

**CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY**

Tuesday, April 27, 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
Paul Kirkwood

Quorum of DDA Members determined

Absent: Robert H. Long, Member
Herbert Feinstein, Member
Norman Levine, Member

Also Present: Tom Rauch, DDA Attorney
Pat Paruch, DDA Attorney
Loren Crandell, Giffels Webster
Matt Schwanitz, Giffels Webster
Sandra Abrams, DDA Secretary
Phillip Adkison, Township Attorney
Bob Mc Gee, Planning Commission
Jeffrey Bowdell, Building/Zoning Director
Jim Galbraith, HDC
Larry Parker, Larry's Golf, Inc.
Earl Whitlock, Resident
Mark Stacey, Resident
Susan Averbuch, Resident
Susan Gross, DDA Treasurer
Deb Kirkwood, DDA Administrative Assistant
Sandy Hermanoff, Hermanoff & Associates
Joe Hefferman, Plante & Moran
Bob Engelhart, Engelhart Realty
Larry Goss, Burton-Katzman, Development Company
Dominic Mocerri, Mocerri Development Co.
Randall Yahey, Spinal Column
Maria Leonhauser Rosenau, Franco Public Relations
Michelle Zrodowski, Franco Public Relations
Eric Nagler, Resident
Daniel J. Chad, Resident
Gerard Fertig, Resident

Approval of the Minutes:

MOTION by Zoner, second by Gotts to approve the minutes of the March, 16, 2004, Regular DDA Meeting as presented.

MOTION CARRIED UNANIMOUSLY

Item 1: Public Comments

Mark Stacey, Resident inquired as to whether or not there exists at this time a joint development agreement signed with the DDA and Links of Pinewood, to which the DDA Director responded there is not agreement at this time. Mr. Stacey also inquired as to the dollar amount to be paid to the real estate developer representing Taubman, to which the DDA Director responded that the dollar amount has not yet been determined. Additionally, Mr. Stacey inquired if the Township DDA Director position falls under the code of ethics for Commerce Township as stated in the employee manual. Township Attorney Adkison responded that the DDA Director does not fall under the Township Handbook Rules and Regulations as he is a contracted employee of the DDA. Mr. Stacey, in closing, stated he is concerned with the current project and would like all information shared.

Susan Averbuch, representing the residents of Campbell Creek and Golfview Lake Estates residents expressed concern over the continuing development of a 5 lane road through the DDA Development area, stating that it doesn't matter what it is called any 5 lane road will be opposed. Ms Averbuch cited Cabbit Drive as a good example of how it could be developed to protect the area. And would like a win/win situation for the Township, DDA and the residents. She also inquired as to where the 90 acres of open space that they have been told would be preserved is located, and the status of the sale of property to the Walled Lake Schools.

Mr. Stacey, at this time, also inquired as to the status of the Commerce Township signs previously discussed and was informed it would be discussed later in the meeting.

Dominic Mocheri thanked the DDA for the opportunity to present and the DDA contemplate his proposed agreement which includes working with Walled Lake Schools.

Jim Galbraith stated that his firm continues to be interested in purchasing residential property and would welcome the opportunity to work with the DDA.

Item2: Consent Agenda

A. Treasurer's Report for March 2004

MOTION by Zoner, second by Lublin to receive and file the Treasurer's Report.

MOTION CARRIED UNANIMOUSLY

B. Approval of Warrants

MOTION by Zoner, second by Lanni to approve the warrants as presented.

MOTION CARRIED UNANIMOUSLY

C. Budget Amendment

Budget Amendment will not be necessary at this time

Item 3: Marketing Proposal

A presentation was made by Sandy Hermanoff, Hermanoff & Associates. Question and answer period followed

Item 5: Marketing Proposal (item taken out of order)

A presentation was made by Maria Leonhaiser Rosenau and Michelle Zdrodowski, Franco Public Relations. Question and answer period followed.

MOTION by Zoner, second by Lanni, to direct the DDA Director to contact Franco Public Relations and request them to define their proposal and to bring back to the next meeting, including the dollar amount needed for their proposal.

Support withdrawn by Lanni
Motion withdrawn by Zoner

MOTION by Zoner, second by Lanni to approve contracting with Franco Public Relations firm.

ROLL CALL VOTE:

Ayes: Zoner, Gotts, Motz

Nays: Lublin, Marotta, Kirkwood, Lanni, Shimmin

Absent: Long, Feinstein, Levine

MOTION FAILED

MOTION by Zoner, second by Lanni to approve contracting with Hermanoff & Associates.

ROLL CALL VOTE:

Ayes: Zoner, Gotts, Lublin, Marotta, Kirkwood, Lanni, Shimmin

Nays: Motz,

Absent: Long, Feinstein, Levine

Item 4: Engineers Update:

Loren Crandell of Giffels Webster reported that the traffic report is ready to submit. He also stated that Giffels Webster is ready to finish the heavy engineering for Haggerty Road so construction could start next summer. When the engineering is completed it will be on hold until GW is instructed to proceed. The project is in two phases:

Phase I: Pontiac Trail north

Phase II: 14Mile to Pontiac Trail

Item 7: Tentative Executive Session (Item Out of Order)

MOTION by Zoner, second by Gotts, to go into Executive Session for the purpose of discussion of the purchase of Property.

ROLL CALL VOTE:

Ayes: Zoner, Gotts, Motz Lublin, Marotta, Kirkwood, Lanni, Shimmin

Nays:

Absent: Long, Feinstein, Levine

MOTION CARRIED UNANIMOUSLY

Executive Session at 2:45 p.m.

Returned from Executive Session 3:25 p.m.

MOTION by Gotts, second by Lublin to direct the DDA Director to proceed with the purchase of property as discussed in executive session.

MOTION CARRIED UNANIMOUSLY

Item 6: Director's Update (Out of Date)

The DDA Director will be communicating to the public regularly on the status of the DDA project and reporting the Township Board of Trustees on a bi-monthly basis.

Other Matters

Mr. Parker, Larry's Golf, Inc., was present to meet the DDA Board and discuss a possible lease agreement for the 19 acres south of the Waste Water Treatment Plant for golf lessons and miniature golf..

Dan Lublin, DDA Member, stated:

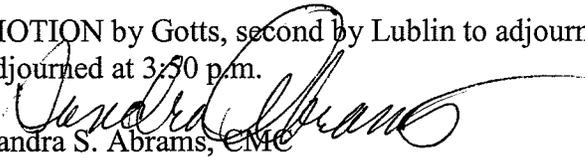
All purchase agreements should be discussed with the DDA board for content and structure before any land sales or purchases to insure we have included all desired needs for the DDA and the Community and are accomplishing past and expected goals with the agreement structure and that the present taxpayers of the area are protected.

A Twenty Year Historical summary and Policy Statement was presented to the DDA Board by Director Berry.

Connie Guest, Planning Director stated the PUD Ordinance was approved by the Township Board. A fee schedule for the PUD Ordinance will be presented to the Board at the May Regular Township Board Meeting.

As there was no further business,

MOTION by Gotts, second by Lublin to adjourn. Motion carried unanimously. Meeting adjourned at 3:50 p.m.


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