

**CHARTER TOWNSHIP OF COMMERCE  
DOWNTOWN DEVELOPMENT AUTHORITY**

**Tuesday, March 16, 2004**

**2840 Fisher**

**Commerce Township, Mi 48390**

**12:00 p.m.**

**CALL TO ORDER:** Chairperson Shimmin called the meeting to order at 12:40 p.m.

**Downtown Development Authority**

**Present:** Wynn Berry, Director  
Robert Shimmin, Chairperson  
Daniel Lublin, Member  
Douglas Lanni, Member  
James Gotts, Vice-Chairperson  
Thomas Zoner, Member  
Sandra Motz, Member  
Frank Marotta, Member  
Herbert Feinstein, Member  
Norman Levine, Member

Quorum of DDA Members determined

**Absent:** Robert H. Long, Member  
Paul Kirkwood, Member

**Also Present:** Tom Rauch, DDA Attorney  
Pat Paruch, DDA Attorney  
Loren Crandell, Giffels Webster  
Sandra Abrams, DDA Secretary  
Phillip Adkison, Township Attorney  
Christina Michaels, Township Attorney  
Bob Mc Gee, Planning Commission  
Jeffrey Bowdell, Building/Zoning Director  
Jim Galbraith, HDC  
Larry Parker, Visitor  
Ron Reynolds, Visitor  
Harold Stulberg, Farbman Group  
Dominic Mocerri, Mocerri/Burton Kirkman  
Earl Whitlock, Resident  
Mark Stacey, Resident  
Susan Averbuch, Resident  
Mark Zawaideh, Resident  
Peter Stano, Stano/Dodge  
Larry Shen, Property Owner  
Kathleen Pogarch, Assessing Director  
Deb Kirkwood, DDA Administrative Assistant  
Matt Schwanitz, Giffels Webster

Approval of the Minutes:

MOTION by Zoner, second by Gotts to approve the minutes of the January 20, 2003, Regular DDA Meeting as presented.

MOTION CARRIED UNANIMOUSLY

Item 1: Public Comments

Susan Averbuch inquired as to the status of the DDA and Walled Lake Schools negotiations

Dominic Mocerri addressed the Authority relative to an offer made to the DDA, and also stated their company would welcome the opportunity to work with the Walled Lake Schools and the neighboring associations.

Dr Giesler of the Walled Lake Schools stated that he believes that the offer made by Mocerri group is a win, win proposition for all concerned that would be a blend of commercial and residential.

Jim Galbraith addressed the Authority stating that he has made a proposal to the DDA for the residential portion of the proposed development and that he also has worked with the Walled Lake School District in the past.

Item 2: Consent Agenda

MOTION by Zoner, second by Lublin to receive and file the Treasurer's Report and approve the warrants with one addition as presented.

MOTION CARRIED UNANIMOUSLY

Item 3: Engineers Update

Loren Crandell of Giffels Webster addressed the Authority with updates on the following: the Haggerty Road traffic study has been expanded to include a Martin Road study; Special Assessment District for Martin Road extension; Storm water study to define the flood plain; Topographical survey; Petition to expand the Montante Drain has been submitted the Oakland County Drain Commission; and at this time there is no further information on the sign permit and location.

Discussion Items:

If the funds were available, could Haggerty Road be improved at this time;  
History of the proposed development;  
Purpose of the traffic studies;  
Necessity of the proposed infrastructure;  
Traffic impact in the area of the proposed infrastructure;  
Obtaining road right of way through Oakland County relative to Haggerty Road;  
Traffic patterns

Item 4: Attorney Update

Tom Rauch, DDA Attorney, stated that approximately 4 expressions of interest in the proposed development have been received. The DDA attorneys will hold these proposals in their files until directed by the DDA Board to prepare an analysis of the proposals for discussion by the Board.

Item 5: Director's Update

Wynn Berry, DDA Director, stated a concession agreement is in place for Eldorado with Wade Lorang and that the agreement is limited to food and beverage and does not include banquet.

In addition, Director Berry stated that proposals from three public relation firms will be brought to the next DDA meeting for the Authority's review.

In addition, the DDA is in the process of doing an environmental assessment of the project area and are considering hiring a firm to complete the environmental impact study to additionally include an economic impact study, noise impact study and water quality impact study and all other issues that would impact the lands currently owned by the DDA. Giffels Webster would hire and outside firm to perform the aforementioned impact studies. The purpose of the study is to establish a baseline to determine what the status of the area is at this time for future use should the conditions change it would be possible to determine the problem.

To complete the impact study discussed the cost would be \$300,000. A budget amendment would be necessary in the amount of \$225,000. The cost of the surface water quality study which will begin this spring is estimated to be \$95,000.00.

MOTION by Lublin, second by Gotts to approve an amount not to exceed \$225,000 to complete the environmental assessment impact study to establish a baseline of current environmental conditions and amend the budget accordingly.

MOTION CARRIED UNANIMOUSLY

Item 6: Tentative Executive Session

Not required at this time

Item 7: Other Matters

There were not other matters

MOTION by Lublin, second by Motz to adjourn. Motion carried. Meeting adjourned at 2:15 p.m.



Sandra S. Abrams, CMC  
Clerk, Charter Township of Commerce  
DDA Secretary