research.

Nine random Facebook post were researched to review community engagement.

Impressions	Reach	Engagement	Reactions	Comments	Shares	Additional Clicks
715	700	188	17	-	11	38
2,625	2,457	467	41	1	10	143
2,454	2,332	653	28	4	15	276
1,896	1,739	505	22	3	12	268
4,167	3,678	1,175	67	41	25	591
2,045	1,850	627	28	6	8	284
3,981	3,607	1,240	75	34	28	515
2,310	2,025	438	27	3	11	97
3,290	2,605	526	37	19	22	372
Total						
23,483	20,993	5,819	342	111	142	2,584



Village of Decatur
114 N Phelps Street
Decatur, MI 49045

The above research offers the following, posts are reaching a reasonable number of the community that follows the Village of Decatur. The reactions are overwhelming “likes” or positive reactions. Many people are sharing the information, staff would encourage more. Additional Clicks are a wonderful statistic as this shows followers are reviewing our community.

Post Insights



---UPDATED FLYER---PLEASE SHARE--- Our vendor for Monday, July 11th has changed; We are so pleased to...

Published by Shantel Pentland · July 8 · 🌐

Post Impressions ⓘ

3,290

Post reach ⓘ

2,605

Post Engagement ⓘ

526

Distribution ⓘ



Average performance as your other posts within 21+ days of publishing. [Learn more](#)

Interactions ⓘ



32



4



0



0



0



1



Reactions

37



Comments

19



Shares

22



Other Clicks

372

Other ⓘ



Hide Post

--



Hide All Posts

--

Boost post

Post Insights



Let's welcome Gentleman Joe's to the Village of Decatur!
Joe will be serving your favorites from 11am-3pm TODA...

Published by Shantel Pentland · July 18 ·

Post Impressions ⓘ

2,310

Post reach ⓘ

2,025

Post Engagement ⓘ

438

Distribution ⓘ



Average performance as your other posts within 21+ days of publishing. [Learn more](#)

Interactions ⓘ



26



0



0



0



0



1



Reactions

27



Comments

3



Shares

11



Other Clicks

97

Other ⓘ



Hide Post

1



Hide All Posts

--

Boost post

Post Insights



MONDAY, 7/25 FROM 10AM-2PM Lets welcome Honey Bunnies Concessions to the Village of Decatur 🐰...

Published by Shantel Pentland · July 24 · 🌐

Post Impressions ⓘ

3,981

Post reach ⓘ

3,607

Post Engagement ⓘ

1,240

Distribution ⓘ

📈 **+1.6x** more impressions than your other posts within 21+ days of publishing. [Learn more](#)

Interactions ⓘ



67



4



0



2



0



2



Reactions

75



Comments

34



Shares

28



Other Clicks

515

Other ⓘ



Hide Post

1



Hide All Posts

--

Boost post

Post Insights



Tomorrow we welcome Blue Plate Food Truck to the Village of Decatur from 11am-2pm :-)

Published by Shantel Pentland · August 1 · 🌐

Post Impressions ⓘ

2,045

Post reach ⓘ

1,850

Post Engagement ⓘ

627

Distribution ⓘ



Average performance as your other posts within 21+ days of publishing. [Learn more](#)

Interactions ⓘ



25



1



0



0



0



2



Reactions

28



Comments

6



Shares

8



Other Clicks

284

Other ⓘ



Hide Post

--



Hide All Posts

--

Boost post

Post Insights



Tomorrow we welcome Kickin Kurbz to the Village of Decatur for round 2! They will be kickin' up your favorit...

Published by Shantel Pentland · August 7 at 1:49 PM ·

Post Impressions ⓘ

4,167

Post reach ⓘ

3,678

Post Engagement ⓘ

1,175

Distribution ⓘ

+1.6x more impressions than your other posts within 21+ days of publishing. [Learn more](#)

Interactions ⓘ



57



8



0



1



0



2



Reactions

67



Comments

41



Shares

25



Other Clicks

591

Other ⓘ



Hide Post

--



Hide All Posts

--

Boost post

Post Insights



Make those dinner plans, On The Roll FoodTruck will be visiting the Village of Decatur TODAY from 4pm to 7pm!...

Published by Shantel Pentland · August 16 at 10:56 AM · 🌐

Post Impressions ⓘ

1,896

Post reach ⓘ

1,739

Post Engagement ⓘ

505

Distribution ⓘ

📈 -1.3x less impressions than your other posts within 21+ days of publishing. [Learn more](#)

Interactions ⓘ



19



2



0



0



0



1



Reactions

22



Comments

3



Shares

12



Other Clicks

268

Other ⓘ



Hide Post

--



Hide All Posts

--

Boost post

Post Insights



Tomorrow we will have 2 food trucks sharing our lot!
Honey Bunnies Catering & Concessions LLC and McNall...

Published by Shantel Pentland · August 21 at 8:59 PM ·

Post Impressions ⓘ

2,454

Post reach ⓘ

2,332

Post Engagement ⓘ

653

Distribution ⓘ



Average performance as your other posts within 16 days of publishing. [Learn more](#)

Interactions ⓘ



25



0



0



2



0



1



Reactions

28



Comments

4



Shares

15



Other Clicks

276

Other ⓘ



Hide Post

--



Hide All Posts

--

Boost post

Post Insights



Today we welcome Lazy Man BBQ and Gentleman Joe's Catering company LLC to the Village of Decatur! Come...

Published by Shantel Pentland · August 30 at 9:17 AM ·

Post Impressions ⓘ

2,625

Post reach ⓘ

2,457

Post Engagement ⓘ

467

Distribution ⓘ



Average performance as your other posts within 8 days of publishing. [Learn more](#)

Interactions ⓘ



34



6



0



0



0



1



Reactions

41



Comments

1



Shares

10



Other Clicks

143

Other ⓘ



Hide Post

--



Hide All Posts

--

Boost post

Post Insights



PLEASE SHARE! Today we welcome a new food vendor to the Village of Decatur, Smokin' 8s ! Stop on down to gra...

Published by Shantel Pentland · 7h · 🌐

Post Impressions ⓘ

715

Post reach ⓘ

700

Post Engagement ⓘ

188

Distribution ⓘ

-1.6x less impressions than your other posts within 8 hours of publishing. [Learn more](#)

Interactions ⓘ



16



0



0



0



1



0



Reactions

17



Comments

0



Shares

11



Other Clicks

38

Other ⓘ



Hide Post

1



Hide All Posts

--

Boost post

Like Reply 8w



Shelley Krum

Awesome idea for the weekend of the 4th

Like Reply 9w



Kristin Kuchel

Yum, but I def think this would be an even bigger hit during dinner times since the majority of people are working mid day

Like Reply 9w



Sydney Williams

Super cool! I wish the hours were more conducive to the working 9-5

Like Reply 9w Edited

Most Relevant is selected, so some replies may have been filtered out.



Village of Decatur, MI

Sydney Williams thank you for the feedback! This is still a trial run for lunch hours, but if we receive good turnouts we can definitely consider an evening time frame too 😊

Like Reply 9w

↳ View 1 more reply



Judy Overlay-Wallace

A splash pad would be awesome for the kids!

Like Reply 9w



Ang Gleason

Definitely coming for some Motor Mouth!!!! Yum!!

Like Reply 9w



Sandra Oram

Can the vendors post menus on here for group lunchtime pick-up.

Like Reply 9w

Most Relevant is selected, so some replies may have been filtered out.



Village of Decatur, MI

Sandra Oram I will post menus a few days before each booking

Like Reply 9w

↳ View 1 more reply



Pam Mills-Baker

Will definitely have to try

Like Reply 9w



Theresa Dunham

Definitely would like after work hours

Like Reply 9w



Pam Mills-Baker

I agree that evening would be more profitable

Like Reply 9w



Tim Nosal

Take off work that day!!

Like Reply 9w

Like Reply 9w



Tammy Summerson
Location in Decatur? ***

Like Reply 9w



↳ Melissa Scheiler replied · 1 Reply



Linda Kirkness Gates ***



Like Reply 9w



Kenneth Davis
Is that near the laundromat, or what used to be a laundromat??? ***

Like Reply 9w

↳ Sandra Oram replied · 1 Reply



Ferlonda Evans
That's okay but what about the working people that don't get home till 5:00 to 6:00
the food trucks are like already gone so how's that benefiting us ***

Like Reply 9w





Get more messages for Village of Decatur, MI



You can add a Messenger button to your post to get more messages for Village of Decatur, MI.



Boost this post to reach up to 448 more people daily if you spend \$14.

Boost post



Ann Marie Tapper and 29 others

3 Comments 16 Shares



Like



Comment



Share



Most relevant ▼



Write a comment...



⚠ You're commenting as Christopher Tapper.



Lacy Evancich

Thank you for doing this! It was excellent!

...

Like Reply 9w



Maria Hernandez

Food was delicious

...

Like Reply 9w




Village of Decatur, MI ***



Like Reply 8w



Robert Smith 

Are there any more food trucks planned, or was that it? It looks like it was very popular. 👍

Like Reply 5w



Village of Decatur, MI

The August schedule is going to be posted shortly! 😊

Like Reply 5w



Most Relevant is selected, so some comments may have been filtered out.

Write a comment...

Parking Lot on the corner of
S. Phelps St. and E. Sherwood St.
(Next to Short Stop)

Monday, July 11 **Kickin' Kurbz** **11am to 3pm**

Monday, July 18 **Gentleman Joe's** **11am to 3pm**

Tuesday, July 19 **Motor Mouth** **11am to 2pm**

Monday, July 25 **Honey Bunnies** **10am to 2pm**

Mustard • Sweet Relish • Dill Relish •
Diced Onion • Sauerkraut

CHILI DOG

Chili dog 4.50
Chili-N-Cheese dog 5.00

Make it a Jumbo dog for only \$1.00 more!

POLISH SAUSAGE

Plain 5.00



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Boost post

19

1 Comment 11 Shares

Like

Comment

Share

Most relevant



Write a comment...

You're commenting as Christopher Tapper.



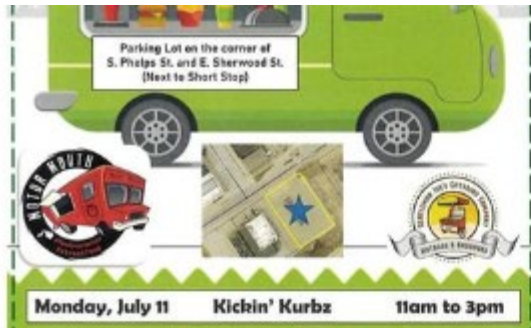
Pamela Adams Sikkema

A huge thank you to the Village of Decatur for hosting food trucks throughout July. Today was Gentleman Joe's hot dogs. Attorney Wilson took her staff to lunch.
<https://loralaw.com>



Like Reply 7w Edited

5



		<p>MOTOR HOSTS FEED YOUR MOTOR!!</p> <p>BBQ SLACK \$12 or Small Slack \$10 Deep Fried Tater Tots topped with choice of FILLED PORK, CHICKEN, CHICKEN, add LAMB or BEEF for \$2. Topped with shoulder jack cheese sauce, lettuce, tomato, onion, pickles, black olive, cheddar, and finished with Alesandro and BBQ dressing.</p> <p>POUTINE \$12 Deep Fried Tater Tots, white cheddar cheese sauce, pulled pork and roasted beef gravy with green onion garnish. *TRY IT WITH LAMB or BEEF \$20 \$2*</p> <p>BRATS AND TOTS \$12 Deep Fried Tater Tots, Our Own Hand Crafted Michigan Brats, Caramelized Onions, Swiss Sweet Peppers and Michigan Made Beer Sauce Topped with our Bourbon BBQ Sauce</p> <p>SMASH BURGER \$14 Two All Beef Patties Topped With Caramelized Onions, Cheese, Lettuce, Tomato, Pickle and our own Smash Sauce</p> <p>VEGGIE CADDY \$12 Chopsteak Bean Burger, caramelized onions, pickled cabbage, not available, BBQ sauce and cheese on a Toasted Bratwurst Bun</p> <p>THE CADDY \$14 The luxury SMOKED BRISKET sandwich topped with caramelized onions, cheese, and our own Bourbon BBQ sauce RICKLE MAG \$12</p>	<p>MOTOR HOSTS FEED YOUR MOTOR!!</p> <p>BRATS AND TOTS \$12 Deep Fried Tater Tots, Our Own Hand Crafted Michigan Brats, Caramelized Onions, Swiss Sweet Peppers and Michigan Made Beer Sauce Topped with our Bourbon BBQ Sauce</p> <p>THE CADDY \$14 The luxury SMOKED BRISKET sandwich topped with caramelized onions, cheese, and our own Bourbon BBQ sauce</p> <p>CHICKEN BRISLET SANDWICH SMASH \$12 Marinated, Seasoned and Smoked Breast, Hickory smoked Bacon, Mashed Cheese, Lettuce and Tomato on a Toasted Bratwurst Bun</p> <p>SMASH BURGER \$14 Two All Beef Patties Topped With Caramelized Onions, Cheese, Lettuce, Tomato, Pickle and our own Smash Sauce</p> <p>VEGGIE CADDY \$12 Chopsteak Bean Burger, caramelized onions, pickled cabbage, not available, BBQ sauce and cheese on a Toasted Bratwurst Bun</p> <p>THE CADDY \$14 The luxury SMOKED BRISKET sandwich topped with caramelized onions, cheese, and our own Bourbon BBQ sauce RICKLE MAG \$12</p>
--	--	---	---

Boost this post to reach up to 448 more people daily if you spend \$14.

Boost post

12

4 Comments 17 Shares

Like

Comment

Share

Most relevant

- Write a comment...

You're commenting as Christopher Tapper.
- Ginger L. Villarreal-Vallejo
Thank you for working to bring these food options into town, it's nice to have a little variety without traveling too far.

Like Reply 6w
- Village of Decatur, MI
Ginger L. Villarreal-Vallejo thank you for your support!

Like Reply 6w
- Ang Gleason
Searrah Nickole you should grab lunch today!!!

Like Reply 7w

Most Relevant is selected, so some comments may have been filtered out.

Write a comment...



Write a comment...



⚠ You're commenting as Christopher Tapper.



Village of Decatur, MI ***



Like Reply 6w



Janice Zerbe

I had a cinnamon roll waffle and it was amazing. I was told the burger is huge and excellent.

Like Reply 6w



3



Elizabeth Knight

I like that this is available when the other restaurants are closed on Monday

Like Reply 6w



→ Amy Lynn replied · 1 Reply



Kathy Hemenway Warkentien

Is there a price list anywhere

Like Reply 6w



2

→ Shantel Pentland replied · 1 Reply



Ashley Ann

Not a good way to support local business!! Very disappointing Village!! If food trucks are so necessary then maybe do them on a day when Both restaurants are open.

Like Reply 6w



2

→ Katie Bailey replied · 3 Replies



Annemarie Koppers

Menu list but no prices. Probably because of availability.

Like Reply 6w



Village of Decatur, MI

Annemarie Koppers I will post the menu (with prices) in the morning 😊

Like Reply 6w



Annemarie Koppers

Village of Decatur, MI thank you!

Like Reply 6w

Most Relevant is selected, so some replies may have been filtered out.



TUE, AUG 30

August Food Trucks Event Page

100 E Sherwood St, Decatur, MI Parking Lot

Ann and Jamie were interested

☆ Interested

👍👎 17

9 Comments

👍 Like

💬 Comment

➦ Share

Most relevant ▼



Write a comment...



⚠️ You're commenting as Christopher Tapper.



Kathy Hemenway Warkentien

It's nice to have a different choice. Something different once a week.

Like Reply 3w



Jami Swihart

They were all very good last month!!

Like Reply 5w



Michele Schroeder Gateley

It would be nice to see the menus!

Like Reply 4w



Dave Hossler-Lamp

I'm so happy to see these food trucks coming into town finally something edible on a Monday or Tuesday.

Like Reply 4d



Ashley Ann

!! SUPPORT LOCAL BUSINESS!!! !! NOT FOOD TRUCKS!!! !!

Like Reply 5w



4

Most Relevant is selected, so some replies may have been filtered out.



Michele Schroeder Gateley

Ashley Ann which ones are open on Mondays.

Like Reply 4w



Brian Fields

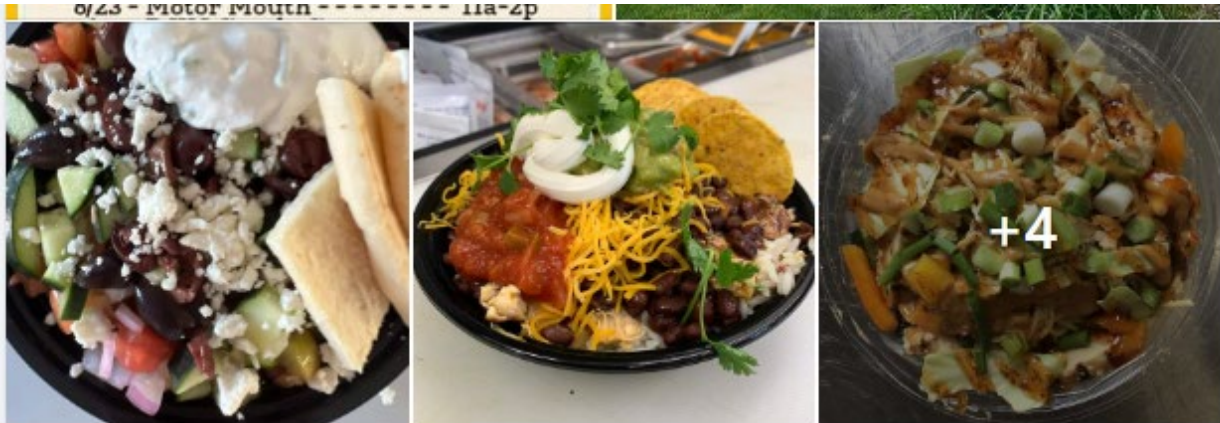
Everything is open on mondays.....except hard times

Like Reply 4w

➞ View 1 more reply

Most Relevant is selected, so some comments may have been filtered out.

Write a comment...



📣 Boost this post to reach up to 448 more people daily if you spend \$14.

Boost post

👍👎 19

6 Comments 7 Shares

👍 Like

💬 Comment

➦ Share



Most relevant ▾



Write a comment...



⚠️ You're commenting as Christopher Tapper.



Juanita García
Alexis Mireya-Montiel Hernandez

...

Like Reply 5w



Blue Plate Food Truck · [Follow](#)
We look forward to seeing you today!

...

Like Reply 5w



Karen Cotton
We had this for lunch. VERY big portions and great food!!

...

Like Reply 4w



Angie Rowlee
Is there a menu available!!!

...

Like Reply 5w



Village of Decatur, MI
Angie Rowlee Southwest Bowl, Greek Bowl, Chicken Teriyaki Bowl, Cheesecake on a stick and fresh squeezed lemonade 😊

...

Like Reply 5w

Most Relevant is selected, so some comments may have been filtered out.

Write a comment...



📣 Boost this post to reach up to 448 more people daily if you spend \$14.

Boost post

👍❤️😄 You and 19 others

15 Comments 4 Shares

👍 Like

💬 Comment

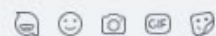
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Most relevant ▼



Write a comment...



⚠️ You're commenting as Christopher Tapper.



Pamela Adams Sikkema

It was delicious! Lora Stanek Wilson, Accident Attorney and staff had lunch today! (Sorry I forgot a picture) ! It was a lot of food!

...

Like Reply 4w



Sally Schonbok McCann

We got the southwest and teriyaki bowls and they're delicious!

...

Like Reply 5w



➦ Blue Plate Food Truck replied · 2 Replies



Robert Smith

I looked yesterday and didn't see any trucks for today, so I had already eaten when I saw them up there.

...

Like Reply 4w



Village of Decatur, MI

Robert Smith the Schedule is on the FB Event Page 😊

...

-  **Nancy Millhouse**
Really good Cali chicken subs! Thank you for bringing in the trucks. (And, they have not taken our business from the locals.) ...
Like Reply 4w 7
-  **Peggy Orr**
Nancy Millhouse sure beats McDonald's! Lol! Support the small businesses! ...
Like Reply 4w 2
-  **Nancy Millhouse**
Lots of controversy over the food trucks, but honestly, we still buy just as much from the locals as we always do. HT, burgers from the 40, VM deli, etc. ...
Like Reply 4w 1
- Most Relevant is selected, so some replies may have been filtered out.
-  **Christina Eyre**
Definitely better than McDonald's for those that work at the factories. Even then quite a few are not going to food trucks because it takes to long to pick up food & eat before having to be back at work. Many go to village market deli just for that rea... See more ...
Like Reply 4w 4
-  Nettie's Cafe replied · 1 Reply
-  **Jody Burnham - clausen**
I did for lunch it was yummy. Thank you for letting us get more choices in town at least a few times a month. ...
Like Reply 4w 7
-  **Village of Decatur, MI**
Jody Burnham - clausen It's all about brining options to our Residents, glad to hear you support this fun new endeavor 😊 ...
Like Reply 4w 8
-  **Amy Lynn**
Village of Decatur, MI my dining room was empty because of it, do you want me to close down? ...
Like Reply 4w 1
- Most Relevant is selected, so some replies may have been filtered out.
-  **Sally Schonbok McCann**
I think this is a great idea! It brings people into town, gives dining options , and just maybe it will get others interested in what the village has to offer on the other days of the week. ...
Like Reply 4w 6
-  **J.r. Hoekstra**
I think we should support our local businesses ...
Like Reply 4w 6
-  **Peggy Orr**
I hear todays was great! Support small business! ...
Like Reply 4w 4
-  **Michelle Barkalow**
It was really good today ...
Like Reply 4w 2

Most Relevant is selected, so some comments may have been filtered out.

Write a comment...



Ibison Concessions & Catering by Festival Foods is in Decatur, Michigan.

August 8 at 3:18 PM · 🌐

We are excited to be at the Village of Decatur's Food Trucks Event tomorrow! From 11 am to 3 pm! Carnival food is our specialty! Stop by and say hello! 100 E Sh... [See more](#)



Megan Lotsbaich-Duncan and 29 others

12 Comments 7 Shares



Like



Comment



Share



Most relevant ▾



Write a comment...



⚠ You're commenting as Christopher Tapper.



Ginger L. Villarreal-Vallejo

I appreciate the thought of supporting small businesses and adding food variety. ...

Our corn dog and fries were amazing!

Like Reply 4w



Brian Fields

Now this is a great food truck because it offers things if you just didn't get a chance to get to your local fair..... everyone loves a great elephant ear! ...

Like Reply 4w



Brian Fields

What we really really need is a coffee donut truck ...

Like Reply 4w



Kathy Hemenway Warkentien

Menu and prices please ...

Like Reply 4w

↳ Ted Lapekas replied · 1 Reply



Shannon Schöneweiß

Nichoel Schmalfeldt go get an elephant ear for me. I haven't had one in 10 yrs. They don't do them down here 🙄🙄🙄 ...

Like Reply 4w Edited



Jamie Kennedy

Shannon Schöneweiß the last two times I've been to Ibison Concessions & Catering by Festival Foods for a funnel cake they haven't had funnel cakes. Wonder if the will tomorrow?! ...

Like Reply 4w Edited



Shannon Schöneweiß

Jamie Kennedy I meant to type elephant ear, whoops. We have loads of funnel cakes in Alabama, but no elephant ears. ...

Like Reply 4w



Jamie Kennedy

Shannon Schöneweiß I had to settle for an elephant ear, but it's not near as good as a funnel cake lol. ...



Village of Decatur, MI
August 15 at 12:22 PM · 🌐



Come grab a super fast, delicious lunch from [Smoked Down BBQ](#)! They will be "Serving it Up" until 3pm (or until sold out)! Currently no line 😊



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8

2 Comments 1 Share



Like



Comment



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Most relevant ▾



Write a comment...



⚠️ You're commenting as Christopher Tapper.



Bobby Sledge 🏛️

My wife and I had the pulled pork sandwich, and they were awesome! ***



Like Reply 3w



Melissa Scheiler

The brisket sandwiches are amazing!!!!!! ***



2

Like Reply 3w

Write a comment



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You could reach up to 448 people daily by boosting your post for \$14.



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Ann Marie Tapper, Megan Lotsbaich-Duncan and 16 others

3 Comments 15 Shares



Like



Comment



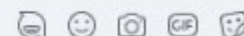
Share



Most relevant ▾



Write a comment...



⚠ You're commenting as Christopher Tapper.



Amy Lynn

Support your local restaurant businesses first. ***

Like Reply 2w



Nicky Jolene Harrell

Looks yummy! We may have to zip up there for some decked out waffles! ***

Like Reply 2w



Tiffany Rowlee

These food trucks need to come more often! Food is AMAZING.. Best yet.. 🍴 ***

Like Reply 2w



Write a comment...

30 - Gentleman Joe's - - - - - 11a-3

AUGUST 2022
THE VILLAGE OF DECATUR ON FACEBOOK FOR UP
ING LOT: 100 E. SHERWOOD ST. WWW.DECATURM



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Boost this post to reach up to 448 more people daily if you spend \$14.

Boost post



23

8 Comments 5 Shares

Like

Comment

Share



Most relevant



Write a comment...



⚠ You're commenting as Christopher Tapper.



PJW Creole Cuisine · Follow

I met a lot of great people in Decatur Michigan. Thank you for the invite.

Like Reply 1w



Sydney Williams

So bummed this closes at 3!

Like Reply 1w



Kathy Hemenway Warkentien

Menus and prices

Like Reply 1w

Most Relevant is selected, so some replies may have been filtered out.



Village of Decatur, MI

Kathy Hemenway Warkentien I am hoping to post them shortly, once received

😊 They are not bringing gator, but should have most of these items



Like Reply 1w

3



Nathan Umbanhowar

Village of Decatur, MI gator?!

Most relevant ▾



Write a comment...



⚠ You're commenting as Christopher Tapper.



Linda Kirkness Gates

Village of Decatur, you are doing an awesome job spotlighting local businesses! Food trucks are important too! Please keep up the great work. We love our village!

...

Like Reply 3d



Lisa Durbin

♥♥♥♥♥ What a great service being brought to our little town ♥♥♥♥♥

...

Like Reply 3d



Rodney Parker

I find it awesome you spend time on this for the days there's no restaurants open.

...

Like Reply 4d



4

↳ 12 Replies



Ashley Mead

It's so nice to have these especially when everywhere in town is closed during my lunch!

...

Like Reply 4d



6



Amy Lynn

I find it funny that you spend all this time on this instead of the business spotlights that you're supposed to be doing.

...

Like Reply 4d Edited



3



Village of Decatur, MI

Amy Lynn the next Business Spotlight post is scheduled for tomorrow afternoon 😊

...

Like Reply 4d



8



Amy Lynn

Village of Decatur, MI conveniently after I bring it up!

...

Like Reply 4d



Keith Morris

Amy Lynn so true!

...

Like Reply 2d

Most Relevant is selected, so some replies may have been filtered out.



Kathy Hemenway Warkentien

Do you every have Mexican food truck?

...

Like Reply 4d

Most Relevant is selected, so some replies may have been filtered out.



Village of Decatur, MI

Kathy Hemenway Warkentien Blue Plate will be serving Mexican cuisine

...

Like Reply 4d



↳ View 1 more reply



Lisa M Rife

I would go to nattie,s over a good truck any day

...

Like Reply 1d Edited



Danny Hossler

Hardtimes over Netties any day and yayyyyy for food trucks!

...

Like Reply 4d



8

↳ Chelsea Kocsis replied · 15 Replies



Chelsea Kocsis

This is awesome!! Me and my coworkers down at High's Marine love these food trucks! Thank you for continuing this!

...

Like Reply 4d



2

↳ 6 Replies



Jesseka Ramirez

Danny Hossler I'm with you on that one!!! Hardtimes is the spot!!!

...

Like Reply 4d



4



Chelsea Kocsis

Amy Lynn I can agree with you on this. I have no preference which days they are on. Mondays are great because you are the only other open business. I understand from a business standpoint why you are potentially hurting from this day. But at the same t... [See more](#)

...

Like Reply 4d



Chelsea Kocsis

I mean all business owners pay taxes on their income. It honestly just sounds like your finding reasons to complain instead of graciously welcoming people into our amazing, welcoming, tight knit community. I'm happy that our village is affording indepe... [See more](#)

...

Like Reply 3d



Most Relevant is selected, so some replies may have been filtered out.

FW: September 12, 2022

S Pentland <spentland@decaturmi.us>

Tue 9/13/2022 10:02 AM

To: Christopher Tapper <ctapper@decaturmi.us>; Megan Duncan <mduncan@decaturmi.us>

From: Misty Ibison <ibisonent@gmail.com>

Sent: Monday, September 12, 2022 3:42 PM

To: S Pentland <spentland@decaturmi.us>

Subject: September 12, 2022

Shantel,

I just wanted to reach out regarding the Food Truck Event that we did today. I know that you contacted us yesterday to see if we could cover for another truck that could not attend and of course we said yes to help out. Unfortunately, that cost our business money instead of actually making any money at all. When finding out that this was going to be at a new location we were skeptical. Upon arrival we reached out as we were unhappy with this location and knew that this was going to be a bad and not bring in any business. We have been in this business for 30 years and would never book an event that would take place in a location such as this. There was no pedestrian traffic, not much car traffic and hardly any customers. When you pick a location and decide to move, it has to be to a busier area, not in a neighborhood.

Unfortunately, we had to make the decision to close early or continue to lose even more money. We have payroll for our employees, propane, and a generator, all the overhead of just getting open before making money. I would hope for the sake of other food trucks that you would move it back to the original location, otherwise they will just have the same issues as we did.

Thank you,

Misty Ibison
Ibison Concessions &
Catering By Festival Foods
5737 E TU Ave
Vicksburg, MI 49097
269-649-3943
ibisonent@gmail.com
www.festivalfoodandtreats.com





Village of Decatur
114 N Phelps Street
Decatur, MI 49045

MEMORANDUM

TO: DDA
FROM: Christopher Tapper, Village Manager
REVIEWED BY: N/A
DATE: September 14, 2022

SUBJECT: Discussion regarding Decatur DDA Façade Grant – Loan Program

Action Requested:

It is requested that the DDA review the following draft regarding Decatur DDA Façade Grant – Loan Program

Background:

June 2022, the Downtown Development Authority wanted to explore the idea of the creation of a Façade Grant – Loan program. Staff has researched and reviewed several communities throughout Southwest Michigan in which DDA's offer façade grant – loan programs. Several examples have been provided to the DDA. The following attachment to this memo is a "draft" example of how the DDA Board can adopt and implement such a plan.

Key points regarding general requirements of the program include;

1. All work must be in accordance with the Village's Master Plan
2. All work must be in accordance with the DDA Development Plan
3. Improvement grants are available between \$1,500 - \$20,000 over a two-year period. A 25% match is required, for request of less than \$5,000 and a match requirement of 50% for request greater than \$5,000.
4. Any attempt to defraud the DDA shall result in forfeiture of funds and revocation of eligibility to participate in the program.
5. Anyone who received \$20,000 in funds within the two years will be considered capped for one year of eligibility.
6. The DDA will need to approve a review Committee to review applications

Some key points to note regarding ineligibility projects;

1. Projects related to parking such as resurfacing, painting or stripping along with construction of new parking lots
2. Projects related to signage such as new signs, awning, or replacement
3. Labor paid to applicant, family members of applicant or employees of application
4. Purchases of furnishing, equipment or consumable supplies



Village of Decatur Downtown Development Authority Facade Grant and Loan Program

The Decatur Downtown Development Authority was created to promote and enhance the commercial core of the community, to preserve the public investment in this area and to improve the viability of businesses within the DDA district. To encourage business and property owners to improve and maintain buildings, the DDA has made this grant program available to businesses in the DDA District.

General Requirements

- Facade (building exterior) improvement grants are available for between \$ 1,500-\$20,000 over a two-year period, (DDA fiscal year is March 1 through the next February 28th) A 25% match is required, for requests of less than \$5,000 and 50% match is required for requests of great than \$5,000
- Anyone who has received \$20,000 in funds in the past 2 years will not be eligible for new grant funds for this fiscal year.
- All work must be in accordance with the Village's Master Plan and facade work must be in accordance with the Downtown Facade Guideline Booklet. The booklet is available for review at the DDA Office at 114 N. Phelps Street
- Applications for the Facade improvements must be made by the building/property owner.
- Strip Mall, described by the Village of Decatur Zoning ordinances as, Shopping center means a retail commercial establishment or a group of retail establishments which is planned, developed, owned and managed as a unit, with off-street parking provided on the property, will be considered as one parcel for the purposes of facade grants from the Downtown Development Authority.
- All exterior code deficiencies or violations and imminent health and safety hazards must be corrected in conjunction with facade renovation. All work must comply with applicable local, state and federal codes.

The applicant shall be responsible for all construction management and contracting work to be done, as well as obtaining and following all local permits and codes. Permits which may be required include building, electrical, mechanical, plumbing, soil & sedimentation, Right of Way permits, and other permits which may be required from the State of Michigan or the Van Buren County Drain Commissioner. It is not the responsibility of the DDA to know which permit may be required as the applicant is responsible for ascertaining which permits, they need to obtain. The Village Code of Ordinances is online at www.decaturmichigan.org.

- Applicant and the Property Owner must not have delinquent accounts with the Village of Decatur:
- Upon completion of work, paid receipt(s) must be presented before reimbursement will be issued to applicant. Payment for work done without required permits will not be made until the applicant supplies the proof that a permit was obtained, and all work passed a proper inspection.
- After inspection of property, to insure that work completed complies with the application submitted and approved by the DDA, agreed reimbursement will be made.
- Property improvements must be completed within (180) days of approval. An additional (90) days may be requested due to unforeseen circumstances. Additional time must be requested in writing and approved by the board to take effect. The board makes no guarantee that additional time will be approved.
- Any approved request that has not been completed within the (90) daytime frame, and no extension has been requested or approved, will result in the grant being terminated and applicant will have to re-apply for the grant funds. There is no guarantee that a new grant will be approved.
- Upon completion of work, a copy of the canceled check or credit card receipt must be presented before reimbursement will be released to applicant.
- Any attempt to defraud the DDA shall result in forfeiture of funds and revocation of eligibility to participate in the facade grant program.

- The DDA reserves the right to modify, return, and deny any Facade Grant applications.

ELIGIBLE PROJECTS

Repair to building exterior facades consistent with the Village' s Master Plan and the Downtown Facade Guideline Booklet.

- Repair, reconstruction or construction of the exterior of the building such as:
 1. Masonry repair, cleaning or tuck-pointing.
 2. Roof repairs, re-roofing, etc.
 3. Restoration, repair, or replacement of windows, doors, exterior walls, chimneys, or other architectural elements.
 4. Exterior work necessary for conversion to a retail or entertainment store entry.
 5. Removal of after-installed facades along with restoration of vintage elements.

INELIGIBLE PROJECTS

- Projects which are related to parking such as resurfacing, painting or stripping of parking lots/spaces, or construction of new parking.
- Projects related to any kind of signage such new signs, awning, replacement of signs/awnings or lettering on signs and awnings.
- Any interior work.
- Residential or living space projects of any kind such as for apartments or lofts.
- Costs paid by the applicant in merchandise or in-kind services.
- Labor paid to applicant, family members of applicant, or employees of applicant.
- Interior improvements that deemed to be regular maintenance and upkeep.
- Purchase of furnishings, equipment or consumable supplies.
- Repair or creation of features not compatible with original architecture on historical buildings.

FACADE GRANT APPLICATION PROCESS & CHECKLIST

The application form may be obtained online, at Village Hall 114 N. Phelp Street Decatur, MI 49079

The Application must be completed and returned to the Village Manager along with:

An original signed letter of permission from owner (if applicant is not the property owner or holds a land contract).

_____ A detailed written description of the project plans (scope of work, including materials sample color and color schemes), which addresses how the project complies with the guidelines.

_____ A detailed cost estimate for all eligible costs supported by a quote from three independent / nonaffiliated contractors or suppliers. The Decatur DDA may consult with the applicant for the purpose of modifying the scope and/or content of the proposed work. *

*Possible additional quotes may be requested at the discretion of the committee.

FACADE GRANT APPLICATION

Please, print or type information so it can easily be read. Please complete all the information.

APPLICATIONS SUBMITTED ON OTHER FORMS WILL NOT BE CONSIDERED

Check One: I am applying for a GRANT_____

Check One: _____ I am the Property Owner _____ I am the Business Owner

Name of Applicant:

Address of Applicant:

Address of Property for Improvement:

Business Contact & Title:

Phone: _____ Fax: _____

E-mail:

I HAVE READ AND UNDERSTAND THE GENERAL GUIDELINES

PROJECT DESCRIPTION: Attach additional pages as may be necessary to adequately describe your project including a "before" photograph.

Estimated Cost of Improvement is \$ _____

Please be sure that you have reviewed and submitted the appropriate supporting documents outlined in the Grant Application Process & Check List section of this document.

For grant reimbursement, applicant must submit documentation that all invoices pertaining to project are paid in full. Reimbursement will not be granted if documentation is not received. By signing this application, I am stating that the above information is accurate to the best of my knowledge, that I agree to the requirements and there are no delinquent accounts with the Village of Decatur.

Signature Line _____ Date: _____

FOR DDA GRANT REVIEW COMMITTEE USE

Property Address:

Has been found to be

Consistent

Inconsistent with DDA Guidelines

It is therefore:

Eligible

Not Eligible for the grant program.

Total Amount to be granted upon installation/ completion:

Reviewed By: DDA Grants Review Committee

Date:

Review Committee Comments