

**CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday June 16, 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 Vice-Chairperson Thomas at 12:30 p.m.

Downtown Development Authority:

Present: E. Wynn Berry, DDA Director
Sandra Motz, Member
Randall Thomas, Vice Chairperson
Paul Kirkwood, Member
Dan Lublin, Member
Thomas Zoner, Member
Pat Dohany, Member
Frank Marotta, Member
Cristen Skikun, Member
Wendy Anderson, Member
Jose Mirkin, Member
David Smith, Member

A Quorum present.

Absent: Jim Gotts, Chairperson

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

Prior to beginning the meeting, Vice Chairperson Thomas asked the new DDA Board members to address the board with a brief introduction and to explain their interest in serving on the DDA Board.

Approval of Minutes:

Motion Lublin, second by Smith to approve the Minutes of May 12, 2009 as presented.

MOTION CARRIED UNANIMOUSLY

Item 1: Public Comments

Daniel Chad, resident, requested status on the Clubwood culvert.

Mark Stacey, resident, requested information on the DDA Board members and compliance with the statute; requested the removal of a semi truck at Pontiac Trail and M5; stated the DDA signage is nice but that the DDA should not put up any additional signage in the project area.

Peter Unick requested the exact amount of the outstanding DDA bonds to date; stated that handicapped signage is overdue at the new Township Hall; that there are no gas stations in the area which might be a good idea in the project area, or an ethnic complex.

Item 2: Consent Agenda

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

MOTION by Dohany, Second by Zoner to approve the Consent Agenda.

MOTION CARRIED UNANIMOUSLY

Item 3: Director's Report

Director Berry asked Treasurer Susan Gross to tell the Board about the Community Service awards recently given to DDA Board members Dan Lublin and Frank Marotta; on behalf of the Board Mr. Berry congratulated both members on their achievements in Commerce Township.

A. Update on Martin Parkway Bridge– Foundation for the bridge is well underway. Concrete is expected this week. Main bridge has already been fabricated and will arrive when appropriate. Tree moving will start tomorrow. Roundabout at Oakley Park and Martin Roads to start in July (approximately); a map of the detour route has been given to staff to their own use and to assist residents. Construction on the roundabout is expected to take eight weeks.

B. Update on Township Hall – Work on landscaping and sprinkler system at Township Hall is proceeding.

C. ICSC Conference – Attendees had several meetings during the conference including with representatives from Von Maur. Market is no different here than anywhere else in the country. Marketability of the property is essential; completing the intersection and road work is critical to marketing the project.

D. Hotel/Convention Center Site – The interested properties would like to wait until the credit market has improved to proceed.

E. Update on Interest in DDA Properties – The DDA has recently been contacted by fast food chains and a few commercial brokers.

Jim Galbraith, who has indicated interest in the residential portion of the project, added that residential developers assume that it will be 12 to 24 months before the capital market breaks.

The Board discussed alternative plans for the project area, including a medical campus with research and education facilities, and how long a holding pattern can be maintained without proceeding with an alternate plan for the project area. The Board considered holding a study session to discuss and assess other options, including involving county, state, and federal governments for assistance.

Director Berry stated that completing the road projects is critical to the marketability of the project, and that the intersection of Pontiac Trail and M-5 will be a traditional signalized intersection due to the cost of the preferred roundabout.

Item 4: Attorney's Update

MOTION by Marotta, second by Dohany to approve the attached Resolution to authorize the officers and/or the Director to negotiate the final terms and pricing of the acquisition of two ATV vehicles and trailers from Motor City or such other vendor that offers acceptable prices and terms, and to execute any and all documents that are required in connection therewith at a price and terms no less favorable than the proposed \$12,168 plus trailer cost.

MOTION CARRIED UNANIMOUSLY

Discussion following the Motion: Township insurance agency to be notified of the purchase; location for the storage of the vehicles; liability; no trespass signage on all trails and property that will be policed with the ATV vehicles; cost of maintenance; cost of lights for the two vehicles.

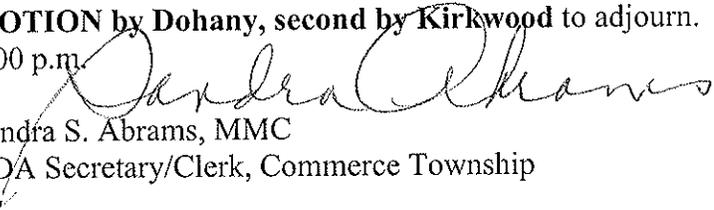
Item 5: Engineer's Update – See Director's Report.

Item 6: Planning Director's Update - The Hampton Inn owner is proposing a text amendment to the Zoning Ordinance; no update or changes from Beaumont Hospital.

Item 7: - Tentative Executive Session
None

Item 8: - Other Matters
None

MOTION by Dohany, second by Kirkwood to adjourn. Motion carried, meeting adjourned at 2:00 p.m.


Sandra S. Abrams, MMC
DDA Secretary/Clerk, Commerce Township