

**CHARTER TOWNSHIP OF COMMERCE  
DOWNTOWN DEVELOPMENT AUTHORITY MEETING**

*Tuesday, July 22, 2003*

2840 Fisher Avenue

Commerce Township, Michigan 48390

**CALL TO ORDER:** Robert Shimmin, Chairperson, called the meeting to order at 12:22 p.m.

**DETERMINATION OF QUORUM:**

Present: Wynn Berry, Director  
Robert Shimmin, Chairperson  
Douglas Lanni, Member  
Robert H. Long, Member  
Daniel Lublin, Member  
Frank Marotta, Member  
Norman Levine, Member  
Sandra Motz, Member  
Thomas K. Zoner, Supervisor  
James Gotts, Vice Chairperson (arrived at 12:27 p.m.)

Quorum of DDA Members determined.

Absent: Paul Kirkwood, Member  
Sandra S. Abrams, Clerk-DDA Secretary  
Susan L. Gross, Treasurer-DDA Treasurer

Also Present: Phillip Adkison, Township Attorney  
Loren Crandell, Giffels-Webster Engineers  
Matthew Schwanitz, Giffels-Webster Engineers  
Thomas Rauch, DDA Attorney, Kemp Klein  
Patricia Paruch, DDA Attorney, Kemp Klein  
Deb Kirkwood, DDA Administrative Assistant  
Kathleen Pogarch, Assessing Director  
Jeffrey Bowdell, Building-Zoning Director  
Sharon McClelland, Deputy Clerk  
Susan Averbuch, Campbell Creek Assoc. Pres.  
Mark Stacey, Resident  
Earl Whitlock, Four Towns Committee  
Seymour Collen, DDA Citizens Council

**APPROVAL OF MINUTES: Tuesday, June 17, 2003 Regular DDA Meeting**

**MOTION** by Lanni, supported by Zoner, to approve the Minutes of June 17, 2003.

**MOTION CARRIED**

**ITEM 1: Public Comments**

Susan Averbuch, President of Campbell Creek Subdivision Association, was present and expressed that the Subdivision Association would like to work with the DDA and be apprised of any plans for expansion and development in their area.

Mark Stacey, Resident, requested that he receive a copy of the Minutes with his Agenda. Discussion among the Members of the DDA concluded that the Minutes, although a public document, should not be distributed prior to approval due to possible additions or corrections. Deb Kirkwood distributed a copy of the approved Minutes to those present.

**ITEM 2: Consent Agenda**

**A. Treasurer's Report for June 2003**

**B. Approval of Warrants**

**MOTION** by Zoner, supported by Levine, to approve the Treasurer's Report and Warrants. Question by Lublin regarding a warrant was clarified.

**MOTION CARRIED**

Thomas Zoner discussed a proposed Budget Amendment. Wynn Berry explained that the Budget Amendments regarding Attorney's Fees as well as Capital Outlay for the Huron-Clinton Property would be discussed with the Township Bookkeeper, Janet Bushey, and presented in completion at the August 19, 2003 Meeting.

**ITEM 3: Attorney's Update**

**A. Review of El Dorado Financing and General Comments**

Thomas Rauch, Robert Shimmin, and Wynn Berry continue to discuss the procedure to purchase El Dorado Property. At this time, there is no new information for the Members.

**ITEM 4: Engineer's Update**

**A. Progress Report on Haggerty Road**

Loren Crandall meet with the Road Commission and West Bloomfield Township regarding the Haggerty Road development. The Road Commission and Commerce Township support a five lane development of Haggerty Road.

**B. Alta Survey and General Comments**

Matthew Schwanitz, Giffels-Webster Engineers stated that the preliminary survey has been completed and is available for review.

**ITEM 5: Director's Update**

**A. Update regarding Huron Clinton Lawsuit**

Wynn Berry stated that once the Huron-Clinton Property sale is completed, the lawsuit will be dismissed.

**B. Discussion of Appraisal for Condemnation Purposes of Soave Property**

Wynn Berry reports that an appraiser has been contacted and told to proceed with his appraisal of the Soave Property.

**MOTION** by Zoner, supported by Gotts, to enter Executive Session.

**ROLL CALL VOTE:**

**Ayes:** Zoner, Gotts, Levine, Long, Marotta, Lanni, Motz, Shimmin, Lublin

**Nays:** None

**Absent:** Kirkwood

**MOTION CARRIED UNANIMOUSLY**

*Entered Executive Session at 12:40 p.m.*

**ITEM 6: Executive Session**

**A. Right of Ways and Other Property Acquisition**

*Open Session resumed at 1:23 p.m.*

**MOTION** by Gotts, supported by Lublin, to make an offer on subject property discussed in Executive Session.

**MOTION CARRIED**

**ITEM 7: Other Matters**

Robert Shimmin asked the Members if there were any Other Matters to be discussed. There were no Other Matters.

**MOTION** by Lanni, supported by Zoner, to Adjourn.

Meeting adjourned at 1:25 p.m.

