

**CHARTER TOWNSHIP OF COMMERCE  
DOWNTOWN DEVELOPMENT AUTHORITY**

**Tuesday, May 16, 2006  
Commerce Township Hall  
2840 Fisher  
Commerce Township, MI 48390  
12:00 p.m.**

**CALL TO ORDER:** Chairperson Shimmin called the meeting to order at 12:35 p.m.

**Downtown Development Authority**

**Present:** E. Wynn Berry, DDA Director  
Robert Shimmin, Chairperson  
Daniel Lublin, Member  
James Gotts, Vice-Chairperson  
Thomas Zoner, Member  
Randall Thomas, Member  
Sandra Motz, Member

Frank Marotta, Member  
Marina Bilopolska, Member

**Quorum of DDA Members determined**

**Absent:** Paul Kirkwood, Member  
Douglas Lanni, Member

**Also Present:** Thomas Rauch, DDA Attorney  
Sandra Abrams, DDA Secretary  
Susan Gross, DDA Treasurer  
Phillip Adkison, Township Attorney  
Deb Kirkwood, DDA Administrative Assistant  
Loren Crandell, Giffels Webster  
Chris Michaels, Township Attorney

**Approval of the Minutes:** April 18 , 2006, Minutes

**MOTION** by Thomas, second by Gotts, to approve the minutes of the April 18, 2006, Regular Meeting minutes as corrected.

**MOTION CARRIED UNANIMOUSLY**

**Item 1: Public Comments**  
None Received

Chairperson Shimmin introduced the members of the Citizens Committee that were present. DDA Attorney, Thomas Rauch gave a brief explanation of the DDA Statute relative to the Citizens Committee.

**Item 2: Consent Agenda**

- A. Treasurer's Report for April 2006
- B. Warrants with Additions

**MOTION** by Gotts, second by Lublin, to approve the Consent Agenda.

## MOTION CARRIED UNANIMOUSLY

### **Item 3: Director's Report**

#### **A. Review of Fifth Amended Plan**

DDA Director, Wynn Berry, gave an update on the status of the Fifth Amended Plan, stating he had received many telephone inquiries from the public relative to the Public Hearing scheduled for the May 16, 2006 Township Board Meeting. He will be present at the Township Board meeting to discuss the Fifth Amended Plan and address any questions.

#### **B. Update on Drainage Plan**

Giffels Webster has completed the master drainage plan for Section 24 and it is determined that additional drainage swales will be necessary and that the Wal-Mart property will be included in the master drainage plan.

#### **C. Wal-Mart Property Swap**

The DDA will be exchanging some properties with Wal-Mart to permit them area to renovate and construct a super Wal-Mart. The agreement for the property exchange will come before the DDA Board later this year.

#### **D. Update on Beaumont Agreement**

Beaumont Hospital is working on their due diligence relative to the purchase of property.

#### **E. Update on Origin and Destination Study**

Metro Transport is working with the Road Commission for Oakland County and the Secretary of State relative to the Origin and destination Study to determine the identification of cars and determine where the traffic is coming to and from to identify what roads will be impacted. This study should be completed in several months.

### **Item 4: Engineers Update**

Plans for Pontiac Trail are being reviewed by the Road Commission for Oakland County. Acquisition will be a key element in this project.

On the northern section of Haggerty Road, the Road Commission for Oakland County has signed off on the plans for the round-abouts.

Martin Road horizontal and vertical alignment is set and they are proceeding with final design.

Welch Road restoration project has started.

### **Item 5: Attorney's Update**

The attorneys are continuing to work with Beaumont Hospital in regard to their due diligence on the purchase of property.

**Item 6: Planning Director's Update**

The Planning Department and the Planning Commission are working with Wal-Mart on their expansion project and required variances. In addition they are assisting Beaumont Hospital with any information they may need relative to their due diligence on their purchase of property.

**Item 7: Tentative Executive Session**

A. Property Acquisition/ Sale and Rights of Way

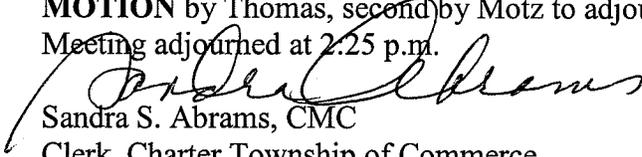
**MOTION** by Zoner, second by Gotts, to enter into Executive Session for the purpose of discussion of the purchase of property.

Entered into Executive Session 1:50 p.m.  
Returned to Regular Session at 2:20 p.m.

**MOTION** by Gotts, second by Thomas, that the DDA Director and Chairman are authorized and directed to retain consultants, either directly or through the DDA attorneys, to explore the status and progress of right of way development and expansion, in implementation of the Fifth Amended Plan and the necessary acquisition of property and property rights in connection therewith.

**MOTION CARRIED UNANIMOUSLY**

**MOTION** by Thomas, second by Motz to adjourn. Motion carried unanimously.  
Meeting adjourned at 2:25 p.m.

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