

**CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY**

Tuesday, March 17, 2009

Commerce Township Hall

2840 Fisher

Commerce, MI 48390, 12:00 p.m.

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

Downtown Development Authority

Present: E. Wynn Berry, DDA Director
James Gotts, Chairperson
Randall Thomas, Vice-Chairperson
Pat Dohany, Member
Herb Feinstein, Member
Paul Kirkwood, Member
Doug Lanni, Member
Daniel Lublin, Member
Sandra Motz, Member
Thomas Zoner, Member

Quorum of DDA Members determined

Absent: Frank Marotta, Member
Sandra S. Abrams, DDA Secretary

Also Present: Susan Gross, DDA Treasurer
Phil Adkison, Township Attorney
Hans Rentrop, Township Attorney
Deb Kirkwood, DDA Administrative Assistant
Thomas Rauch, DDA Attorney
Patricia Paruch, DDA Attorney
Sandy Hermanoff, Hermanoff & Associates
Dan Kolbe, CT Clerk's Dept. (Acting Secretary)
Kathleen Cassidy, CT Planning Dept.
Jeffrey Bowdell, CT Building Dept.
Loren D. Crandell, Giffels-Webster Engineers
Matt Schwantz, Giffels-Webster Engineers
Jay James, Giffels-Webster Engineers

Approval of Minutes:

MOTION by Thomas, second by Kirkwood to approve the minutes of the February 24, 2009 Regular Board meeting as corrected.

MOTION CARRIED UNANIMOUSLY

Jim Gotts introduced the newly appointed DDA Member Patrick Dohany.

Item 1: Public Comments

Julie LaBlanc, 4TOAT - Wanted to go on record that the group still opposes the realignment of Martin and Union Lake Roads.

Item 2: Consent Agenda

A. Treasurer's Report for February 2009

MOTION by Lublin, second by Lanni to approve the Treasurer's Report as presented.

MOTION CARRIED UNANIMOUSLY

B. Approval of Warrants with add-ons

MOTION by Kirkwood, second by Zoner to approve the Warrants with Add-Ons as presented.

MOTION CARRIED UNANIMOUSLY

Item 3: Director's Report

- A. Update on Township Hall Construction** – Building proceeding on time and within budget. The DDA will have offices and a Meeting Room at the new facility. Tom Zoner said that the building is open for any of the DDA to tour if they should wish to do so. Zoner also stated that there is an Open House scheduled for May 21, 2009 and letters would be going out to solicit funds to help pay expenses. Berry stated that the next issue of the Voice would be going out and a notice could be added to it.
- B. Update on Bridge Construction** – After many revisions, the foundation drawings are going back to a version which is close to the original design. The construction cost due to the revision will add about \$200,000.00.
- C. Update on Roundabout at M-5/Pontiac Trail/Martin Road** – The design of Roundabout is nearly complete. Matt stated that engineering is about 85% complete. Because of excessive requests from Kingstown Manor, the MI U-turn is being eliminated and a left hand turn lane added. This revision is at M-DOT for review. The "Breach Document" has been recorded and M-DOT stated that the deed may be amended to include extended footage. There is still hope for stimulus package dollars.
- D. Update on Discussions with RCOC and MDOT** – Jay James stated that Haggerty Road is a project scheduled for 2013. Lublin asked how long the MDOT permit for the roundabout would be good for. It was stated that they would like it to be a minimum of 2 to 3 years to allow for multiple construction seasons in the event that MDOT does not allow for the intersection to be closed completely.
- E. Update on Commercial Site Sale** – No change.
- F. Update on Sale Agreement for Hospitality/Conference Center Site** – The Purchase Agreement is in the final stages. Time frames are being looked at so that they will be mutually beneficial to both parties. A written Agreement is planned for next month.

Item 4: Attorney's Update –

Nothing to add.

Item 5: Engineer's Update –

It was stated that Grading, Paving and Utilities are finishing up now that the weather is improving. Soil Erosion repairs will also be done once the weather fully cooperates. Matt further stated that sidewalk prices are quoted and that concrete walks may be about the same price as asphalt.

Item 6: Planning Director's Report –

- A.** Cassidy stated that Beaumont Hospital is working on their financial package and that Beaumont has open permits.

- B. Cassidy stated that she, Tom Zoner and Jeff Bowdell would be meeting with RCOC on Friday to review their list.
- C. Cassidy stated that the New Zoning Ordinance was approved for recommendation to the Board on Monday, March 16, 2009.

Item 7: Tentative Executive Session – None

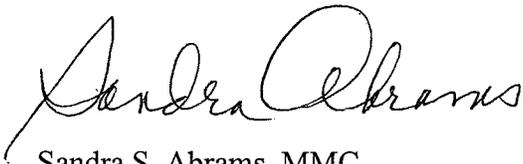
Item 8: Other Matters:

Lanni requested a moment of silence for Retired Commerce Township Fire Chief Ron Bolitho, who passed away last week-end.

MOTION by Lublin, second by Feinstein to adjourn.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 1:05 p.m.



Sandra S. Abrams, MMC
DDA Secretary
Clerk, Charter Township of Commerce