

**CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY**

Tuesday, June 20, 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
Marina Bilopolska, Member
Paul Kirkwood, Member
Douglas Lanni, Member

Quorum of DDA Members determined

Absent: Frank Marotta, Member

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

Approval of the Minutes: May 16, 2006, and May 31, 2006, Minutes

MOTION by Thomas, second by Lanni, to approve the minutes of the May 16, 2006, Regular Meeting minutes and the May 31, 2006, Special Meeting Minutes as presented.

MOTION CARRIED UNANIMOUSLY

Item 1: Public Comments
None Received

Item 2: Consent Agenda
A. Treasurer's Report for May 2006
B. Warrants with Additions

MOTION by Gotts, second by Lanni, to approve the Consent Agenda including the additions to the warrants.

MOTION CARRIED UNANIMOUSLY

Item 3: Director's Report

A. Update on EA and Floristic Report Director Berry reported that Asti Environmental completed the field work on the Floristic Report and that report will be available at the next DDA meeting.

B. In addition the ERA Report is completed and a copy will be forwarded to the Board this week.

A copy of the DDA Newsletter, The Voice was distributed to the Board. The Voice will be mailed Township wide this week.

Item 4: Engineers Update

Update on the current status of DDA projects.

Item 5: Attorney's Update

Discussion of the Links Concession Agreement and the necessity for one concession for both El Dorado and the Links of Pinewood to satisfy the needs of the Liquor Control Commission. It will be necessary to amend the Concession Agreement deleting the Management Section and adding language that the DDA is 3rd party to the agreement

MOTION by Lanni, second by Thomas, to approve the Second Amendment to Concession Agreement and authorize the appropriate signatures.

MOTION CARRIED UNANIMOUSLY

Beaumont Hospital has requested a 60 day extension with a 30 day automatic additional extension of time for their due diligence period.

MOTION by Lanni, second by Lublin, to approve the requested 60 day extension with a 30 day automatic additional extension of time, for the due diligence period, as requested by Beaumont Hospital.

MOTION CARRIED UNANIMOUSLY

Item 6: Planning Director's Update

The Planning Department has received a rezoning request north of the Hampton Inn in the DDA Area for a Steak and Shake restaurant. The Wal-Mart expansion project received site plan review in March and the Planning Department is currently reviewing the design details including the retaining wall and plantings.

Item 7: Tentative Executive Session

A. Property Acquisition/ Sale and Rights of Way

MOTION by Lanni, second by Gotts, to enter into Executive Session for the purpose of discussion of property acquisition/sale and rights of way.

ROLL CALL VOTE:

AYES: Lanni, Kirkwood, Bilopolska, Motz, Thomas, Zoner, Gotts, Lublin, Shimmin

NAYS: None

ABSENT: Marotta

MOTION CARRIED UNANIMOUSLY

Entered into Executive Session 1:45 p.m.

Returned to Regular Session at 2:45 p.m.

MOTION by Gotts, second by Thomas, to authorize the Chairperson and Director to amend the agreement with Wal-Mart to accomplish: a) The development of the detention area with a cross access and maintenance agreement; b) The dedication of an area for the development of a sanitary sewer easement, and; c) acknowledgment that the development of the detention area will need to be implemented simultaneously with the construction of the Wal-Mart project.

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