

**CHARTER TOWNSHIP OF COMMERCE  
DOWNTOWN DEVELOPMENT AUTHORITY**

**Tuesday, September 15, 2009**

**Commerce Township Hall**

**2009 Township Drive**

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

**CALL TO ORDER:** Chairperson Gotts called the meeting to order at 12:30 p.m.

**Downtown Development Authority**

**Present:** E. Wynn Berry, DDA Director  
James Gotts, Chairperson  
Daniel Lublin, Member  
Thomas Zoner, Member  
Randall Thomas, Vice-Chairperson  
Paul Kirkwood, Member  
Jose Mirkin, Member  
Sandra Motz, Member  
David Smith, Member  
Doug Lanni, Member  
Cristen Skikun, Member

**Quorum of DDA Members determined**

**Absent:** Frank Marotta, Member  
Wendy Anderson, Member  
Patrick Dohany, Member

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

**Approval of the Minutes:** August 18, 2009, Minutes

**MOTION** by Thomas, second by Lublin, to approve the August 18, 2009, meeting Minutes as presented.

**MOTION CARRIED UNANIMOUSLY**

**Item 1: Public Comments**

Judy Unick restated the question asked at the previous meeting by Peter Unick, "requesting the difference between the DDA project and any other real estate project."

**Item 2: Consent Agenda**

- A. Treasurer's Report for August 2009;**
- B. Approval of Warrants with additions**

**MOTION** by Lublin, second by Thomas to approve the Consent Agenda containing the Treasurer's Report for June 2009 and the Warrants including additions as presented.

**MOTION CARRIED UNANIMOUSLY**

### **Item 3: Director's Report**

#### **A. Proposed 2010 Budget**

**MOTION** by Lanni, second by Kirkwood, to recommend to the Township Board the proposed 2010-2011 DDA Budget.

**MOTION CARRIED UNANIMOUSLY**

#### **B. Update on Martin Parkway - The bridge is in place and backfilled. Paving of the gravel roadway will begin soon. The road will be serviceable from Oakley Park to the Library until the signalization is done at Pontiac Trail and M-5.**

The roundabout at Oakley Park and Martin Parkway was completed in just less than 8 weeks. The engineers and surveyors on site did a good job.

Installation of the pathway lighting under the bridge and roadway lighting from Oakley Park to the Library will begin soon. Installation of the remainder will start when the M-5 and Pontiac Trail intersection is complete.

Tree Fertilization Proposals –

**MOTION** by Lanni, second by Smith to approve the fertilization proposals from Advanced in the amount not to exceed of \$7,097.50.

**MOTION CARRIED UNANIMOUSLY**

Irrigation Proposals –

**MOTION** by Thomas, second by Lublin to approve the irrigation proposal from Progressive in an amount not to exceed \$108,222.00.

Pathway Construction – Currently under budget.

#### **C. Update on Interest in DDA Properties – Walled Lake Schools is in discussions with the DDA regarding a 17 acre parcel.**

#### **D. Library Parcel – Sketches have been distributed. Send comments on sketches to the DDA.**

### **Item 4: Attorney Update**

#### **A. Kingstowne Agreement – An “Easement Agreement for Landscaping and Berms” was negotiated with Kingstowne, the DDA and the Township. The berm will buffer the property; the Agreement covers maintenance obligations and related issues. The DDA will construct.**

**MOTION** by Lanni, second by Mirkin to accept and confirm the grant of easement for landscaping and berms executed by Kingstowne Manor Condominium Association No. 1, and ratify the “Easement Agreement for Landscape and Berms” executed by Kingstowne, the DDA, and Commerce Township.

**MOTION CARRIED UNANIMOUSLY**

**Item 5: Engineers Update** The project is winding down for the winter. MDOT received construction drawings for the M-5/Pontiac Trail intersection; patio at the Township Hall will be done soon.

**Item 6: Planning Directors Update** - The City of Wixom, Walled Lake and Commerce have applied for a trailways grant through MDOT.

**Item 7: Tentative Executive Session – None**

**Item 8: Other Matters** - Discussion of the new company in Wixom at the former Ford Plant which could result in 4000 new jobs.

Daniel Lublin addressed the Board regarding a possible new direction for the DDA Project area, such as a Foreign Nations Retail Center, to secure long term financing and jobs.

Discussion of a Board brainstorming session to determine the direction of the DDA project area and the need for a research committee. Lublin will meet with Jose Mirkin and bring to the Board a proposal for researching and promoting new direction of the DDA project area.

As there were no other issues,

**MOTION** by Lublin, second by Thomas to adjourn. **MOTION CARRIED UNANIMOUSLY**, meeting adjourned at 2:00 p.m.



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