

**CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY**

Tuesday, September 21, 2004

2840 Fisher Avenue

Commerce Township, MI 48390

12:00 p.m.

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

Quorum of DDA Members determined

Absent: None

Also Present: Tom Rauch, DDA Attorney
Pat Paruch, DDA Attorney
Sandra Abrams, DDA Secretary
Janet Bushey, Township Financial Director
Phillip Adkison, Township Attorney
Loren Crandell, Giffels Webster
Jay James, Giffels Webster
Deb Kirkwood, DDA Administrative Assistant

Approval of the Minutes:

MOTION by Zoner, second by Thomas, to approve the minutes of the August 17, 2004, Regular DDA Meeting as presented.

MOTION CARRIED UNANIMOUSLY

Item 1: Public Comments

Mr. Gerschenson of Gerschenson Realty and Investment, addressed the DDA Authority stating an interest in developing 30+ acres in the project area for Residential Assisted Living.

Jim Galbraith address the DDA Authority stating continued interest in any and all residential land in the project area.

Susan Averbuch, resident, addressed the DDA Authority requesting a clear picture of the dollar amount that has been expended thus far in Section 24 of Commerce Township, and

update on the Walled Lake School negotiations, and stated the residents would like to be on the ground floor of the development of the project area.

Mark Stacey, resident, stated the State of Michigan policy on the terminus of M-5 would not change.

Dan Lublin, DDA Authority member, asked if the signage on the DDA property was discussed at the DDA meeting.

Norm Levine, DDA Authority member stated he did not want to be informed of DDA activities after the fact.

Julie LeBlank stated some traffic congestion could be alleviated by putting a left turn lane at Oakley Park and Haggerty, timing of the light at Pontiac Trail and Haggerty westbound. In addition, stated Fountain Walk in Novi is filing for bankruptcy.

Item 2: Consent Agenda

- A. Treasurer's Report for September, 2004
- B. B. approval of Warrants

MOTION by Zoner, second by Gotts to approve the Consent Agenda.

MOTION CARRIED UNANIMOUSLY

Item 3: Director's Update

- A. Proposed Municipal Office Site: Director Berry stated the Township Board held a special meeting at the proposed municipal office site which included a tour of the office building proposed for new Municipal Offices.
- B. Amended Proposal for Overall Development Plan Consultants JJR: The proposal submitted by JJR as amended has been submitted to the attorneys for review.
- C. Budget Amendments:

MOTION by Zoner, second by Gotts to approve the amendments to the 2004 DDA Budget as presented.

MOTION CARRIED UNANIMOUSLY

- D. 2005 Budget

MOTION by Gotts, second by Kirkwood to approve the DDA 2005 Budget as presented.

MOTION CARRIED UNANIMOUSLY

Item 4: Bond Issue

- A. Tom Traciak of ACI Finance: Mr. Traciak explained the status of last years bond issue which was a 13 M taxable variable rate issue. In addition, Mr. Traciak recommended that should the DDA seek an addition bond issue, it would be recommended that the taxable variable rate issue be used because it is a good vehicle for the projected use.

Item 5: Engineers Update

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- A. Update on Haggerty Road: Giffels Webster stated additional soil borings had been taken and the report should be available soon. In addition, stated the scope of the project, if south of Pontiac Trail, should go all the way to Crumb Road.
- B.
- C. Update on Environmental Assessment: The focus is the water quality samples. Report should be available in approximately one month.
- D. Progress Report on Signs: The permit has been obtained for Fifteen Mile and Haggerty and bids are being obtained for installation. A permit for Pontiac Trail and Haggerty is being looked into.

Norm Levine stated the framework is done for the signage and requested color suggestions.

MOTION by Lublin, second by Lanni, to approve Pewter color for the frames of the signage and Royal Blue (sample given) for the logo.

MOTION CARRIED UNANIMOUSLY

MOTION by Lublin, second by Lanni to authorize Giffels Webster to do an estimate of cost for Haggerty Road improvements from Crumb Road north.

Item 6: Tentative Executive Session

- A. Rights of Way and other Property Acquisition

MOTION by Gotts, second by Kirkwood to enter into Executive Session for the purpose of discussion of Property Acquisition.

MOTION CARRIED UNANIMOUSLY

Entered into Executive Session at 1:45 p.m.
Returned from Executive Session at 2:50 p.m.

MOTION by Gotts, second by Thomas to authorize the purchase of property at the cost as discussed in closed session for parcels A, B, C, and improvements of parcel D as discussed in Executive Session.

ROLL CALL VOTE:

Ayes: Zoner, Gotts, Kirkwood, Lanni, Bilopolska, Thomas, Shimmin Lublin, Levine, Marotta
Nays: Motz
Absent: None

MOTION CARRIED

MOTION by Gotts, second by Kirkwood, to authorize the amendment of the 3rd Amended Plan to allow bonding, the maximum amount to be \$50 Million.

ROLL CALL VOTE:

Ayes: Zoner, Gotts, Kirkwood, Motz, Lanni, Bilopolska, Thomas, Shimmin Lublin, Levine, Marotta
Nays: None
Absent: None

MOTION CARRIED UNANIMOUSLY

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MOTION by Gotts, second by Kirkwood to authorize tom Traciak of ACI finance to proceed in conjunction with the DDA director and the DDA Vice Chair to select the financing team and proceed with the bond processing for \$25 Million.

ROLL CALL VOTE:

Ayes: Zoner, Gotts, Kirkwood, Motz, Lanni, Bilopolska, Thomas, Shimmin Lublin, Levine, Marotta

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

Item 7: Other Matters: None

MOTION BY Lanni, second by Zoner to adjourn at 2:55 p.m.



MOTION CARRIED UNANIMOUSLY

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