

Final
CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, March 21, 2023
Commerce Township Hall
2009 Township Drive
Commerce Township, MI 48390

CALL TO ORDER: The Meeting was called to order by Chairperson Gotts at 12:00pm.

Downtown Development Authority:

Present: James Gotts, Chairperson
Steve Matta, Vice Chairperson
Larry Gray, Township Supervisor
Brian Winkler, Member
Susan Spelker, Member
Derek Tuck, Member
Tim Hoy, Member
Jose Mirkin, Member
David Smith, Member

Absent: Debbie Watson, DDA Director (excused)
Sandy Allard, DDA Assistant (excused)
Derek Tuck, Member (excused)
Lt. Wendy Reyes, OCSO Substation Commander

Also Present: Molly Phillips, DDA Treasurer
Melissa Creech, DDA Secretary
Randy Thomas, Insite Commercial
Dave Campbell, Township Planning Director
Chris Martella, DDA Attorney
Matt Schwanitz, Giffels-Webster, DDA Engineer
Gary Laundroche & Elizabeth Marchese, Lafontaine Automotive Group

Item 1: Approval of Minutes

MOTION by Mirkin, seconded by Winkler, to approve the DDA Regular Meeting Minutes of February 21, 2023, as presented. **MOTION CARRIED UNANIMOUSLY**

Item 2: Public Comments

Eric Nagler, 9065 Campbell Creek Dr., Commerce Township – I'm representing the Campbell Creek homeowner's association. You may recall several years ago the big flood we had there and the whole mess that ensued. Jay James and everyone got involved. It has not been totally resolved in terms of cleaning up the creek behind our development. Debbie is not here today but I have been in touch with her. The last correspondence on this matter was July 2022 from Jay James. He, Debbie and I had been talking about a special assessment district to fix the problem once and for all. We're all in favor of that, and the last I heard from Jay was that he would get the engineers to begin the cost estimate and prepare the SAD petition. I have not had any communication from Jay since then. I don't know what it's going to take to get this thing back on track or move it forward. I'm not sure if I have to get back in touch with Jay, or if somebody here would do that.

Supervisor Gray – I will take care of that for you.

Eric Nagler – You'll do that? Okay, thank you very much.

Item 3: OCSO Update

No report in Lt. Reyes' absence.

Item 4: Lafontaine Automotive Group (LAG) – Update & Discussion

Chairperson Gotts welcomed Gary Laundroche and Elizabeth Marchese of LAG. Dave Campbell started the discussion regarding where they are procedurally.

Dave Campbell – LAG has a Planned Unit Development, or a PUD, for Unit 3 of the Commerce Towne Place master condominium, which is the northwest corner of Haggerty and Pontiac Trail, next to Walmart. The PUD went before the Planning Commission on March 6th and received a formal recommendation of approval. The Planning Commission was mostly happy with everything they saw, and especially with the Genesis building, but they did ask LAG to work with Hyundai to do some upgrades to the Hyundai building. Lafontaine then proceeded to the Township Board at their meeting last week Tuesday and got approval of the PUD. The next and potentially final step for LAG is to come back to the Planning Commission with a fully developed site plan, including upgrades to the Hyundai building. We are tentatively targeting the May 1st Planning Commission meeting for that. That's where they are on the approval track. I have the TV on so we can show the renderings of the buildings and the layout of the site plan.

Elizabeth Marchese – Okay. We also did three printouts that are being passed around now. We did the renderings from the architecture, along with the floor plan and an elevation for each one of the buildings.

Dave Campbell – Are they the same ones that the Planning Commission saw?

Elizabeth Marchese – Yes. We have reached out to Hyundai to make the modified changes that the Planning Commission wanted to see on the Hyundai building for the north elevation, as well as the east elevation.

Gary Laundroche – Dave, go to the elevation of the Hyundai building.

Elizabeth Marchese – Right there is the floor plan and there is the elevation.

Gary Laundroche – So, a couple of the things that the Planning Commission was interested in seeing was the storefront being carried across the top of this delivery area. These look like aluminum doors but they are glass slit doors. It doesn't really come up well on that rendering. They also wanted to extend the ACM here, along this elevation for the service reception lane, to give it more depth. This glass is also going to be carried over to this point, which is the back of the showroom. We're extending this too ...

Elizabeth Marchese – All the way down to service, yes.

Gary Laundroche – Then the other elevation, right here. They wanted this extended here as well. We passed this all by Hyundai corporate and they were pretty good with it, because it's a PUD. That really helped to sway them to be a little bit more reasonable. They did want us to stop the ACM here, versus here, because that is the back of the showroom. They want that on the showroom course of the building, although they were okay with extending it here on the service reception lane. I think we will be able to do what they'd like to see.

One of the big things was to not have any EIFS, which is standard material for Hyundai. They conceded to that too. This will be a couple of different colors of burnished block, which is a really high-end, integrally colored block that is polished so it looks good and it holds up well. It doesn't need to be repainted in the future so it's a really good alternative to EIFS.

As far as the submittal, we're scrambling to get these drawings back for that meeting, and we're working with our engineer to get the full engineering going and done on the site. Dave, after Planning, do we then go to the Board for final?

Dave Campbell – No, you've gotten the Board's approval and now the Planning Commission approves the more detailed version of the plan that the Board saw when they approved the PUD. Now if you came back to the Planning Commission with something that was very different than what the Board approved, then we would have to go back to that step.

Gary Laundroche – Yes, so we are doing pretty well there. We've ironed out all the details. The plans that have been passed around pretty much represent what we originally came in with, with the two buildings on this location. We still are going to do a complete renovation of the Dick Morris building. The entire showroom and front of that has to be torn off completely as it really can't be salvaged. That will be nice. We don't have the design done for that yet, but it will be something along this line of thinking. Not specifically branded to Genesis Hyundai perhaps, but certainly within the Township's building materials ordinances.

The reason we asked for an extension on our purchase agreement for this is not knowing if we were going to get full approval on May 1st. So, it's really a safeguard just in case. Everything is still proceeding forward on our end. We're still excited about doing this, coming here and making this happen. I think this is going to be very well received by the community. Any questions for us?

Chairperson Gotts – Thank you. When is your anticipated occupancy target?

Gary Laundroche – Really, I would love to have a year to do the construction once we get final approvals, and that's not just from the Township. We have to get final approvals from the Building Department and from Hyundai for what our plans are as well. We have a few different entities that we have to get checked off the list. We are hoping for a mid-summer start, so I think mid-2024, June or July, we could be open for business here. Maybe even a little sooner for the Dick Morris building because we do have infrastructure in place already and utilities to the building, but that still has to be designed as well. It has just taken awhile to get architects and engineers to get everything done. Everyone is busy these days. We wouldn't mind seeing a little correction in the inflated costs of construction too. It has been a little crazy.

Dave Campbell – Will car prices go down if that happens?

Gary Laundroche – Absolutely!

Dave Campbell – All right!

Treasurer Phillips – You heard it here first.

Gary Laundroche – He didn't say how much.

Jose Mirkin – Just one question. Who was the architect who did your design?

Gary Laundroche – We have a local architect who follows the image program.

Elizabeth Marchese – Studio Detroit Architects.

Gary Laundroche – That’s our architect, but they’re following the design from Hyundai.

Elizabeth Marchese – Right, that’s AGI.

Gary Laundroche – AGI is a national vendor. They’re really big into signs and they’re really involved with many dealership brands. Every manufacturer has a design team that does their prototype drawings. They do the review from our local architects to make sure we’re compliant with all of the elements required for their facility.

Jose Mirkin – Thank you.

Dave Campbell – Do you have any sense of how long before the OEM says they want to change their look and have a different face on any of these buildings?

Gary Laundroche – Yes, our automotive group has several different manufacturers that we sell and it seems like every 7 to 8 years they have a new image program, although some are more drastic than others. This is a whole new generation for this group. I think the only thing that they’re going to change in their next round will probably be some minor cosmetic stuff; usually it’s interior finishes and things like that. This is going to be the current prototype for a while.

Chairperson Gotts – Are there any other questions or comments? Hearing none, thank you very much. We are looking forward to a long and mutually beneficial relationship.

Gary Laundroche – Thanks for your time, appreciate it.

Item 5: Insite Commercial Report

Randy Thomas – I’ll go a little out of order from my report because this covers LAG. Mr. Martella has emailed all of the Board members the second amendment that Gary had mentioned in order to get through the balance of the process. We agreed upon a 60-day extension. Per the current contract, due diligence expires April 4th. The 60-day extension will take this out to June 4th, which is beyond the May 1st Planning Commission meeting, so we should have ample time, even if there’s a hiccup. That’s why we allotted that, in exchange for an additional \$10,000 deposit, which is nonrefundable but applicable to the purchase price.

Attorney Martella – That’s it. It’s pretty simple in that department.

Vice Chairperson Matta – Do we need a motion?

Attorney Martella – We will need a motion to approve the execution of the second amendment. Once that’s approved, I can have that signed and we can circulate it.

MOTION by Matta, supported by Smith, to approve the Second Amendment to the Real Estate Purchase Agreement with Lafontaine Automotive Group, for the DDA’s Parcel C, aka Unit 3 of the Commerce Towne Place Condominium, and to authorize Chairperson Jim Gotts and Secretary Melissa Creech to sign on behalf of the Commerce Township DDA.

MOTION CARRIED UNANIMOUSLY

Gary Laundroche – Thank you. By the way, that also allows us time to complete our environmental work that we are currently doing there. We've done a Phase I. They're doing additional borings there. You know there was a gas station there at one time and the way EGLE is today, their criteria for contamination is so much more restrictive. They're being hypersensitive and they're going through their due diligence. We are going to be filing a BEA and a due care plan because of the historical records that were on there. When are they scheduled to do their borings?

Elizabeth Marchese – They're supposed to be out doing borings the first week of April.

Gary Laundroche – They're just very thorough. We want to make sure that there are no soil gases that can penetrate into the building when there's occupants. It's all pretty standard procedure, but again, these guys are so busy that it just takes a while. This really helps us to get due diligence wrapped up in this time frame, so thank you for understanding that.

David Smith – A BEA is what?

Gary Laundroche – A baseline environmental assessment.

David Smith – Okay.

Gary Laundroche – Okay, thanks for your time.

Chairperson Gotts – Your amendment will be executed today.

Elizabeth Marchese – All right, thank you.

Vice Chairperson Matta – Yes, you bet. Thank you for coming in.

Attorney Martella, Treasurer Phillips and Dave Campbell reviewed historical aerials on the overhead for Parcel C. Discussions took place regarding the former uses on the site, including the previous gas station which was gone by 1990.

Randy Thomas provided an overview of the Insite report submitted in the DDA Board's packet.

- Parcels A&H – Shapiro's Barrington development; Nothing new to report.
- Parcel B1, Phase I – Aikens, Five & Main;
 - I tried to get a hold of Jim Galbraith to get the latest update. I know they have been in discussions, I just don't know what the latest is.
 - We do have a meeting with the Township Board real estate committee tomorrow at 4:00pm for an update. I'll update this group.
 - Aikens has hired Luke Bonner and has brought him aboard, which I think Matt will agree is a good thing. Luke has a very strong background in economic development and he has worked on some fairly large, complex projects. He is somebody that Bruce really needed to have on his team.
 - Bruce says that the leasing activity is good. We're starting to see a significant rebound in retail, a portion of the commercial side of real estate, which has lagged for the last 4 to 5 years.
- Parcel B1, Phase II – Aikens, Five & Main; - The extension was approved through October 2025.

- Parcel B2 – Avalon; Nothing new to report.
- Parcel C – The hard corner of Pontiac Trail and Haggerty Road; Lafontaine Automotive Group (LAG) – Dave or Chris, was there anything else you wanted to mention?

Dave Campbell – I feel like we've covered it. I think the Board and the Planning Commission were happy with what they saw with the PUD, and everybody is eager to see this one get to the finish line.

Randy Thomas –

- Parcels D&E – Pulte, Merrill Park; Nothing new to report.
- Parcel F – The 3.9 acres in front of the Township Hall; I get inquiries but nobody has really been solid on what they want to do. I think as Bruce builds his development out, we will probably get more traction from the parties I'm talking to.
- Parcel G – Wyncliff; Nothing new to report.
- Parcel I – Gilden Woods; North of the Township Hall, Nothing new to report.
- Parcel J1 – 2.38 acres on the hard corner of Oakley and Haggerty; We've had inquiries, but nothing significant to report right now except for a lot of gas stations.
- Parcel J2 – Public Storage; Nothing new to report.
- Parcel K – The orphan piece; The Space Shop; Nothing new to report.
- Parcel L – 1.8 acres on Haggerty Road; Guidepost Montessori; Nothing new to report.
- Parcel M&N – These are the two out-lots that are being retained by the DDA within the Five & Main development. We just put new signs out next to Walmart, and also north of Library Drive.

Treasurer Phillips – So have we actually carved out the two out-lots?

Randy Thomas – No. They're in flux. Bruce will have to come back in his site plan when he decides where he's actually going to build and what he's going to do. That's where we're going to work on the geometry. My concern is the one next to Walmart because that is where the road comes in. With how that road lines up, I want to make sure that whatever we are left with is a developable piece.

Treasurer Phillips – Right.

Randy Thomas – The one that is least concerning is the one north of Library Drive. The DDA owns that whole piece right now. When that property gets sold, we will need to carve that out. We just don't know what's going to happen yet.

Treasurer Phillips – Okay.

Supervisor Gray – In front of Walmart, do they have the option for out-lots, like Meijer does?

Randy Thomas – Could they? I would bet they could get at least another out-lot on there.

Dave Campbell – They would have to carve it out. They don't actually exist. If you look at the property line, it's just one big property. However, as we've all seen, this parking lot is pretty underutilized up in this corner.

Supervisor Gray – Right.

Dave Campbell – It would not surprise me if they ever approached us to carve out an out-lot to put in a gas station, fast food, car wash or whatever else you typically see.

David Smith – Yes, like they did at Meijer.

Randy Thomas – Yes, and if you take a look at the map, see where that drive is? However the geometry of that road goes in, that will lead into the out-lot that will also function as an easement that would go in front of Walmart as it is planned right now. Where Dave has the cursor, that's where the out-lot would be.

Tim Hoy – Is the edge of the Walmart building the border of the property?

Randy Thomas – Yes, and there's a buffer.

Engineer Schwanitz – That yellow line is the actual property boundary.

Randy Thomas – Yes, and then there's a 100-foot buffer that the DDA agreed to not block sightlines on Pontiac Trail for the benefit of Walmart. All of Bruce's designs and everything have that accounted for. The question is, how does that play in with our out-lot?

Engineer Schwanitz – Well, we tested one that he offered us. And just so everybody knows what we have the rights to do with our past agreement with Walmart, a bit of a refresher. These are the fixed points in our agreement with Walmart. We, or Bruce, can relocate the drive anywhere within this geographic area, but he has to get from Point A to Point B. That's the only restriction. It's kind of an odd shape, and then overlaid on that is the 100-foot setback.

David Smith – I don't remember on that agreement; is that 100-feet from their building, or from the property line?

Engineer Schwanitz and Attorney Martella – It's from the property line.

Engineer Schwanitz – I think I'm remembering this right. It only goes to this point, so there's a 100-foot area there that can't have buildings. We can have lighting and landscape, but it's strictly architecture that was restricted as I recall.

David Smith – Is Lafontaine accessing that easement on Walmart?

David Campbell – Yes, where this is stubbed, this frontage road would continue into the Walmart site.

David Smith – So they are going to follow through with that?

David Campbell – They intend to. What I haven't heard is ... I mean Walmart has a wall right there. You can see how this is stubbed and the curb lines are laid out for this to be extended, but the wall that is there needs to come down.

Engineer Schwanitz – And a grade break. There's a pretty good differential in grade.

David Smith – It's about 3.5 feet.

Discussions continued regarding the significant grade change between Parcel C and the Walmart site.

Randy Thomas – Lastly, next month’s meeting, I’ll be out of town, but I can be available by phone or via zoom, whatever works.

Engineer Schwanitz – Just one other point related to that layout. There was a question about the possibility of doing pads, multi-tenant or single tenant pads out front. We have an easement that traverses that whole drive, so I don’t think that pad can overburden our easement. They could certainly buy that ground, but they can’t put a building in proximity to the drive without us allowing the deviation. We have an easement that goes all the way through Walmart to our benefit.

Treasurer Phillips – Have we heard anything about getting the Parcel L original deed filed with Oakland County?

Randy Thomas – I don’t have anything new since you and I talked yesterday, but I’ll check and get back to you.

Jose Mirkin – Randy, when is Bruce coming back to us for a presentation?

Randy Thomas – He’s actually coming in tomorrow. There is a work group within the Township Board, which was primarily formed because of the Library parcel and Bruce has obligated himself to come in on a regular basis to give that group an update. He will have Luke Bonner with him tomorrow. I can have him come in here next month, or maybe we wait a month. Just let me know and we can coordinate.

Item 6: Attorney’s Report –

Attorney Martella – Randy, I did speak to counsel for NVS on the deed recording issue for Parcel L. We have been watching this and trying to get a hold of the title company and their counsel to let them know it hasn’t been recorded. I heard from their attorney on Friday, once I told him that the client will start getting fines if they don’t file the PTA and other documents. I also heard from him again on Monday and he stated that they tried to record the deed but it was rejected by Oakland County because the real estate transfer tax valuation affidavit (RETTVA) says it is exempt.

Because it is a municipality, under the statute, municipalities don’t pay transfer tax. However, because we put the word exempt on the form, they are rejecting it saying that you cannot file and record a deed that has a RETTVA for an exempt piece of property. I listened to the attorney. I got a hold of chief counsel, out of Chicago at Stewart Title, and I heard the same story. I laughed and said, I’m sorry but I’ve been doing this for a little while. Commerce Township has recorded 20+ deeds with RETTVA’s on exempt property. This has not been an issue.

Both attorneys have come up with a couple ideas. I have gotten a hold of Dave Barris at ATA, who we traditionally use. I also have a call into my contact at the Register of Deeds. Deb is aware. If I don’t hear back from the Register of Deeds, Larry, I might reach out to you to ask for assistance if you have some contacts. Anyone who has done this before, Randy and Matt, it’s not in the statute and it’s not correct. This is an out of state title company so they’ve only been trying to do this over the phone and it has been rejected.

I don’t see a problem when it comes to filing of the PTA, acknowledging that the transfer has occurred, and that being forwarded to both the Township Assessor and the Oakland County Assessor.

Treasurer Phillips – Which we did. It had to be filed before the March Board of Review was over or it would not be back on the roll this year, or it would be a huge adjustment. I handed it directly to Mike Lewalski.

Attorney Martella – I'm happy that it is there. The deed not getting recorded is more their problem than yours from an insurance and title standpoint.

Discussion continued regarding construction on the site, the permitting process, getting the property on the tax rolls, and the preferred title company for DDA transactions.

Chairperson Gotts – Thank you, Chris.

Item 7: Director's Report

Chairperson Gotts – The Director's Report is contained in your packet. If there are any questions or comments, we will try to expeditiously answer them.

Supervisor Gray – Deb left me a message earlier today. She wanted to let everybody know that Mark Rousseaux is out cleaning up Martin Parkway. His crew is out taking care of the downed limbs and everything. She also wanted me to give an update from the Township Board.

Township Board Report

- We held some public hearings for SAD's that went through.
- We are moving forward with the Oakland County Sheriff's Substation out front. We selected a company AR Brouwer as our construction engineer.
- We approved a website redesign for the entire Township, so everything will now be on one site.
- We renewed our High Intensity Drug Trafficking Area, HIDTA, contract with the OCSO.
- We did approve Lafontaine's PUD.
- We also approved a rezoning agreement for 1420 Benstein Road, which if you're familiar with Benstein, that's where the silo is. They're looking to put in 9 duplex condominiums there, which matches the footprint of the surrounding development.
- We approved for the Parks & Rec to do a 5-year master plan.
- We also had about 10 people come up for the Horse Farm under public comment.

Although Director Watson was not in attendance, the following report was included in the Board's agenda packet.

I. Updates on Developments – Refer to the Insite Report for additional details.

- *Aikens/Five & Main – Nothing new to report.*
- *Merrill Park – Nothing new to report.*
- *The Avalon of Commerce Township – Effective April 1st, Life Care Services will become the new management firm of Avalon, replacing Grace Management. Amanda Germain will continue to serve as Executive Director, and staff will remain the same.*
- *Shapiro/Barrington – Jim Galbraith is finalizing parcel/unit splits and will soon bring the 6th Amendment to the Master Deed to the PC and Township Board for approvals.*
- *Wyncliff – Nothing new to report.*
- *Public Storage – Nothing new to report.*
- *The Space Shop, Self-Storage – Nothing new to report.*
- *Parcel L, Higher Ground, Guidepost Montessori – Construction continues.*

- *Parcel C / Unit 3 – Lafontaine Automotive Group Dealership (LAG)*
 - *June '22 – The PA was fully executed, and the deposit was received*
 - *July '22 – Zoning & Master Deed amendments approved to allow a dealership*
 - *Aug '22 – LAG & Planning began drafting the PUD agreement*
 - *Sept '22 – Preliminary review of LAG's PUD by the Planning Commission*
 - *Oct '22 – LAG making revisions to their plans to only build Genesis on Parcel C, and repurpose the former Dick Morris property for the Hyundai dealership*
 - *Jan '23 – LAG informed us that they were reverting back to Plan A to build both dealerships on Parcel C and they revised the PUD & plan accordingly.*
 - *LAG made additional deposits and their municipal approval period was extended through April 4, 2023.*
 - *Current projections are for closing to take place in the second quarter of 2023, possibly in May.*
 - *Updates & tentative timeline for LAG in 2023:*
 - *Mar 6th – The PUD was recommended for approval by the PC, with suggestions for a few architectural modifications*
 - *Mar 14th – PUD approved by Township Board*
 - *Mar 21st – Lafontaine is on our DDA agenda for updates, discussion and their extension request*
 - *Apr 4th – Municipal approval period ends*
 - *May 1st – Site Plan review by Planning Commission*
 - *TBD – Closing anticipated in May or June*
- *Parcel F / Unit 7, in front of the Township Hall – Nothing new to report.*
- *Parcel J1, Haggerty & Oakley Park – Nothing new to report.*

II. MTT Judgments – *As updates are available, a report will be distributed at the DDA meeting.*

III. Commerce Towne Place HOA Items –

- A. **Budget** – *The 2023 CTP budget was approved in January.*
- B. **Dues** – *2023 dues were billed in January. We await one payment from Wyncliff. All others have been received.*
- C. **Tax Forms & Reports** – *The 2022 tax return was filed.*
- D. **Lighting/Electrical** – *Shaw Elec., Mark Feters, Adam Dornton, Eric Peterson*
 - *The system is fully functional.*
 - *I'm working with Shaw to make the transition as their staff is taking over maintenance and management of our light poles, in addition to the underground electrical that they have maintained for us for several years now.*
- E. **Landscaping & Maintenance** – *United Lawnscape, Angela Munroe; Bob Rousseaux's Excavating, Mark Rousseaux*
 - *We reviewed quotes for 2023 services. We will be continuing with United Lawnscape as they remain competitive in their pricing, and they are familiar with our project area as we have worked with them since 2016.*
 - *I have inquired with Leah about consulting on potential grant opportunities and I will keep the Board updated as we correspond further.*

F. Irrigation – Michigan Automatic Sprinkler, Mike Rennie

- *The 2023 contract has been executed.*
- *They will be scheduling the Spring opening of the system very soon.*

IV. Other –

- *The cash advance of \$1.5 million was approved at the March 14th Township Board meeting.*
- *It has been another fairly quiet winter month and we are looking forward to the arrival of Spring.*

Item 8: Engineer's Report

Engineer Schwanitz – We've done some work on Jim Galbraith's replat in the condominium. Dave, can you move the screen up? We're turning this parcel in the corner into a couple of lots and reconfiguring it. Right now, you can see this odd configuration. The B-doc or the survey drawing is done. There were some cross-access easements that were in the original B-docs. He needs to look at those and decide how he wants to amend those, but everything is basically in good shape for him. He has Kim Shierk doing those amendments. All of the original parties on the condo docs were working on this for him. We're doing that through the DDA.

Dave Campbell – There will eventually be something right there. He doesn't know what yet, but it could be a credit union or something. It's kind of in an odd spot because he has the Pontiac Trail median, so access is challenged.

Engineer Schwanitz – Legally, they've got access on the condominium drive, but I don't think they want to touch it. He's looking to handle it internally with these ingress/egress easements between the two parcels.

Attorney Martella – He's showing access up to the north.

Engineer Schwanitz – I think that is still his intent. We purposely left this bench here so that it could handle a proper 27-foot wide road if he wanted to put in a road.

Dave Campbell – This is an old aerial. This driveway now comes in through here and extends up through Barrington at the three new buildings that they're finishing up right now.

Engineer Schwanitz – So whatever he does with easements, he might do by separate instrument.

David Smith – Are those ponds still protected?

Engineer Schwanitz – That basin was regulated, and it is still regulated wetlands.

Dave Campbell – I know they've been fighting phragmites in there, like everywhere else.

Treasurer Phillips – So it may not be wet for long.

Engineer Schwanitz – That's actually supported by groundwater more than surface water. That's actually the water table supporting that pond.

Item 9: Planning Director's Report

Dave Campbell, Township Planning Director, had provided his report in the Board's packet.

- I don't know if I have anything beyond what we've already covered.
- Lafontaine was the big item.

Chairperson Gotts – Yes, and your written report is in the packet.

Dave Campbell – Correct. I can answer any questions.

David Smith – What's up with the tree ordinance?

Dave Campbell – It will be introduced to the Planning Commission for conceptual discussion at our meeting on April 3rd. We will decide from there whether they want to move forward with a public hearing and adoption.

Chairperson Gotts – Has there been any thought as to how long it will take for implementation of the new Sheriff's substation, as to the start time and completion?

Supervisor Gray – We are in the process of getting the contract signed. In the RFP, we asked for 7 months from start to end date, so hopefully it will be done by the end of this year.

Chairperson Gotts – Thank you.

Item 10: Committee Reports

- A. Finance Committee – Finance Chairperson, Susan Spelker – I really don't have anything to add to this month's meeting. Molly?

Treasurer Phillips – The \$1.5 million advance that was approved hit the bank this morning so I can set up the debt payments for the end of the month.

Finance Chairperson Spelker – Yes, that was also in Deb's report. The warrants and carryovers are included in the packet. Other than that, I don't have anything additional.

- B. Public Relations Committee – Public Relations Chairperson, Jose Mirkin – As I said previously on January 16th, I sent an email to the Chairperson of the Art Department at Walled Lake Schools asking about the K-12 Art Exhibition. I also sent a note in February. On February 28th I received an email with very good news; the Art Exhibition will be in-person this year, with a special thanks to Alyson Lobert, Library Director, for allowing the event to be hosted at the Commerce Township Library at the end of May.

Some time ago, I proposed to this team to have an official opening of the bridge on M-5. If Dave Campbell can provide me with MDOT contacts, I'd like to know what everybody thinks about having an official opening of the M-5 bridge. Public Relations could coordinate that event and invite the media. Is that a possibility?

David Smith thought the event would be a good idea, and he and Jose discussed potential attendants.

Dave Campbell – It's something I can discuss with Mr. Gray and Deb Watson. We are having the M-5K which is a 5K race that goes over the bridge and along the Michigan Airline Trail. Historically, that has been in October, but it was moved to May 20th. If we wanted to use that date as also doing some sort of ceremony at the bridge, that date makes sense.

Susan Spelker – You would automatically have a crowd.

Dave Campbell – That is certainly the hope of Parks & Rec with the 5K. That's part of why they moved the date. They thought a spring date would encourage more participation. I will discuss it with Larry and Deb.

Public Relations Chairperson Mirkin – The main goal is to let the 40,000 residents of the Commerce Township community know that the DDA is doing a lot of work in Commerce. This is a way of spreading the good news. This is something that we are doing, and one of many things.

Discussion continued regarding a potential ceremony at the bridge.

- C. Marketing Committee – Marketing Chairperson, David Smith – We have done such a good job of discussing things, I don't really have anything to add.

Item 11: Approval of Warrants and/or Carryovers, Add-ons, Revenue & Expenditure

MOTION by Mirkin, seconded by Spelker, to approve the Warrants and/or Carryovers, Add-ons and the Revenue & Expenditure Report. **MOTION CARRIED UNANIMOUSLY**

Item 12: Other Matters

None.

The next regularly scheduled DDA meeting is Tuesday, April 18, 2023, at 12:00pm, at which time a DDA Informational Meeting will also be held.

Item 12: Adjournment

MOTION by Spelker, seconded by Mirkin, to adjourn the meeting at 12:49pm.

MOTION CARRIED UNANIMOUSLY



Melissa Creech
DDA Secretary

EXP CHECK RUN DATES 03/21/2023 - 03/21/2023
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: DDA
 DDA WARRANT REPORT
 MARCH 21, 2023

Vendor Code	Vendor Name	Description	Amount
WATSON	DEBORAH WATSON		
	FEB/MAR 2023	DDA DIRECTOR 02/15/23 - 03/15/23	2,444.00
TOTAL FOR: DEBORAH WATSON			2,444.00
DTE	DETROIT EDISON		
	910007710650	2660 E OAKLEY PK	125.56
	910007710767	3106 MARTIN PARKWAY	136.33
	910007710866	2581 LIBRARY	855.66
	910007711005	2579 LIBRARY IRRIGATION	19.46
TOTAL FOR: DETROIT EDISON			1,137.01
GIFFELS	GIFFELS-WEBSTER ENGINEERS		
	128016	COMMERCE TWP DDA GENERAL ENGINEERING	930.00
	128243	COMMERCE TWP DDA GENERAL ENGINEERING	155.00
TOTAL FOR: GIFFELS-WEBSTER ENGINEERS			1,085.00
KEMP	KEMP, KLEIN, UMPHREY & ENDLEMAN, PC		
	216059	PROFESSIONAL SERVICES THROUGH 2/28/2023	200.85
TOTAL FOR: KEMP, KLEIN, UMPHREY & ENDLEMAN, PC			200.85
TOTAL - ALL VENDORS			4,866.86

03/21/2023 07:31 AM INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF COMMERCE
User: kmassey
DB: Commerce

INVOICE ENTRY DATES 03/21/2023 - 03/21/2023
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: DDA
DDA WARRANT ADD-ON REPORT
MARCH 21, 2023

Vendor Code	Vendor Name Invoice	Description	Amount
DAWDA	DAWDA MANN BUILDING 575413	PROFESSIONAL SERVICES THROUGH FEBRUARY 28, 2023	2,772.00
TOTAL FOR: DAWDA MANN BUILDING			2,772.00
TOTAL - ALL VENDORS			2,772.00