

**CHARTER TOWNSHIP OF COMMERCE  
DOWNTOWN DEVELOPMENT AUTHORITY**

**Tuesday, May 18, 2004**

**2840 Fisher Avenue**

**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, Member  
Herbert Feinstein, Member  
Norman Levine, Member

Quorum of DDA Members determined

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

**Also Present:** Tom Rauch, DDA Attorney  
Pat Paruch, DDA Attorney  
Loren Crandell, Giffels Webster  
Matt Schwantz, Giffels Webster  
Sandra Abrams, DDA Secretary  
Phillip Adkison, Township Attorney  
Chris Michaels, Township Attorney  
Bob Mc Gee, Planning Commission  
Jeffrey Bowdell, Building/Zoning Director  
Jim Galbraith, HDC  
Earl Whitlock, Resident  
Susan Averbuch, Resident  
Susan Gross, DDA Treasurer  
Deb Kirkwood, DDA Administrative Assistant  
Melissa Moon Burchart, Hermanoff & Associates  
Bud Engelhart, Engelhart Realty  
Randall Yaakey, Spinal Column  
Rich Button  
Concetta Green, Citizen's Representative  
Paul Scott, PSRE  
Gerard Fertig, Resident  
Raymond Cornellier, Citizens Representative  
Randy Thomas, Resident/Insite Commercial Group  
Marina Bilopolska, Resident

Approval of the Minutes:

MOTION by Zoner, second by Gotts to approve the minutes of the April 27, 2004, Regular DDA Meeting with corrections.

MOTION CARRIED UNANIMOUSLY

Item 1: Public Comments

Susan Averbuch, representing the residents of Campbell Creek and Golfview Lake Estates residents stated she appreciates the open line of communication that is now shared between the residents and the DDA. She also stated that the residents would be opposed to any straight through road and that the residents are aware that any speed limit is set by the Road Commission for Oakland County stated the residents desire four lanes with a boulevard (5 lanes where access to development is necessary) with a 35 mile per hour speed limit, that noise mitigation would be an added enhancement to the proposed \_\_\_\_\_ acres of open space, and requested that following an executive session, it would be appreciated if the DDA would wait for the public to re-enter before making a motion. Jim Galbraith of Haggerty Development was present stating he has submitted an offer to purchase to the DDA and would like to know when a response would be forthcoming. Mr. Berry, DDA Director stated that the DDA will be able to respond to Haggerty Development's offer when the configuration of the proposed Taubman Shopping Center Property has been determined.

Item 2: Consent Agenda

A. Treasurer's Report for March 2004

MOTION by Zoner, second by Gotts to receive and file the Treasurer's Report for April 2004.

MOTION CARRIED UNANIMOUSLY

B. Approval of Warrants

MOTION by Zoner, second by Lublin to approve the warrants as presented with additions as noted.

MOTION CARRIED UNANIMOUSLY

Item 3: Director's Update

A. Introductions and Recommendations for Member Appointments

Director Berry introduced Randy Thomas and Marina Bilopolska and recommended to the DDA Board they recommend their DDA appointments to the Township Board of Trustees for the June 8<sup>th</sup>, 2004 Regular Meeting.

Both Randy Thomas and Marina Bilopolski addressed the DDA with their ideas and views relative to Commerce Township, including their background and interest in serving on the DDA.

MOTION by Lanni, second by Lublin to recommend to the Township Board of the Charter Township of Commerce the appointments of Randy Thomas and Marina Bilopolski. These new members are replacing Herbert Feinstein, who has resigned, and Robert H. Long, who is incapacitated.

MOTION CARRIED UNANIMOUSLY

B. Election of Officers

MOTION by Lanni, second by Lublin to maintain and re-appoint the Downtown Development Chairperson Robert Shimmin, Vice Chairperson Jim Gotts, as well as the standing Treasurer, Susan L. Gross, and standing Secretary Sandra S. Abrams.

ROLL CALL VOTE

AYES: Feinstein, Levine, Kirkwood, Marotta, Motz, Zoner, Gotts, Lanni, Lublin, Shimmin

NAYS: None

ABSENT: Long

MOTION CARRIED UNANIMOUSLY

C. Meeting Schedule 2005

MOTION by Zoner, second by Levine, to approve the 2005 DDA Meeting Schedule as presented.

MOTION CARRIED UNANIMOUSLY

Item 4: Attorneys Update

A. Resolution regarding Closing on Pontiac Trail II Property

DDA attorney Tom Rauch addressed the Board relative to a proposed Resolution of the DDA providing for the acquisition of the Pontiac Trail II Property, with an Amendment to the Purchase Agreement, copies of which were provided to the Board.

MOTION by Lublin, second by Lanni to approve the Resolution of the DDA Regarding Acquisition of Property with Revised Amendment.

ROLL CALL VOTE

AYES: Feinstein, Levine, Kirkwood, Marotta, Motz, Zoner, Gotts, Lanni, Lublin, Shimmin

NAYS: None

ABSENT: Long

MOTION CARRIED UNANIMOUSLY

Item 5: Engineers Update

A. Traffic Study

Loren Crandell put together a sketch plan together that would be updated monthly in an effort to keep all informed on a regular basis of the status of the DDA projects. A presentation was given to the DDA of the sketch plan and will be forwarded to the Members for their use.

MOTION by Lublin, to direct the DDA Engineers to complete the design and engineering plans for Haggerty Road authorizing \$860,000 for this work to be completed.

Discussion

MOTION withdrawn by Lublin.

Item 6: Tentative Executive Session

A. Right of Ways and other Property Acquisition

MOTION by Lublin, second by Gotts to enter into executive session for the purposed of discussing the purchase of property.

ROLL CALL VOTE

AYES: Feinstein, Levine, Kirkwood, Marotta, Motz, Zoner, Gotts, Lanni, Lublin, Shimmin

NAYS: None

ABSENT: Long

MOTION CARRIED UNANIMOUSLY

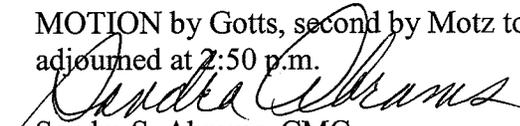
Entered into Executive Session at 2:25 p.m.

Returned from Executive Session to Regular Session at 2:45 p.m.

Item 7: Other Matters

There has been no correspondence received by the DDA from the Walled Lake Consolidated School District.

MOTION by Gotts, second by Motz to adjourn. Motion carried unanimously. Meeting adjourned at 2:50 p.m.

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