

**CHARTER TOWNSHIP OF COMMERCE  
DOWNTOWN DEVELOPMENT AUTHORITY  
Tuesday, January 30, 2007  
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  
Thomas Zoner, Member  
Randall Thomas, Member  
Sandra Motz, Member  
James Gotts, Vice-Chairperson  
Herb Feinstein, Member  
Frank Marotta, Member

**Quorum of DDA Members determined**

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

**Also Present:**  
Susan Gross, DDA Treasurer  
Deb Kirkwood, DDA Administrative Assistant  
Patricia Paruch, DDA Attorney  
Thomas Rauch, DDA Attorney  
Loren Crandell, Giffels-Webster Engineers  
Phillip Adkison, Township Attorney

**Approval of the Minutes:** December 12, 2006, Minutes as presented.

**MOTION** by Randall Thomas, second by Daniel Lublin, to approve the minutes of the December 12, 2006, Regular Meeting as presented.

**MOTION CARRIED UNANIMOUSLY**

**Item 1: Public Comments**

Mark Stacey – commented on the DDA’s plan, progress, and economic issues.

**Item 2: Consent Agenda**

- A. Treasurer’s Report for December 2006
- B. Approval of Warrants

**MOTION** by Thomas Zoner, second by Randall Thomas, to approve the Consent Agenda, amending the warrants to exclude the invoice from Jackson Associates and to include add-ons as presented.

**MOTION CARRIED UNANIMOUSLY**

**Item 3: Director’s Report**

Director Berry reported the following:

- A. Update of EA & Traffic Report  
Mr. Berry stated that work is continuing on the EA in conjunction with requests submitted by MDOT.
- B. Update on Links and El Dorado 2007 Golf Season  
Mr. Berry indicated that Fuller Oak Management may need to end the season in June or July 2007, pending the initial construction date for the new township facilities. DDA counsel Tom Rauch advised that the Third Amendment to the Concession Agreement with Fuller has been prepared, which extends the Agreement through June 30, 2007, and includes a subsequent month-to-month extension.

**MOTION** by Daniel Lublin, second by James Gotts, to approve the Third Amendment to the Concession Agreement with E.A. Fuller Oak Management and the Links at Pinewood.

**MOTION CARRIED UNANIMOUSLY**

- C. Metro Transport Origin and Destination Study (Out of Order)  
Mr. Berry presented Metro Transport’s map and statistics disclosing its findings on traffic patterns relating to origins and destinations. Discussion ensued among members as to current plans for Martin and Haggerty Roads.
- D. Sign Quest Presentation  
Additional materials and information were provided by Sign Quest representatives as requested by the DDA at its December 12, 2006, meeting. Thomas Zoner will

discuss proposals with the Township Board of Trustees and return feedback to the DDA Board next month.

**Item 4: Engineers Update**

Loren Crandell of Giffels Webster indicated that the Engineers are continuing to work on the Section 24 Project, with the focus on Martin Road and, in particular, the pedestrian pathway.

**Item 5: Attorney's Update**

None.

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

The Planning Director reported that work is continuing on the Beaumont facility.

**Item 7: Executive Session**

Property Acquisition/Sale and Rights of Way

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

ROLL CALL VOTE:

Ayes: Gotts, Thomas, Shimmin, Zoner, Motz, Feinstein, Marotta, and Lublin

Nays: None

Absent: Kirkwood and Lanni

**MOTION CARRIED UNANIMOUSLY**

Entered into Executive Session 1:30 p.m.

Returned to Regular Session 2:00 p.m.

**MOTION** by James Gotts, second by Randall Thomas, to direct the DDA Director and Chair to enter into negotiations for acquisition of property in accordance with the terms discussed in executive session.

**MOTION CARRIED UNANIMOUSLY**

**MOTION** by Herb Feinstein, second by Daniel Lublin, to recuse Sandra Motz from participating in contemplated Motion relating to sale of property to school district.

**MOTION CARRIED UNANIMOUSLY**

**MOTION** by James Gotts, second by Daniel Lublin, to direct the DDA Director and Chair to enter into negotiations relating to sale of property to school district.

**MOTION CARRIED UNANIMOUSLY**

**Item 8: Other Matters**

None

**MOTION** by Thomas Zoner, second by Daniel Lublin to adjourn. Motion carried unanimously. Meeting adjourned at 2:05 p.m.

Christina E. Michaels on behalf of  
Sandra S. Abrams, CMC  
DDA Secretary  
Clerk, Charter Township of Commerce