

**CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY**

Tuesday, July 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
Frank Marotta, Member
James Gotts, Vice-Chairperson
Sandra Motz, Member
Paul Kirkwood, Member
Daniel Lublin, Member
Douglas Lanni, Member
Randall Thomas, Member

Quorum of DDA Members determined

Absent: Thomas Zoner, Member
Marina Bilopolska, Member

Also Present Patricia Paruch, DDA Attorney
Thomas Rauch, DDA Attorney
Sandra Abrams, DDA Secretary
Susan Gross, DDA Treasurer
Phillip Adkison, Township Attorney
Christina Michaels, Township Attorney
Deb Kirkwood, DDA Administrative Assistant
Loren Crandall, Giffels Webster

Approval of the Minutes: June 21, 2005, Regular DDA Meeting

MOTION by Thomas, second by Lublin, to approve the minutes of the June 21, 2005, Regular Meeting, as presented.

MOTION CARRIED UNANIMOUSLY

Item 1: Public Comments

Earl Whitlock requested the number of acres of wetland in Section 24 and the number of acres of wetland in the entire area of both Links of Pinewood and El Dorado golf courses.

In addition, he stated that it was his opinion that the street lighting for the proposed DDA project could be paid for by the DDA.

Mark Stacy stated he was glad to see the environmental study by ASTI and that the study would be reviewed by their environmental consultant. In addition, he stated concern about severe flooding problems on the golf courses, such as occurred in the year 2000, and its impact on proposed development. He presented pictures of the flooding problem in 2000.

Jim Galbraith was not in attendance; however, he requested the DDA Administrative Assistant express his interest in any property that would become available in the DDA project area.

Item 2: Consent Agenda

MOTION by Lanni, second by Thomas to approve the Consent Agenda including the add on warrants as presented

MOTION CARRIED UNANIMOUSLY

Item 3: Director's Report

A. Maple/Welch Road Widening

The DDA has appropriated \$500,000 for the widening of Welch Road at Maple Road. The Engineering is complete and the bids have been let. Construction should start in approximately 45-60 days. The bids came in under the engineer's estimate.

B. Glengary Creek Study

The ASTI has conducted a water quality study of Glengary Creek from its entry into Commerce Twp. under Haggerty road to its entry into the canal system which eventually flows into Commerce Lake. A copy of the ASTI report is on file at the Commerce Library for review by the public. Mr. Berry stated that the study is a good cross section and analysis of the entire creek. The ASTI study also addresses the flooding issues in the area and storm water detention.

C. The DDA Website is in the final stages of an upgrade by Hermanoff & Associates. The improved web site will be easier to navigate. A presentation was given of the new website.

D. Welcome Signage. The new owners of Glass and Mirror Craft are proceeding with the manufacture of the "Welcome" signs at a cost of \$5,000 per sign. The cost of the signs was approved at a prior meeting.

E. JJR has presented three possibilities for the project area. An economic analysis of the project area is needed for an independent look at which alternative are feasible.

F. The form based code Technical Committee is making progress and has met 5 times to date.

MOTION by Lanni, second by Thomas to direct the DDA Director to authorize an Economic Feasibility Study in the DDA project area as defined by the DDA Director and the DDA Chairperson at an amount not to exceed \$39,000.

MOTION CARRIED UNANIMOUSLY

Item 4: Vantagepoint

Progress Report Phase I – A presentation was made by Vantagepoint of the progress to date.

Item 5: Engineer's Update

Loren Crandall of Giffels Webster reported that progress on the Haggerty Road project is continuing, and that they are waiting for the results of additional traffic studies on certain Haggerty Road intersections. In addition, ASTI is preparing a storm water management plan for the golf course acreage, with solutions for storage to include saving as many trees as possible. Approximately 20-35 acres of golf course land will be reclaimed as wetlands. The storm water management plan may result in the proposed Martin Road extension being shifted slightly to the west; a report will be presented at the next meeting.

Item 6: Attorney Update – Tom Rauch

Fifth Amended Development Plan – The proposed Fifth Amended Development Plan includes expansion of the DDA district and development area to include the improvement of additional roads in the expanded area. The Township Board adopts the expansion of the DDA area and the Fifth Amended Plan by ordinance.

Revised Project Financing Agreement Exhibit A – Another revision to Exhibit A of the 2004 Bond Financing Agreement will be presented to the Town Board for approval when it considers the expansion of the DDA district and the Fifth Amended Plan.

Item 7: Tentative Executive Session

MOTION by Thomas, Second by Gotts to enter into Executive Session for the purpose of discussion of the purchase of property.

ROLL CALL VOTE

AYES: Thomas, Lanni, Lublin, Kirkwood, Motz, Gotts, Marotta, Shimmin.

NAYS: None

Absent: Zoner, Bilopolska

MOTION CARRIED UNANIMOUSLY

Entered Into Executive Session at 1:35 p.m.

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

MOTION by Gotts, second by Thomas to direct the DDA Director to proceed with obtaining appraisal for Parcel "A" as discussed in Executive Session, with a cost of the appraisal not to exceed \$4,000, and to negotiate a purchase agreement for the parcel.

MOTION CARRIED UNANIMOUSLY

MOTION by Gotts, second by Thomas to authorize the DDA Director and the Chairman to proceed with obtaining an updated appraisal for Parcel "B" as discussed in Executive Session at a cost of \$5,500, and to negotiate and sign a purchase agreement for the parcel based upon the price discussed in Executive Session.

MOTION CARRIED UNANIMOUSLY

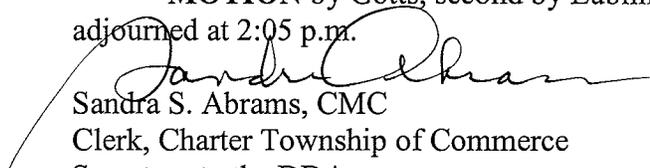
MOTION by Gotts, second by Thomas to direct the DDA Director and Chairman to proceed with negotiations and acquisition of Parcel "C" as discussed in Executive Session at a cost not to exceed the dollar amount discussed in Executive Session.

MOTION CARRIED UNANIMOUSLY

Item 8: Other Matters

Adjournment

MOTION by Gotts, second by Lublin, to adjourn. Motion carried. Meeting adjourned at 2:05 p.m.


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

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