

**City of South Lyon, Downtown Development Authority Board Meeting
May 13, 2021, Thursday, 8:00 a.m. via ZOOM Video Conferencing**

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of the Agenda
- IV. Approval of the April 8, 2021 DDA Board Meeting Minutes
- V. Citizens Comments
- VI. Budget Report
- VII. New Business:
 - a. Social District Discussion
- VIII. Old Business:
 - A. Committee Reports
 - B. Ladies Night Out Report
 - C. Farmers Market Report
- IX. Board Member Comments
- X. Adjournment

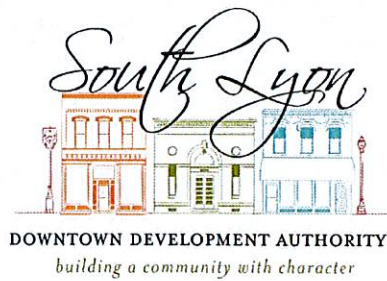
Procedures by which persons may contact members of the DDA Board of Directors prior to the meeting:

Members of the public may contact members of the public body prior to the electronic meeting by email. Email addresses for the DDA Board of Directors may be found on the City's website at www.southlyonmi.org.

Next Board Meeting is 8:00 a.m., Thursday, June 10, 2021 via Zoom video conferencing

Until further notice, the DDA Board meets regularly on the 2nd Thursday of the month at 8:00 a.m. via Zoom video conferencing.

All Regular Board Meetings shall end no later than 10:00 a.m.



MEETING MINUTES – APRIL 8, 2021

- I. **Call to Order.** Meeting called to order by Chairperson Dereck Mashburn at 8:04 am via Zoom video conferencing.
- II. **Roll Call.** Jeff Heinanen joined the meeting from South Lyon, MI, Paul Zelenak joined the meeting from South Lyon, MI, Mark Childs joined the meeting from South Lyon, MI, Annie Buchtrup joined the meeting from South Lyon, MI, Tanya Nevitt joined the meeting from South Lyon, MI, Gene Carroll joined the meeting from Southfield, MI, Gary Fagin joined the meeting from South Lyon, MI, Dereck Mashburn joined the meeting from South Lyon, MI, Norm Fultz joined the meeting from South Lyon, MI. Also present, Nate Mack, Tim Davids, Steve Kennedy, and Jim Hamade.
- III. **Approval of the Agenda.** Dereck requested to add an Item C under New Business, the redevelopment of 222 S. Lafayette Street. Nate said that he would not be able to discuss any Recovery Planning Dates for the National Main Street Organization which is Item A under New Business. Annie made a motion to approve the agenda as amended. Supported by Paul. Motion approved unanimously
- IV. **Approval of the March 11, 2021 DDA Board Meeting Minutes.** Mark stated that when he asked about the different TIF amounts cities received that he was bringing it up for comparison purposes. Paul also clarified for John Allen that he supports redevelopment in the downtown area. Jeff made a motion to approve the minutes as amended. Supported by Paul. Motion passed unanimously.
- V. **Citizens Comments.** None
- VI. **Budget Report.** Nate shared financial reports provided by the Accounting Department. Farmers Market Vendor and Sponsor fees continue to be received. Expenses this month were for education and training.
- VII. **New Business.**
 - A. Set Recovery Planning Dates – National Main Street Organization. Main Street Oakland County and the National Main Street Center are offering Recovery Planning services to Main Street Oakland County communities. The program will assist downtown management organizations so they can emerge from the pandemic stronger. However, Oakland County is still working on their budget so dates cannot be set at this time. Gary asked about grants from Oakland County. Nate said access to more assistance from Oakland County is possible as we

achieve the next level in the Main Street program. Nate hopes to set the recovery planning dates by next meeting.

- B. Promotions Committee Application. Nate shared an application for Blake Crady for the Promotions Committee. Tanya made a motion to accept the application. Supported by Jeff. Motion passed unanimously.
- C. Redevelopment of 222 S. Lafayette. Dereck brought up discussion of the property at 222 S. Lafayette. Gene and Jeff are working on a lot split for this property which is behind the South Lyon Bakery building. The Carl and Joann Foundation is trying to redevelop this property as a pavilion and event space in conjunction with the patio at Heinanen Engineering. Jeff says he is trying to bring new life to our town with this structure. Annie is very excited, and she would like to see the renderings. Jeff feels this site would be an asset to downtown. Nate said the ZBA will have this topic on their agenda at the next ZBA Meeting. The project needs five variances to move forward with redevelopment. The structure will have a solid wall in the back with glass roll up walls on the other three sides. The building is 87 years old and is non-conforming on the site. It will be a limited use building, but Gene feels it will be a good addition to downtown. Annie supports this project and would be happy to speak on their behalf. Dereck thinks this is a great project. Norm wonders if the city will sit back if this project is about the money. Paul says it is not a Planning Commission or City decision, but a ZBA decision because of the Zoning Ordinances involved and cautions Jeff and Gene to be careful to avoid a conflict of interest. Conflict with ordinances? Paul cautions against a conflict with influencing the DDA Board Members and feels it is inappropriate to ask for support or attempt to influence the board. Norm asks who the ZBA reports to. The City? No, the ZBA is self-directed, and Paul reminded everyone that if the ZBA approves the variances for this project, those variances will apply to this property going forward if it was sold and redeveloped into another type of business.

VIII. Old Business.

- A. Committee Reports. Nate reported that the Organization Committee met, and he and Dereck discussed the volunteer applications for Blake Crady and Jenna Walker. They discussed what needs to be done to have our DDA move up to the associate level in the Main Street Program.
The Promotions Committee met on April 1. Tanya, Andrea O'Keefe, and Karen Nagy discussed the brand of the South Lyon DDA and social media management. The committee would like to start an internship for social media starting with an Instagram account. The committee will be looking for a high school student to run the account and improve our social media presence.
The Design Committee met on April 7 and focused on sprucing up the alley between the 12 Kitchen Elves and Bob's Barber Shop. The committee is looking for inexpensive, easy, effective ideas for a gathering place like the alley in Howell. Ideas being considered include more plants, shade sails, and new stain

on the planters to brighten up the space. The committee will meet on site next week to discuss. Lots of potential at this site. Gary says that years ago, Bill Jarrett was willing to allow access to his vacant lot. Is this still viable? Can the city help alleviate risk? Paul says he would like to see a development on that site. Annie says that Jarrett was not receptive when Bob Donohue asked him about using the lot. Nate will contact Bill Jarrett to discuss. Gene suggested the city offer \$1,000 per year to encourage him to open the lot up for the city.

The Economic Vitality Committee met to discuss the Wells Street parking lot and the feasibility of revamping that lot. The committee also discussed the proposed park at 390 S. Lafayette. Ideas have been suggested and we hope to have proposed renderings by the June meeting. Dereck asks what the city would like to see on this property. Paul says the city would like to pursue a gateway park and the city will contribute \$5,000 towards this project and just need ideas from the Parks & Rec, Cultural Arts, and Economic Vitality committees to move forward. Funding is covered in next year's budget.

IX. Board Member Comments

Signage at Lefty's Cheesesteak and Archive Games was brought up. This issue has been referred to Ordinance Officer, Michael Carlson and Paul says the Ordinance Officer is working on it, but it takes time to follow up on these sign violations. The city was a lenient during the Covid year, but that is changing now going forward and there will be fines and we will follow the courts' recommendation. Annie wants people to follow the rules. Norm says you can't remove all signage, but Lefty's disregarded the rules even when they were new to town. Norm said he visited the old Draft Street building, and the interior is completely gutted. Part of the building will be the doctor's office and the other part is being completed as a "white box space" that can then be turned in to restaurant or retail space. No detailed plans have been submitted at this time. Dereck read the last two lines of the purpose and scope of the DDA Bylaws which read in part, "the purposes include but are not limited to the correction or prevention of deterioration in the downtown district, the encouragement of historic preservation, the creation and implementation of development plans in the downtown district, and the promotion of economic growth therein." Dereck respectfully disagrees with Paul that the DDA Board can discuss and support what falls in the DDA. Dereck clarifies, however, that we need to stay in our lane and not do the ZBA's job. Paul just wants to be sure that we stay separate from the ZBA to avoid legal issues.

The DDA Board Meeting ended board member comments at 9:11 am.

**X. CLOSED SESSION – Closed session pursuant to MCL 15.268(d) of the Open Meetings Act to consider the purchase of real property.
Motion by Paul, Supported by Norm.**

The regular DDA Board Meeting reconvened at 9:35 am.

XI. Adjournment

Paul made a motion to adjourn. Supported by Jeff. Meeting adjourned at 9:36 am. "

05/07/2021

REVENUE AND EXPENDITURE REPORT FOR CITY OF SOUTH LYON

PERIOD ENDING 04/30/2021

FINANCIAL REPORT FOR APRIL 2021

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE		ACTIVITY FOR MONTH 04/30/2021	AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	04/30/2021	(ABNORMAL)		NORMAL (ABNORMAL)	BALANCE	
Fund 280 - DOWNTOWN DEVELOPMENT AUTHORITY									
Revenues									
Dept 000.000									
280-000.000-402.000	REAL PROPERTY TAX	48,229.00		48,506.22		0.00	(277.22)	100.57	
280-000.000-664.000	INTEREST	350.00		19.49		0.00	330.51	5.57	
280-000.000-674.300	CONTRIBUTION - GIFT CERTIFICATE	0.00		0.00		0.00	0.00	0.00	
280-000.000-675.100	FARMERS MARKET SPONSOR FEES	12,500.00		3,595.00		1,750.00	8,905.00	28.76	
280-000.000-675.200	CONTRIBUTIONS-WINTER EVENTS	4,000.00		0.00		0.00	4,000.00	0.00	
280-000.000-675.300	LADIES NIGHT OUT SPONSORSHIP	3,000.00		0.00		0.00	3,000.00	0.00	
280-000.000-675.401	TRANSFER IN- CAP. IMPROVEMENT	0.00		0.00		0.00	0.00	0.00	
280-000.000-675.410	FARMERS MARKET VENDOR FEES	8,000.00		3,220.75		292.00	4,779.25	40.26	
280-000.000-675.700	CONTRIBUTION - STREET BANNER	0.00		0.00		0.00	0.00	0.00	
280-000.000-675.900	CONTRIBUTION - MURALS	0.00		0.00		0.00	0.00	0.00	
280-000.000-676.101	TRANSFER IN-GENERAL FUND	4,000.00		0.00		0.00	4,000.00	0.00	
280-000.000-688.000	PATRONICITY FUNDS ECONOMIC DEVELOPMENT	0.00		7,183.11		0.00	(7,183.11)	100.00	
280-000.000-692.000	GRANT MONEY	0.00		0.00		0.00	0.00	0.00	
280-000.000-698.000	MISCELLANEOUS	0.00		(7,631.35)		0.00	7,631.35	100.00	
280-000.000-698.110	CONTRIBUTION BUSINESS DIRECTORY	500.00		0.00		0.00	500.00	0.00	
Total Dept 000.000		80,579.00		54,893.22		2,042.00	25,685.78	68.12	
TOTAL REVENUES									
		80,579.00		54,893.22		2,042.00	25,685.78	68.12	
Expenditures									
Dept 000.000									
280-000.000-702.000	WAGES SALARY	0.00		0.00		0.00	0.00	0.00	
280-000.000-702.200	FARMER'S MARKET	12,500.00		6,866.00		940.00	5,634.00	54.93	
280-000.000-740.000	OPERATING EXPENSE	2,000.00		2,093.08		98.90	(93.08)	104.65	
280-000.000-740.200	SEASONAL IMPROVEMENTS	7,500.00		1,691.74		0.00	5,808.26	22.56	
280-000.000-801.000	PROFESSIONAL SERVICE	3,000.00		0.00		0.00	3,000.00	0.00	
280-000.000-802.000	CONTRACTUAL SVCS	0.00		0.00		0.00	0.00	0.00	
280-000.000-802.100	CONTRACTUAL SERVICES	0.00		0.00		0.00	0.00	0.00	
280-000.000-880.000	COMMUNITY PROMOTIONS	2,500.00		635.88		0.00	1,864.12	25.44	
280-000.000-880.100	COMM. PROM. CBD WINTER	2,000.00		0.00		0.00	2,000.00	0.00	
280-000.000-880.200	COMMUNITY PROMOTION DESIGN	2,500.00		0.00		0.00	2,500.00	0.00	
280-000.000-880.300	COMMUNITY PROMOTION-FACADE/SIGN	0.00		0.00		0.00	0.00	0.00	
280-000.000-880.400	COMMUNITY EVENT	12,500.00		25.00		0.00	12,475.00	0.20	

280-000.000-880.500	COMMUNITY PROMO. GIFT CERTIFICATE	0.00	0.00	0.00	0.00	0.00	0.00
280-000.000-886.000	SUPPORT DOWNTOWN SOUTH LYON MINIGRANT	0.00	0.00	0.00	0.00	0.00	0.00
280-000.000-888.000	GRANT EXPENDITURES	11,500.00	11,991.64	0.00	(491.64)	104.28	
280-000.000-900.000	PRINTING	5,500.00	2,776.64	0.00	2,723.36	50.48	
280-000.000-957.000	EDUCATION & TRAINING	4,500.00	1,464.00	0.00	3,036.00	32.53	
280-000.000-962.000	MISCELLANEOUS EXPENSE	1,000.00	(4,914.49)	0.00	5,914.49	(491.45)	
280-000.000-969.101	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	
280-000.000-969.369	CONTRIBUTION TO BLDG.ATHOR DR	0.00	0.00	0.00	0.00	0.00	
280-000.000-970.000	CAPITAL IMPROVEMENTS	5,000.00	1,955.30	0.00	3,044.70	39.11	
Total Dept 000.000		72,000.00	24,584.79	1,038.90	47,415.21	34.15	
TOTAL EXPENDITURES		72,000.00	24,584.79	1,038.90	47,415.21	34.15	
Fund 280 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL REVENUES		80,579.00	54,893.22	2,042.00	25,685.78	68.12	
TOTAL EXPENDITURES		72,000.00	24,584.79	1,038.90	47,415.21	34.15	
NET OF REVENUES & EXPENDITURES		8,579.00	30,308.43	1,003.10	(21,729.43)	353.29	

05/07/2021 ACTIVITY BY GL/JOURNAL REPORT FOR CITY OF SOUTH LYON
FROM 280-000.000-001.000 TO 280-000.000-970.000
TRANSACTIONS FROM 04/01/2021 TO 04/30/2021

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
280-000.000-001.000 CHECKING A/C PNC BANK						
Journal CD: Cash Disbursements						
129622	04/01/2021	SUMMARY CD 04/01/2021		Multiple		394.00
129716	04/08/2021	SUMMARY CD 04/08/2021		Multiple		68.90
129815	04/15/2021	SUMMARY CD 04/15/2021		Multiple		970.00
		Journal Totals			0.00	1,432.90
Journal GJ: Journal Entry						
129632	04/01/2021	CHECKING TRANSFER	10153	Multiple	394.00	
129724	04/08/2021	CHECKING TRANSFER	10175	Multiple	68.90	
129846	04/15/2021	CHECKING TRANSFER	10187	Multiple	970.00	
		Journal Totals			1,432.90	0.00
Totals for 280-000.000-001.000					1,432.90	1,432.90
		Balance 04/01/21:	2,405.51 CR			
		Net Change:	0.00			
		Balance 04/30/21:	2,405.51 CR			
280-000.000-002.008 DDA/TIFA PNC BANK						
Journal CR: Journal Entry						
129709	04/07/2021	FARMERS MKT SPONSOR FEES 04/07/2021		280-000.000-675.100	1,000.00	
129767	04/13/2021	FARMERS MKT SPONSOR FEES 04/13/2021		280-000.000-675.100	750.00	
129895	04/20/2021	FARMERS MKT VENDOR FEES 04/20/2021		280-000.000-675.410	292.00	
		Journal Totals			2,042.00	0.00
Journal GJ: Journal Entry						
129632	04/01/2021	CHECKING TRANSFER	10153	Multiple		394.00
129724	04/08/2021	CHECKING TRANSFER	10175	Multiple		68.90
129846	04/15/2021	CHECKING TRANSFER	10187	Multiple		970.00
		Journal Totals			0.00	1,432.90
Totals for 280-000.000-002.008					2,042.00	1,432.90
		Balance 04/01/21:	61,604.01			
		Net Change:	609.10			
		Balance 04/30/21:	62,213.11			
280-000.000-202.000 ACCOUNTS PAYABLE						
Journal AP: Journal Entry						
129673	04/06/2021	PETER'S TRUE VALUE HARDWARE	FEB & MARCH 2021	Multiple		68.90
129814	04/15/2021	TIMOTHY DAVIDS	4/15/2021	Multiple		970.00
		Journal Totals			0.00	1,038.90
Journal CD: Cash Disbursements						
129622	04/01/2021	SUMMARY CD 04/01/2021		Multiple	394.00	
129716	04/08/2021	SUMMARY CD 04/08/2021		Multiple	68.90	
129815	04/15/2021	SUMMARY CD 04/15/2021		Multiple	970.00	
		Journal Totals			1,432.90	0.00
Totals for 280-000.000-202.000					1,432.90	1,038.90
		Balance 04/01/21:	494.00			
		Net Change:	(394.00)			
		Balance 04/30/21:	100.00			
280-000.000-675.100 FARMERS MARKET SPONSOR FEES						
Journal CR: Journal Entry						
129709	04/07/2021	FARMERS MKT SPONSOR FEES 04/07/2021		280-000.000-002.008		1,000.00
129767	04/13/2021	FARMERS MKT SPONSOR FEES 04/13/2021		280-000.000-002.008		750.00

Journal Totals					0.00	1,750.00
Totals for 280-000.000-675.100					0.00	1,750.00
		Balance 04/01/21:	1,845.00			
		Net Change:	1,750.00			
		Balance 04/30/21:	3,595.00			
280-000.000-675.410 FARMERS MARKET VENDOR FEES						
Journal CR: Journal Entry						
129895	04/20/2021	FARMERS MKT VENDOR FEES 04/20/2021		280-000.000-002.008	292.00	
Journal Totals					0.00	292.00
Totals for 280-000.000-675.410					0.00	292.00
		Balance 04/01/21:	2,928.75			
		Net Change:	292.00			
		Balance 04/30/21:	3,220.75			
280-000.000-702.200 FARMER'S MARKET						
Journal AP: Journal Entry						
129814	04/15/2021	TIMOTHY DAVIDS	4/15/2021	Multiple	940.00	
Journal Totals					940.00	0.00
Totals for 280-000.000-702.200					940.00	0.00
		Balance 04/01/21:	5,926.00			
		Net Change:	940.00			
		Balance 04/30/21:	6,866.00			
280-000.000-740.000 OPERATING EXPENSE						
Journal AP: Journal Entry						
129673	04/06/2021	PETER'S TRUE VALUE HARDWARE	FEB & MARCH 2021	Multiple	68.90	
129814	04/15/2021	TIMOTHY DAVIDS	4/15/2021	Multiple	30.00	
Journal Totals					98.90	0.00
Totals for 280-000.000-740.000					98.90	0.00
		Balance 04/01/21:	1,994.18			
		Net Change:	98.90			
		Balance 04/30/21:	2,093.08			

05/07/2021 ACTIVITY BY GL/JOURNAL REPORT FOR CITY OF SOUTH LYON
FROM 280-000.000-001.000 TO 280-000.000-970.000
TRANSACTIONS FROM 05/01/2021 TO 05/31/2021

JE #	Date	Description	Reference #	OFFSETTING GL	DEBIT	CREDIT
280-000.000-001.000 CHECKING A/C PNC BANK						
Journal CD: Cash Disbursements						
130176	05/06/2021	SUMMARY CD 05/06/2021		Multiple		819.43
		Journal Totals			0.00	819.43
Journal GJ: Journal Entry						
130178	05/06/2021	CHECKING TRANSFER	10215	Multiple	819.43	
		Journal Totals			819.43	0.00
Totals for 280-000.000-001.000					819.43	819.43
		Balance 05/01/21:	2,405.51 CR			
		Net Change:	0.00			
		Balance 05/31/21:	2,405.51 CR			
280-000.000-002.008 DDA/TIFA PNC BANK						
Journal CR: Journal Entry						
130111	05/03/2021	FARMERS MKT SPONSOR FEES 05/03/2021		280-000.000-675.100	1,502.50	
130112	05/03/2021	FARMERS MKT VENDOR FEES 05/03/2021		280-000.000-675.410	992.50	
		Journal Totals			2,495.00	0.00
Journal GJ: Journal Entry						
130178	05/06/2021	CHECKING TRANSFER	10215	Multiple		819.43
		Journal Totals			0.00	819.43
Totals for 280-000.000-002.008					2,495.00	819.43
		Balance 05/01/21:	62,213.11			
		Net Change:	1,675.57			
		Balance 05/31/21:	63,888.68			
280-000.000-202.000 ACCOUNTS PAYABLE						
Journal AP: Journal Entry						
130136	05/05/2021	TIMOTHY DAVIDS	APRIL 2021	Multiple		819.43
130171	05/06/2021	GRAINGER	9885793589	280-000.000-740.000		68.04
		Journal Totals			0.00	887.47
Journal CD: Cash Disbursements						
130176	05/06/2021	SUMMARY CD 05/06/2021		Multiple	819.43	
		Journal Totals			819.43	0.00
Totals for 280-000.000-202.000					819.43	887.47
		Balance 05/01/21:	100.00			
		Net Change:	68.04			
		Balance 05/31/21:	168.04			
280-000.000-675.100 FARMERS MARKET SPONSOR FEES						
Journal CR: Journal Entry						
130111	05/03/2021	FARMERS MKT SPONSOR FEES 05/03/2021		280-000.000-002.008		1,502.50
		Journal Totals			0.00	1,502.50
Totals for 280-000.000-675.100					0.00	1,502.50
		Balance 05/01/21:	3,595.00			
		Net Change:	1,502.50			
		Balance 05/31/21:	5,097.50			

280-000.000-675.410 FARMERS MARKET VENDOR FEES
Journal CR: Journal Entry

130112	05/03/2021	FARMERS MKT VENDOR FEES 05/03/2021		280-000.000-002.008		992.50	
		Journal Totals				0.00	992.50
Totals for 280-000.000-675.410						0.00	992.50
		Balance 05/01/21:	3,220.75				
		Net Change:	992.50				
		Balance 05/31/21:	4,213.25				

280-000.000-702.200 FARMER'S MARKET

Journal AP: Journal Entry

130136	05/05/2021	TIMOTHY DAVIDS	APRIL 2021	Multiple		810.00	
		Journal Totals				810.00	0.00

Totals for 280-000.000-702.200						810.00	0.00
		Balance 05/01/21:	6,866.00				
		Net Change:	810.00				
		Balance 05/31/21:	7,676.00				

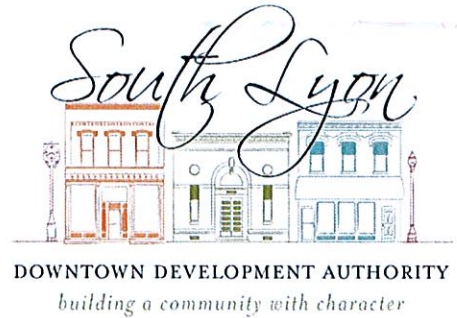
280-000.000-740.000 OPERATING EXPENSE

Journal AP: Journal Entry

130136	05/05/2021	TIMOTHY DAVIDS	APRIL 2021	Multiple		9.43	
130171	05/06/2021	GRAINGER	9885793589	280-000.000-202.000		68.04	
		Journal Totals				77.47	0.00

Totals for 280-000.000-740.000						77.47	0.00
		Balance 05/01/21:	2,093.08				
		Net Change:	77.47				
		Balance 05/31/21:	2,170.55				

Memorandum



To: South Lyon DDA Board of Directors
From: Nate Mack, DDA Director
Subject: Potential Social District – Lake Street & Wells St. Parking Lot
Date: May 13, 2021

On July 1, 2020, Gov. Whitmer signed into law legislation that allows municipalities to create “social districts”. This legislation allows municipalities to establish a social district through December 31, 2024 where an establishment that holds a liquor license would be able to obtain a permit to sell and dispense alcohol to patrons for consumption in the “commons area” of a social district.

- A qualified licensee is an establishment that holds a license, other than a special license, to sell alcohol for consumption on their premises (ex: bar, restaurant, brewpub, hotel).
- A qualified licensee is also an establishment that has an on-premises tasting room permit, off-premises tasting room license, or joint off-premises tasting room license issued under the Liquor Code (microbrewery, small wine maker, small distiller).
- An example of an establishment that would not be eligible is a party store or a non-profit that has an allotment of special event liquor licenses.

The Process of Creating a Social District

Social district. The governing body of a municipality (city council) may designate a social district (example: E Lake St from Wells St. to Lafayette St. & the Wells St. parking lot) containing “commons areas” (one or more) that could be used by a qualified licensee that obtained a social district permit.

Commons area. The commons area means an area within a social district that is clearly marked by the municipality and that is shared by and contiguous to the premises of at least two qualified licensees (bar, restaurant, hotel, brewpub, microbrewery, small wine maker, small distiller). A commons area does not include the premises of any qualified licensee. If a qualified licensee has outdoor seating that is also not considered part of the commons area.

For example, the establishment would sell the alcoholic beverage to consumer who would then walk to and consume the beverage in the commons area only. The consumer is not allowed to take the beverage out of the commons area.

Important to note: a person who bought an alcoholic beverage from a social district permittee could take the beverage from the premises where it was purchased to the commons area. However, they may not take it onto the premises of another establishment that holds a social district permit. The beverage can only be taken from the establishment from which it was purchased to the designated commons area.

Containers. The legislation outlines the requirement to have specific glasses for each establishment that holds a social district permit. A social district permit would allow the licensed establishment to sell alcohol for consumption within the confines of a common area as long as the establishment only sold and served alcohol on its premises and only served alcohol to be consumed in the commons area in a container meeting all of the following requirements:

- It is not glass.
- Its capacity does not exceed 16 ounces.
- It prominently displays a logo or other mark unique to the commons area.
- It prominently displays the establishment's trade name or logo or some other mark unique to the establishment under its on-premises license.

The municipality's responsibilities and restrictions regarding the social district

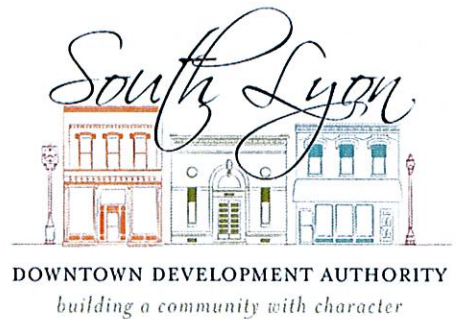
- The municipality cannot designate a social district that closed a road without the prior approval of the road authority with jurisdiction.
- The municipality must define and clearly mark the commons area with signs.
- The municipality must submit to the MLCC a local management maintenance plan for the commons area, including hours of operation.
- The municipality may revoke the social district designation, after at least one public hearing on the proposed revocation, if it is determined that the commons area was a public nuisance or threatened the health, safety, or welfare of the public. A designation revocation would have to be filed with the MLCC.
- The municipality is responsible for security of the area – whether that is having police officers patrol it during the operational hours or hiring security to be there.

Cities in Oakland County with Social Districts

- Clarkston
- Farmington
- Ferndale
- Holly Village
- Lake Orion Village
- Oxford Village
- Pontiac City

Potential Social District for the City of South Lyon

In order to comply with the law, there must be contiguous licensed establishments that are touching the social district. This means two businesses that are licensed to serve alcohol must be touching the social district. They do not have to be right next to each other. The best, and perhaps only, location for a social district in the downtown would be on E. Lake St. from Wells to Lafayette. This would encompass the Corner Social, Lake St. Tavern, and Dua Vino once it is opened.



Downtown Report for May 13, 2021 Board Meeting

The DDA Design Committee will be completing its alleyway project next Wednesday, May 19. The project completion date was pushed back a week due to close to freezing temperatures Wednesday and Thursday evening. We will be planting some flowers in the existing wooden planter pots, staining the existing planters, hanging some multi-colored lanterns, adding six new pots, and adding shade sails.

On Wednesday, May 12th, I will begin training on how to utilize a platform called Initiate Prosperity through the MEDC. It is a free training, and it will provide us with tools to do a 90-day financial analysis, reopening your business checklist, how to project cash flow in times of uncertainty, and tips on how to leverage technology. There are other topics that will be covered, and the training will conclude in about 12 weeks.

At the city council meeting on Monday, May 10th, a public hearing for the first reading of the city's new zoning ordinance was conducted.

On Monday, May 10th the U.S. Dept. of Treasury released guidance for the ARP Act. The Michigan Municipal League and the National League of Cities will be hosting a webinar to help explain the guidance to municipalities this week. I do not believe funding levels have been solidified yet, but I could be incorrect in that assessment.

We have placed an order for a 2021 events calendar to go up at the farmers market as well as some smaller ones that can be passed out to citizens.