CHARTER TOWNSHIP OF COMMERCE
TOWNSHIP BOARD, DOWNTOWN DEVELOPMENT AUTHORITY, AND PLANNING COMMISSION, SPECIAL MEETING
2009 Township Drive
Commerce Township, MI 48390
Thursday August 5, 2010, 7:00 p.m.

CALL TO ORDER: Supervisor Zoner called the meeting and all Boards to order at 7:00 p.m.
PLEDGE OF ALLEGIANCE
ROLL CALL:

Present: **TOWNSHIP BOARD**
Thomas K. Zoner, Supervisor
Sandra Abrams, Clerk
Robert J. Long, Trustee
Debra Kirkwood, Trustee
Rick Sovel, Trustee
Daniel P. Munro, Trustee
Susan Gross, Treasurer
DOWNTOWN DEVELOPMENT AUTHORITY
Kathleen Jackson, Director
Jim Gotts, DDA Chairman
Dan Lublin, Vice-Chairman
Jose Mirkin, Member
Pat Dohany, Member
Dave Smith, Member
Wendy Anderson, Member
Thomas Zoner, Member
PLANNING COMMISSION
Bill McKeever
Tom Jones,
Debra Kirkwood
Brian Winkler

Item 1: Planning Discussion – Wind Power and Geothermal
Kathleen Jackson spoke to the discussion by the Planning Commission relative to wind power and regulation of same. Ordinances have been reviewed and more will be reviewed in the future for the type of regulation that is in other locations in Michigan. Currently, for utilization of wind power the only regulation necessary in Commerce is to comply with the height requirements of the Township. In addition, should regulations be put into place, there are no means of enforcement of same.

Also discussed was geothermal heating and cooling, which is the fastest evolving heat and cooling utility at this time. Grants are available for geothermal installation. More information will be forthcoming on this subject.

Item 2: Refinance of DDA Bonds

Tom Traciak, ACI Finance, gave a review and explanation of the refinance process. A summary of the DDA debt, structuring and refinance opportunities was also addressed by Bowden Brown. Charter One Bank was present with input relative to the refinance.

There are no time constraints to accomplish the refinance, downside is the cost of issuance of the new bonds.

Discussion by the Township Board and the DDA Board.

MOTION by Smith, second by Dohany to recommend to the Township Board, approval of the FHLBB Letter of Credit Substitution through RBS Citizens/Charter One Bank and, replacement of remarketing agent Stern Brothers & Co. for Raymond James.
ROLL CALL VOTE:
AYES: Smith, Dohany, Gotts, Mirkin, Anderson, Zoner
NAYS: None

MOTION CARRIED UNANIMOUSLY

MOTION by Munro, second by Gross, to approve the recommendation of the DDA Board, approving the FHLBB Letter of Credit Substitution through RBS Citizens/Charter One Bank, and replacement of remarketing agent Stern Brothers & Co. for Raymond James.
ROLL CALL VOTE:
AYES: Munro, Kirkwood, Gross, Zoner, Abrams, Sovel, Long
NAYS: None

MOTION CARRIED UNANIMOUSLY

Item 3: DDA Discussion

Update of the DDA activities was given by DDA Director Kathleen Jackson and Chairperson Jim Gotts including but not limited to Financial; Marketing/Public Relations; Committee activities; Tiger 2 Grant Application; Roundabout at Pontiac Trail; Two Millages Levy; Meeting with the West Bloomfield supervisor; Conveyance of Township Hall and Library, DDA Liquor License; Wetland Monitoring and Millings for the Trails.

Item 4: Water Tower

MOTION by Abrams, second by Zoner to direct the Township Engineers, Giffels Webster, to research and bring back to the Township Board, at a cost not to exceed $7500, information relative to a water tower and the possible options and savings that could be seen by the residents of Commerce Township via the installation of a water tower, and amend the budget accordingly.
ROLL CALL VOTE:
AYES: Abrams, Zoner, Munro, Sovel, Kirkwood, Gross
NAYS: Long

MOTION CARRIED

Item 5: Meeting dates for 2011 Budget

All meetings are to be at 7:00 p.m.
Tuesday, August 24, 2010
Tuesday, September 21, 2010
Tuesday, September 28, 2010

As there were no other matters, **MOTION** by Abrams, second by Sovel to adjourn. Motion carried. All Boards adjourned at 10:45 p.m.

Sandra Abrams, MMC
Clerk, Charter Township of Commerce