Fruitport Township DDA Special Meeting

Minutes

August 20, 2026

Location Fruitport Township Hall

6:00 pm

1. Call to Order: 6:00 pm

2. Roll Call – Members in attendance: Randy Klingel, Todd Dunham, Tim Reilly, Larry Hall, Larry Romanelli, Frank Matice, Gary Smith & Heidi Tice

   No absent members – Also in attendance was Township Treasurer Dave Jacobs

3. Approval of Agenda Motion by Larry Hall 2nd by Heidi Tice – passed unanimously

4. Public Comment on Agenda Items- no public comments were made

5. Approval of June 15, 2026, Annual Board Meeting Minutes Motion by Larry Romanelli 2nd by Larry Hall- Passed unanimously

6. New Business

   a. Township funding for approved housing project – Dave Jacobs reported the township is in a position to fund the latest proposed project that was approved at the May 2025 meeting, instead of having to bond for the funds.

      He provided reports showing the true fund balance in the DDA accounts and the true capture for 2023-2026. These were well over the amount previously report by the prior Township Treasurer. He stated the error in the funds reported were due to Harmony Lakes was not accounted for in the last 2 years capture from the county and other entities. He has received a portion of the capture from the county and is pursuing the remainder over the next several months. With these new fund balances in place, the DDA board would be able to pay off their debt balance much sooner than projected.

      Dave stated the township would help out the DDA board with providing the funds verses bonding for the funds for the May 2025 grant. This would save the DDA $600,000, due to bonding fees and lower interest rates. The township is offering 4.5% interest if paid back 5 – 8 years and 4.25% if paid back under 5 years. Everyone was looking favorably toward this and would like some solid numbers and percentage verbiage spelled out. Dave stated the amount the DDA would need to answer the newest project is $1,030,000. The rate was mentioned as 4.25%-4.5% with payback not over an 8-year period and the lowest interest rate would be payback under 5 years.

Todd will be bringing this funding plan to the township board on August 24, 2026.

Dave also provided the DDA board with the state annual reports since 2021 that where now filed and the 1st bond proposal information booklet that was not given to them in the past. He stated at anytime the DDA members could come to him and ask for reports or capture amounts and he would be happy to provide them,

b. Official bylaws approval for the record- Dave Jacobs pointed out a signed and voted copy of the bylaws can not be found at the township. Minutes specifically stating the bylaws were voted on was also not found. Motion was made by Heidi Tice to approve the original bylaws was made 2nd by Todd Dunham roll call vote as follows:

Randy Klingel- yes, Todd Dunham- yes, Tim Reilly- yes, Larry Hall- yes, Larry Romanelli- yes, Frank Matice- yes, Gary Smith – yes, Heidi Tice- yes – passed unanimously

7. Old Business

   a. Board appointments – Todd Dunham made the board aware he found in our bylaws that board appointment was the Supervisors responsibility. He felt since it was stated at a previous meeting the DDA board could bring in recommendations and vote on those, that he would like to continue to allow that process to happen. Several of the DDA members felt we should follow how the task in spelled out in the bylaws. Therefore, Todd recommended Mario Flores & Dave Jacobs to the DDA board. Mario would take over Mark Campbells term and need renewal in 2027 to a 3-year term and Dave would take on a 1-year term. This recommendation would be brought for a final vote the next township board meeting. There were 2 other people in the short list that were mentioned and possibly 1 on them will be added in the future.

   b. Options on handling DDA Finance Recipients that take the Township to Tax Tribunal- There was a lot of discussion on the topic of DDA finance recipients taking the township to Board of Review/Tax Tribunal to lower their assessments. Todd will check with the township attorney to get a recommendation on the language for a motion to amend our bylaws to address this problem. We may also need to amend our finance plan. This would only be for entities that are given finance assistance and are trying to lower their assessed value below their proposed projections.

8. Public Comments – no public comments were made

9. Adjournment Motion by Frank Matice, 2nd by Larry Hall to adjourn at 7:05 – motion passed unanimously