

**CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY**

Tuesday, April 19, 2005

Commerce Township Hall

2840 Fisher

Commerce Township, MI 48390

12:00 p.m.

CALL TO ORDER: Chairperson Shimmin called the meeting to order at 12:25 p.m.

Downtown Development Authority

Present: E. Wynn Berry, DDA Director
Robert Shimmin, Chairperson
Thomas Zoner, Member
Frank Marotta, Member
Marina Bilopolska, Member
James Gotts, Vice-Chairperson
Sandra Motz, Member
Paul Kirkwood, Member
Daniel Lublin, Member

Quorum of DDA Members determined

Absent: Douglas Lanni, Member
Norman Levine, Member
Randall Thomas, Member

Also Present Patricia Paruch, DDA Attorney
Sandra Abrams, DDA Secretary
Christina Michaels, Township Attorney
Deb Kirkwood, DDA Administrative Assistant
Loren Crandell, Giffels Webster

Approval of the Minutes: March 15, 2005, Regular DDA Meeting

MOTION by Zoner, second by Lublin, to approve the minutes of the March 15, 2005, Regular Meeting, as presented.

MOTION CARRIED UNANIMOUSLY

Item 1: Public Comments

Jim Galbraith of Haggerty Development was present and stated his continued interest in purchasing residential property within the DDA project area

Item 2: Consent Agenda

- a. Treasurer's Report for March 2005 – Receive and File
- b. Approval of the Warrants and Add On Warrants

MOTION by Zoner, second by Lublin, to approve the Consent Agenda which includes the Treasurer's Report and the Warrants and Add On Warrants as presented.

MOTION CARRIED UNANIMOUSLY

Item 3: Building Better Roads

A presentation was made by Brent Bair and Alan Kiriluk informing the DDA of the Oakland County Businesses for Better Roads' (BBR) efforts to raise funding locally to repair roads and reduce traffic congestion.

MOTION by Zoner, second by Lublin to table Items 4, 5, and 6 and to cancel the Joint meeting of the DDA, Planning Commission, Parks and Recreation and Township Boards previously scheduled for April 27, 2005.

MOTION CARRIED UNANIMOUSLY

Item 7: Vantagepoint

Contract Approval

MOTION by Zoner, second by Lublin to direct the DDA attorneys to draft a written contract acceptable to the Director, the Chairman, the DDA attorneys, and Vantagepoint, for services from Vantagepoint based on the terms as presented in the January 13, 2005 letter from Nicole Dombrowski. The contract will include the 25% discounted hourly rate of \$75 per hour as presented in the letter.

MOTION CARRIED UNANIMOUSLY

Item 8: Engineer's Update:

The road rights of way are in the process of being acquired; roundabouts are being considered at Oakley Park and Haggerty, Haggerty and Richardson, Union Lake and Richardson, and Martin and Richardson Roads; the Road Commission for Oakland County is reviewing the plans for the Maple/Welch Road improvements.

Item 9: Attorney's Update:

Presentation of a Resolution confirming the purchase of property.

MOTION by Zoner, second by Gotts, to approve the "Resolution of the Commerce Township Downtown Development authority Regarding Acquisition of a Certain Parcel of Land From Maple-Welch Development, LLC" (Parcel ID 17-25-376-031).

MOTION CARRIED UNANIMOUSLY

Item 10: Director's Update

The JJ&R Master Plan for the 340 acres in the DDA project area will incorporate the environmental study; ASTI is working with JJR for overall framework and preliminary layouts of the Master Plan; Form based zoning being worked on by McKenna will be used with the entire project; Township Employee, Nancy Sparks, will be working at an hourly rate to acquire Haggerty Road ROW and easements where necessary; Discussion of Memorandum of Understanding concerning township hall and library.

MOTION by Lublin, second by Gotts to approve the Memorandum of Understanding as presented and to forward to the Township Board for their review.

MOTION CARRIED UNANIMOUSLY

Item 11: Executive Session

MOTION by Zoner, second by Gotts to enter into Executive Session for the purpose of the discussion of purchase of property and to adjourn the regular meeting immediately following Executive Session.

ROLL CALL VOTE:

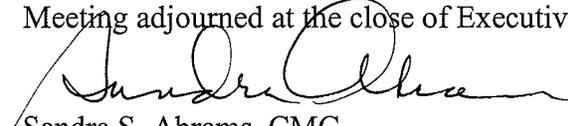
AYES: Shimmin, Zoner, Marotta, Bilopolska, Gotts, Motz, Kirkwood, Lublin

NAYS: None

ABSENT: Thomas, Lanni, Levine

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at the close of Executive Session at 1:45 p.m.



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