

CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY

Tuesday, June 15, 2004

2840 Fisher Avenue

Commerce Township, MI 48390

12:00 p.m.

CALL TO ORDER: Chairperson Shimmin called the meeting to order at 12:30 p.m.

Downtown Development Authority

Present: Wynn Berry, Director
Robert Shimmin, Chairperson
Daniel Lublin, Member
James Gotts, Vice-Chairperson
Thomas Zoner, Member
Paul Kirkwood, Member
Norman Levine, Member
Randall Thomas, Member
Marina Bilopolska, Member

Quorum of DDA Members determined

Absent: Douglas Lanni, Member
Sandra Motz, Member
Frank Marotta, Member

Also Present: Tom Rauch, DDA Attorney
Pat Paruch, DDA Attorney
Deb Kirkwood, DDA Administrative Assistant
Sandra Hermanoff, Hermanoff & Associates
Melissa Moon Burchart, Hermanoff & Associates
Matt Schwanz, Giffels Webster
Mike Metevier, Giffels Webster
Susan Gross, DDA Treasurer
Sandra Abrams, DDA Secretary
Phillip Adkison, Township Attorney
Chris Michaels, Township Attorney
Bob Mc Gee, Planning Commission
Jeffrey Bowdell, Building/Zoning Director
Dennis Davis, Oakland County Sheriff's Department
Joseph Schornack, Commerce Fire Chief
Jim Galbraith, HDC
Bud Engelhart, Engelhart Realty
Paul Scott, PSRE
Raymond Cornellier, Citizens Representative
Earl Whitlock, Resident
Susan Averbuch, Resident
Jane Bencha, Resident
Paul James, Resident
Klodore Vidu, Resident
Rebecca Foley, Resident
Shresh Marjennlchi, Lakes Area Montesorri
Mark Stacey, Resident
Eric Nagler, Resident

Approval of the Minutes:

MOTION by Zoner, second by Gotts to approve the minutes of the May 18, 2004, Regular DDA Meeting.

MOTION CARRIED UNANIMOUSLY

Item 1: Public Comments

Mark Stacey, Resident, requested that the DDA engage in a discussion relative to creating an Ethics and Conflict of Interest Policy that would be applicable to the DDA Board and Director. In addition, Mr. Stacey requested information relative to the requirements of Board Members, and the frequency of review of the requirements as it pertains to the DDA Board.

Bud Engelhart passed out an informational sheet to the DDA showing what his company has done and expressing an interest in purchasing property.

Susan Averbuch relayed information to the Board relative to obtaining a copy of the Traffic Impact Study for Commerce Township, and passed out to the Board a letter from the RCOC dated June 4, 2004.

Jim Galbraith of Haggerty Development was present expressing ongoing interest in any and all residential land available.

Rebecca Foley representing Pine Cove Villa Subdivision presented a petition to the DDA Board objecting to the proposed Martin Road Extension off of M-5 terminating at Richardson Road.

Paul James, resident, inquired as to who had received the traffic study report, and if it had been read by the DDA Board and Director.

Dana Criut stated concerns relative to traffic and environmental issues.

Item 2: Consent Agenda

- A. Treasurer's Report for May 2004
- B. Approval of the Warrants

MOTION by Zoner, second by Kirkwood, to approve the consent agenda as presented.
Discussion: Lublin requested explanation of two warrant items.

MOTION CARRIED UNANIMOUSLY

Item 3: Director's Update

- A. Newsletter and Website Information

Sandra Hermanoff addressed the DDA Board with proposed newsletter layout and stated the objective of the newsletter is to promote open communication. The proposed newsletter will be sent to all residents and all businesses. It will include information on all Board Members and current information relative to the DDA projects. In addition the

DDA Website will be operational in the next couple of weeks. The content of the newsletter will be coming from the DDA; input from the public will be available in the newsletter and/or the web site.

Item 4: Oakland County Sheriff Department
A. Presentation by Lt. Dennis Davis

Lt. Davis addressed the DDA Board with a request for assistance in supporting the millage request that will be on the August 3, 2004 ballot, stating he would like to get the information to the public via flyers and publications and funds are required for that to occur. The DDA attorneys indicated that the DDA was subject to the same constraints as the Township in being prohibited from utilizing its funds to support a ballot initiative.

Item 5: Engineers Update
A. Distribution of DDA Project Update Information

Matt Swanitz gave the following update:

Right of Way plans are complete; the Road Commission for Oakland County has tentatively approved of the conceptual plan; Topographs are complete for Martin Road from Oakley Park to Richardson; it is expected that plans will be 30% complete by September/October. Landscaping information was distributed to the Board.

Item 6: Tentative Executive Session
A. Right of Ways and other property acquisition

MOTION by Zoner, second by Gotts to enter into executive session for the purpose of discussing the acquisition of real property.

Roll Call Vote

Ayes: Shimmin, Lublin, Gotts, Zoner, Kirkwood, Levine, Thomas, Bilopolska

Nays: None

Absent: Marotta, Motz, Lanni

MOTION CARRIED UNANIMOUSLY

Entered into Executive Session at 1:15 p.m.

Returned to Regular Session at 2:00 p.m.

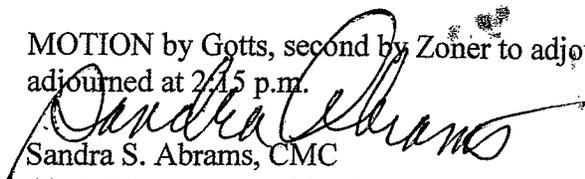
MOTION by Gotts, second by Thomas, direct the DDA Director to act on the matters discussed in Executive Session relative to the purchase of property and make an offer to purchase the properties as discussed in Executive Session.

MOTION CARRIED UNANIMOUSLY

Item 7: Other Matters

Discussion of property purchase by Walled Lake Schools.

MOTION by Gotts, second by Zoner to adjourn. Motion carried unanimously. Meeting adjourned at 2:45 p.m.


Sandra S. Abrams, CMC

Clerk Charter Township of Commerce

DDA Secretary