

**CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday May 12, 2009
Commerce Township Hall
2009 Township Drive
Commerce Township, MI 48390
12:00 p.m.**

CALL TO ORDER:

The Meeting was called to order by Chairperson Gotts at 12:30 p.m.

Downtown Development Authority:

Present: E. Wynn Berry, DDA Director
Jim Gotts, Chairperson
Randall Thomas, Vice Chairperson
Paul Kirkwood, Member
Dan Lublin, Member
Thomas Zoner, Member
Pat Dohany, Member

A Quorum was determined

Absent: Sandra Motz, Member
Herbert Feinstein, Member
Doug Lanni, Member
Frank Marotta, Member

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

Approval of Minutes:

Motion Zoner, second by Thomas to approve the Minutes of April 14, 2009 as presented.

MOTION CARRIED UNANIMOUSLY

Item 1: Public Comments

Peter Unick noted the seating and chairs for use by the audience and the set up of the new DDA meeting room.

Mark Stacey noted the residents who cannot attend during the day would appreciate evening DDA meetings; he proposed at least one evening meeting per quarter.

Item 2: Consent Agenda

- A. Treasurer's Report April 2009
- B. Warrants with Add-Ons

MOTION by Zoner, second by Thomas to receive and file the Treasurer's Report.

MOTION CARRIED UNANIMOUSLY

MOTION by Lublin, second by Dohany, to approve the warrants with one add on and with one change as noted by the DDA Director.
MOTION CARRIED UNANIMOUSLY

MOTION by Dohany, second by Zoner, to re-elect Jim Gotts as Chairperson, Randy Thomas as Vice-Chairperson, Sandra Abrams as Secretary, and Susan Gross as Treasurer of the Board.
MOTION CARRIED UNANIMOUSLY

MOTION by Lublin, second by Kirkwood to approve the Meeting Schedule for 2010.
MOTION CARRIED UNANIMOUSLY

Item 3: Director's Report

A. Update on Martin Parkway Bridge– Construction work on the Martin Parkway bridge should commence today, May 12, or tomorrow, May 13.

B. Update on Township Hall – Commerce Township staff moved themselves into the new Town Hall, working as a team with excellent results. Supervisor Zoner added that the move was organized, efficient, and seamless. Some last minute items such as signage and landscaping remain to be completed, but the Open House will be held on May 21, 2009 as planned.

C. ICSC Conference –Director Berry will be attending the ICSC conference in Las Vegas, as will Randy Thomas on his own business and in conjunction with Director Berry. Several meetings have been scheduled with potential developers.

D. Update on interest in DDA properties - Interest has been expressed by J. Galbraith and B. Aiken in the project area/Commercial Center; there have been several inquiries on the Haggerty Road at Pontiac Trail property.

E. Tom Traciak – Financial Advisor- Updated the Board on bank loans compared to variable rate Bonds in the current market.

F. Oakland Co. Sheriff's Dept. Lease Proposal – Proposal by the OCSD for lease of an ATV, maintenance free, for the Sheriff and Fire Departments to patrol the 350 acres of the DDA project area, where trespass has been occurring.

Item 4: Attorney's Update

MOTION by Dohany, second by Lublin, to approve the attached Resolution to authorize any one of the Chairperson, Vice Chairperson, Secretary, treasurer, or the DDA Director, Kelly A. Allen, Esq. or Laura Peters, legal assistant at the Adkison firm, or Thomas C. Rauch, Esq., of Kemp Klein, DDA counsel, to execute the Agreement and any and all other documents that are required to implement the escrow or transfer of the liquor license as envisioned by the Agreement and related documents and to take such other actions and execute such other documents as may be deemed necessary or desirable in the discretion of any of the foregoing authorized persons, to acquire, hold, assign, transfer and/or otherwise deal with the liquor license and/or to comply with any applicable law or ordinance, including but not limited to Michigan

Liquor Control Commission and other state, county or municipal requirements in connection therewith, and/or to effectuate the intents and purposes hereof; and, further, to ratify the negotiation, terms, and execution of the Agreement, all related documents, and the actions of the Director and DDA and Township attorneys to implement the intents and purposes hereof.

ROLL CALL VOTE

AYES: Zoner, Gotts, Thomas, Lublin, Kirkwood, Dohany

NAYS: None

MOTION CARRIED UNANIMOUSLY

MOTION by Lublin, second by Thomas to approve attached Resolution authorizing the conveyance of title of the new Township Hall property from the DDA to the Township without cost to the Township.

ROLL CALL VOTE

AYES: Zoner, Gotts, Thomas, Lublin, Kirkwood, Dohany

NAYS: None

MOTION CARRIED UNANIMOUSLY

Item 5: Engineer's Update – The bridge construction has commenced and should be complete in 6-8 weeks, after which the roadway will be built. Landscaping the boulevard median and island area, Pinewood Industrial Subdivision restoration, with repairs to sprinklers, final grading and reseeding and sod, to begin soon. Once the bridge is complete, the work will begin on the walkway under the bridge for pedestrians.

The round-a-bout at Oakley Park Road will be coordinated with the other projects in the area, and could commence approximately mid June.

Item 6: Planning Director's Update - The Planning Director attended an ICSC outreach program with local incentives as the topic, as well as an Oakland County Economic Outlook luncheon. The Oakland County Zoning Committee reviewed the new Zoning Ordinance and approved the proposed rezoning of seven parcels. Homedics PA 198 tax abatement is scheduled for the Township Board meeting on May 12, 2009.

A proposal to change the zoning ordinance for the DDA area to create a separate district for the Hampton Inn to eliminate its potential nonconforming status is under consideration.

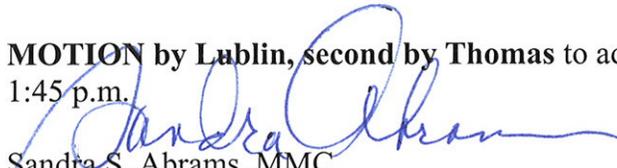
Item 7: - Tentative Executive Session

None

Item 8: - Other Matters

None

MOTION by Lublin, second by Thomas to adjourn. Motion carried, meeting adjourned at 1:45 p.m.


Sandra S. Abrams, MMC

DDA Secretary/Clerk, Commerce Township

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