

Final
CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, June 19, 2018
Commerce Township Hall
2009 Township Drive
Commerce Township, MI 48390
12:00 PM

CALL TO ORDER: The Meeting was called to order by Chairperson Gotts at 12:00PM.

Downtown Development Authority:

Present:

Mark Stacey, DDA Director
James Gotts, Chairperson
Dan Lublin, Vice Chairperson
Jose Mirkin, Member
Susan Averbuch, Member
Susan Spelker, Member
Tim Hoy, Member
David Smith, Member (arrived 12:02PM)

Absent:

Brian Winkler (excused)
Molly Phillips, DDA Treasurer (excused)

Also Present:

David Scott, Township Supervisor
Melissa Creech, DDA Secretary
Debbie Watson, DDA Assistant
Thomas Rauch, DDA Attorney
Matt Schwanitz, Giffels-Webster Engineer
Randy Thomas, Insite Commercial
Dave Campbell, Township Planning Director
Lt. Gerald Schroeder, OCSO, Commerce Twp. Substation Commander

Item 1: Approval of Minutes

MOTION by Lublin, seconded by Mirkin, to approve the Regular Meeting Minutes of May 15, 2018 as presented. **MOTION CARRIED UNANIMOUSLY**

Item 2: Public Comments

None.

Item 3: OCSO Update - Lt. Gerald Schroeder

Lt. Schroeder discussed the following with the Board:

- Crime stats in the DDA and the Township are down across the board by about 20%
 - The major crime that went down is retail fraud. A few years ago retail frauds in the DDA were one of our major crimes. They have gone down approximately 50% in the past year which is impressive.
 - Our calls for service are up in the DDA. They went up roughly about 1,000 calls between last year, and 2016
 - Alarms have gone up slightly.
 - We had an issue with some B&E's and that subject is in custody. His name is Martin Bruner. He broke into Discount Tire on Haggerty, and attempted to break in to Subway off 14 Mile Road. He has been convicted of about 20 counts of B&E and he's looking at 7-10 years in prison.

- Another large case involved a couple who went through vehicles and stole some credit cards. They used them in a couple stores in the DDA district. Our detectives did a great job following up and located the two in Ann Arbor, where they also executed a search warrant at their home, and recovered a White Lake officer's off-duty weapon that was stolen, along with a star sapphire gemstone which was valued at \$50,000. The criminals had no idea of the sapphire's value.
- With regard to roundabouts with the Transportation Improvement Association:
 - Last year, they had us ranked #1 for crash frequencies.
 - We had a total of 138 accidents, 8 injuries.
 - I guess if you look at any promising note, 8 injuries is a lot less than the roundabout in Farmington Hills. They had 17 injuries, but 10 less accidents.
 - The #3 was Southfield at 12 Mile and Telegraph; they had about 14 injuries and 180 accidents total.
 - This year, we're ranked about #2 right now at 85 accidents; just a little below the Farmington Hills roundabout.
 - Unfortunately, our Oakley Park roundabout has moved up about 5 spots and is already at about 20 accidents.

Director Stacey - We did have contact with the Wyncliff HOA. I understand we've had some breaking and entering of vehicles over there. Are you aware of what's going on and is there anything we can do about that?

Lt. Schroeder - We don't have any suspects for the couple cars they went through over here. Just have people make sure they lock their cars. They're not breaking in to enter the car; they're just opening unlocked doors. Don't hesitate to call us and let everyone know. Don't think you're bothering us. That's what we're here for. We'll flood the area and try to find those responsible.

Discussion continued regarding break-ins, locking vehicles and key fob duplicate devices that thieves are now using to gain entry.

Director Stacey - We have the library coming down. Thank you for all your help in watching the building for us. We should have that attractive nuisance gone soon, and no more kids will be playing in it. I know that was a concern.

We have not had any damage or vandalism that I'm aware of on the DDA development property, so that's a positive.

Susan, are you still having problems with the motorcycles?

Susan Averbuch - We haven't seen the signs or the fence put up. Linda, have you heard ATV's?

Linda Beshears, Campbell Creek Subdivision - No, I haven't heard any, but I did see the signs being posted.

Director Stacey - I know they're also working onsite every day, so that should help keep those activities down.

Susan Averbuch - It's the big hill they like.

Director Stacey - They are certainly taking that down as they continue to work and move dirt.

Lt. Schroeder, other than that, I think those are the areas I wanted to touch upon. We appreciate everything that you're doing in the DDA area and keeping us updated.

Vice Chairperson Lublin - Are you finding accidents on the roundabouts are increasing? They're supposed to decrease over a period of time. I'm just wondering what we're finding on ours.

Lt. Schroeder - Last year, we had 138. The year before, we had 88.

Vice Chairperson Lublin - So it appears we may be running more cars through the roundabout ...

Lt. Schroeder - Yes, that's an issue too. The TIA is still saying we're only averaging 45,000 vehicles daily through there, but yet they say that a couple miles down the road, at 14 Mile and M5, we're running 89,000 vehicles. So I believe we are running more than 45,000 cars through that roundabout.

Vice Chairperson Lublin - So that's probably why the number of accidents is going up.

Chairperson Gotts - I think there was some question about the visibility aspect, and they're likely to change the screening because I think that some drivers, particularly headed northbound, are not able to discern the traffic patterns.

Vice Chairperson Lublin - That's true. I noticed, you have to slow down no matter what you do, because you can't see. It works for me, I slow down, but if somebody doesn't, I can see where there would be an accident.

Lt. Schroeder - Yes, and many don't slow down, especially the northbound traffic coming off of M5.

Supervisor Scott - Most all of the accidents that we're experiencing there, the Number 1 cause is lane discipline. People are traversing the roundabout, but they're crossing lines, entering other lanes and they're bumping into cars. These are not old-fashioned, debilitating collisions. They're fender benders only.

Vice Chairperson Lublin - There's no fatalities, that's what's important.

Susan Averbuch - I know during rush hour there, it's taking your life into your own hands.

Director Stacey - It certainly is a very tough intersection. The most recent traffic counts that we did, and correct me if I'm wrong Mr. Campbell, weren't we pushing 70,000?

Dave Campbell - I thought it was 60,000-something.

Director Stacey - Like 68,000.

Dave Campbell - Yes, and that's traffic in all directions entering the roundabout from M5 and from Pontiac Trail.

Vice Chairperson Lublin - That will change as soon as the shopping center is complete. You'll probably have 30,000 to 40,000 more cars.

Susan Averbuch - One other question, with regard to the pathways, do you feel they're safe?

Lt. Schroeder - I think they're fine, I think you're pretty safe. You haven't had any issues, have you?

Susan Averbuch - No, I haven't, but I heard a story in Macomb County about a girl jogging.

Lt. Schroeder - I think that was on a trail that was back in a really heavily wooded area.

Director Stacey - A cell phone and mace are always two good things to have with you, Susan.

Susan Averbuch - Okay.

Chairperson Gotts - Lieutenant, thank you to you and your staff for keeping us safe. Have a wonderful day.

Director Stacey - Yes, thank you very much.

Item 4: Insite Commercial Report

Randy Thomas provided an overview of the Insite report submitted in the DDA Board's packet.

- Parcels A&H – Shapiro; They do have the wellhead points drilled. I believe sometime by next week, they will continue on with the relocation. My last conversation with Jim Galbraith was that they were satisfied with the relocation. They understand it was just a development issue that they didn't anticipate. They're going to try to get the clubhouse started this year, so hopefully we will see that vertical construction going on.

Discussion took place regarding the storage shed coming down on the property, land balancing progress on the site, and resubmission of the revised engineering plans for the deep sewer which should take place soon.

- Parcel B1 – We had Bruce Aikens in to meet with the Marketing Committee last week to provide an update, post-ICSC in Vegas. He reviewed current leases out, potential tenants he is talking to, and people who are in the queue. It is key for him to be at 60% to get financing to build the shopping center. The lending environment is far different than it was 15 to 20 years ago when malls were going up, but he is working at it and he's in constant communication.

Director Stacey - We did receive the additional deposit that Bruce was required to make under the contract, the \$75,000. If you'll remember, we agreed that a portion would go to the Township for the library demolition, and we would receive the remainder. That has been deposited into the DDA account.

We held the Marketing meeting on June 11th, and Bruce has committed to coming in to the DDA Board Meeting on August 21st. He could not be present today as he has tenant meetings out of town which were very important for him to be at. This August meeting will also follow a number of announcements that he is planning to make at upcoming shows.

Randy Thomas - There is a local ICSC; a far smaller scale than the Vegas show, but it will be held in Detroit on July 12th. He's been asked to speak at that event because of the announcement of his project. That's where he hopes to make the first of a number of announcements as progress continues to move forward.

Director Stacey - In addition, he is intending on putting up a sign, "Coming Soon - Five & Main", once the library is down. Under our last contract amendment and under the sub-PUD agreement, he's allowed to put up the signage. We're excited to see that as another milestone moving forward on the project.

- Parcel B2 - Granger, First & Main; I really have nothing new to report. Dave, have they talked to you about Phase 2?

Dave Campbell - Every so often I get a call from Granger, seemingly from a different person each time, asking what the process would be to move onto Phase 2. It's on their minds, but nothing more significant than conversations at this point.

I do want to mention also that they want to get their final C of O and close out their project. I think our Building Official, Jay James, was scheduled to go over there today and look at some last-minutes loose ends before issuing the final C of O, but that's an indication that they're very close to being 100% done with Phase 1 of the project.

Director Stacey - I spoke with Jay this morning. The file had been flagged previously due to funds owed by Granger for damage during construction, but they have paid the Commerce Towne Place Association everything that they owed. I let him know we were good from our side.

- Parcel C - The hard corner of Pontiac Trail and Haggerty Road; Generally this time of year, we get increased traffic; out of state people who don't like to come here in the winter. We get a fair amount of activity. We've had three gas station operators this month that have called in on it, but nothing significant to report on.
- Parcels D&E - Pulte, Merrill Park; This still continues to be a good project for them. More than likely, they'll be out of it by the end of this year, or by the Spring of 2019, then they'll turn it over to the HOA. During fly-overs, we see a significant amount of progress.
- Parcel F - The acreage in front of the Township Hall; The last thing of significance was interest by a dental group that is located within the Township. They're looking at building not only a facility for themselves, but more medical space up front. They're in early discussion stages and they really want to see what happens with Bruce's project before they make any commitment.
- Parcel G - Wyncliff; Nothing to update.
- Parcel I - BBI Holdings, Gilden Woods; We closed last month on this parcel, which is just north of the Township Hall. Last Thursday, there was a groundbreaking ceremony. They intend to open their facility by year-end.

Director Stacey - I think they're looking at 5 months approximately. I attended the groundbreaking, along with Planning. They are excited to come into the Township. It was a nice ceremony with the Chamber of Commerce. They want to be part of the business community. They are taking names for their waiting list.

Dave Campbell - They're talking about opening in the Fall.

Randy Thomas - They have a new facility in South Lyon, and another in Howell. I took a tour, and they really do a nice job.

Vice Chairperson Lublin - The dental facility; you said they have other places?

Randy Thomas - They're currently in Commerce Township now, on Union Lake Road. He's looking to relocate, build his own building and lease out medical space.

Vice Chairperson Lublin - It's a perfect spot. I like the idea of medical.

- Parcel J1 – 2.38 acres on the hard corner of Oakley and Haggerty; There's a swim school that has expressed some interest. We've also got another group that is looking for a smaller, high-end senior living. I just sent the information out and I haven't really had any dialogue with them yet.
- Parcel J2 - NorthPoint, Beyond Self Storage; They're working on the third level. We should start seeing the actual skin come around the building. They build these from the internal structure outward, contrary to a lot of other buildings that go from the outer walls in.
- Parcel K - The orphan piece across the street; Nothing has happened in the last 30 days.
- Parcel L - 1.8 acres on Haggerty Road; This is the other piece that the swim school is looking at. I also had a landscaping company that was interested, but due to the prohibition of outside storage in the DDA district, the site won't work for them.
- Parcel M&N - These are the two out-lots that are being retained by the DDA. We have spent some time with Matt making sure that we've got a pad that is buildable and lease-able near Walmart. The other one will be where Library Drive is currently, on the corner lot.

Item 5: Director's Report

Director Stacey reported the following to the Board:

- **Updates on Developers - (Covered by Randy)**
- **MTT Judgments - None**
- **HOA Items**
 - **Dues – All paid, and Wyncliff is on quarterly billings**
 - **Lighting - CJs Lighting, Chris Niestroy, Shaw Electric, Keith Greene**
 - We received our lighting order and it's in storage with Maintenance
 - We did have lighting problems at the Township roundabout. Chris came out and ran diagnostics, but was unable to solve the issue. Shaw Electric came out and fixed it; it was a control box timer issue. We'll have a bill next month for those services.
 - **Landscaping - United Lawnscape, Brian Sparks**
 - The overall appearance of the site is fine
 - They were out today treating the concrete areas with Round-up
 - We have a very large tree that United will be taking down that was damaged in a storm. It's a portion of the tree. It's on the trailway, halfway between Walmart and Granger. It's the hardest spot to get to because they can't get any large equipment in there; only a pickup truck. I walked in there to look at it after we were informed it was blocking the pathway. United came out and bid on it. We have authorized that to be taken down for \$1750 through the HOA.
 - The trails are in reasonable shape, and they will be applying Round-up to the trails soon.
 - They have been cutting the grass.
 - We did have one issue that I wanted to bring you up to date on. Three weeks ago, we came into the Township Hall after the weekend and we noticed that the pillar at the front door was damaged. It turns out it was damaged by a lawn mower from United. They have agreed to pay for the damages. We submitted the estimates to them for the repair, which is in excess of \$5,000, because the pillar has to be replaced. By the time it is manufactured and shipped, that's \$3,000. That will be in at least a 10-week cycle, as it takes up to 8 weeks to manufacture. In the

packet is authorization to order the new pillar for the Township Hall, and again, United will reimburse us.

- **Irrigation - Michigan Automatic Sprinkler, Mike Rennie**
 - Our system is up and running.
 - We had a couple of issues, some parts that had to be replaced.
 - We had a sprinkler zone that was stuck running for several hours, but Michigan Automatic came out and determined what part needed to be replaced.
- **Other – RCOC Meeting – Pontiac Trail roundabout and snow fence**
 - I attended the RCOC Meeting with David Scott and Dave Campbell.
 - We went there for a couple of things.
 - The first was the roundabout issue with Bruce Aikens, and the traffic study that was done for his submittal of his sub-PUD. They wanted to discuss that, and also express their concerns with doing anything to the roundabout.
 - We listened to them and laid out our position. Any repair is better than where we're at as it makes sense to look at it. They laid out theirs, and the feeling we got from them was that they don't want to touch it because it sort of works.

Dave Campbell - I think they feel that any improvement they make to the roundabout will just cause another problem somewhere else, either upstream or downstream. They want a roundabout consultant, who specializes just in looking at roundabouts, to take a second look at what the Township's traffic engineer came up with to determine if that is truly the most appropriate fit. The Township's consultant came up with adding a third northbound lane.

Director Stacey - Matt, wasn't that the original design of the roundabout?

Matt Schwanitz - Yes, there were a number of lanes that weren't built, and additional features such as slip lanes. The geometrics are there for that design, and it's basically ready for installation with some detailed drawings. The capacity is there. It's not a rebuild - it's in addition to what is there.

Director Stacey - That's what I pointed out to them, that they'd already seen everything on the engineering. The positive is that we land banked the land for that, so in relative terms, you're at a lower cost upgrade. Whether they will let us do anything, I don't know. Planning is still working with the RCOC.

Dave Campbell - They don't intend to pay the roundabout consultant to look at it. Their position is that it would come out of the developer's checkbook. We said, please get us a scope of what you want your consultant to look at and give us an estimate. We can then take that back to the developer and let him know that this is the extra analysis the RCOC expects. They're saying that doing that extra analysis would be a condition of any driveway permits for Pontiac Trail or Martin Parkway that he expects to get from the RCOC.

Discussion continued regarding expansion of Pontiac Trail, and the new traffic signal at Walnut Lake Road.

Director Stacey - Also at the meeting, we talked about the snow fence. Their analysis shows that the northbound snow fence works to slow traffic as you're approaching the roundabout. It lowers the entry speed, which reduces the severity of crashes.

Dave Campbell - They have data that shows that it definitely lowers the average speed of traffic entering the roundabout. I believe it went from 28mph down to 22mph. The snow fence forces people to slow down. I have heard them say that they're not seeing a corresponding drop in accidents, at least to the extent that they wish they were.

Director Stacey - However, the fence on the dogleg toward Walmart seems to have limited impact.

Dave Campbell - They told us in the meeting that the northbound fence has proven more effective than the westbound fence.

Director Stacey - We expressed our concern with how it looks. Having a temporary snow fence to see if it worked made a lot of sense, but leaving it up permanently as a solution doesn't work for us. I think I even said, take down the fence going toward Walmart if the data doesn't show significant improvement there. They certainly want to see something done with the piece at M5 as that does work.

Dave Campbell - What they're saying is that if the Township wants that fence to go away, then we have to contribute toward the cost of replacing it with something better; whether that's a row of arbor vitae, or tall grasses, or some sort of berm. You could ask the question, "Why is it the Township's responsibility to replace the fence that is more of a traffic safety measure than it is an aesthetic measure?", but the reality is that they expect us to contribute toward replacing that fence.

Director Stacey - The State of Michigan sat in there and said they're not even sure what they want to allow us to put up.

Dave Campbell - The State has jurisdiction over M5 and they more or less deferred to the RCOC, who has jurisdiction over the roundabout. It doesn't necessarily feel fair that the local municipality would have to pay to replace the snow fence in a county right-of-way, but it sounded like that's the only way they're going to get rid of it for us.

Vice Chairperson Lublin - If we did do that, are we responsible for the maintenance?

David Smith - Oh yeah.

Dave Campbell - That is a good question as well.

Director Stacey - We're already responsible for the maintenance of that. We cut the grass and put in the streetlights.

David Smith - We sleeved that for sprinklers, right?

Matt Schwanitz - We've got a lot of redundant sleeves, David. We anticipated changes.

Extensive discussion continued regarding traffic issues, accidents, potential replacements for the snow fence as a vision obstruction, including landscaping or some other type of fencing, a fabric piece that is sculptural, the hostile environment with snow, salt and traffic, the maintenance nightmare, and the various issues that arise with each alternative. Supervisor Scott added that there had been some consideration about incorporating the architectural designs from the

pedestrian bridge, such as the sail that is part of the Township logo, into the fence replacement at the roundabout; however, the RCOC preferred some type of plant material.

Tim Hoy also discussed the need to more clearly define the lanes of the roundabout, such as with reflectors in the pavement. Matt Schwanitz explained that Michigan's climate is hostile to reflectors, and they're usually gone within a couple years.

Item 6: Attorney's Report

DDA Attorney, Thomas Rauch - There are no action items this month. I will not be at next month's meeting. My partner, Chris Martella, whom you've met before, will be attending meetings occasionally as he is becoming more active and familiar with the DDA projects. He was involved at the time the DDA negotiated the agreement with Aikens'.

Otherwise, I have been continuing to follow-up with Mark on a daily basis, and in particular, working with Aiken's attorneys, Dickinson Wright on current issues, anticipating finalizing due diligence matters over the balance of this year.

Item 7: Engineer's Report

Matt Schwanitz, Giffels Webster - We've had nothing major. I've assisted with Aikens on small issues, and on some of the Walmart ingress issues.

Jose Mirkin - Maybe it's a crazy idea, but should there be speed bumps to force people to reduce their speed when they're approaching a roundabout?

Matt Schwanitz - You'll never see that on a public road. That's a major liability issue, presenting concerns with snow plowing, control of cars and public safety.

Item 8: Planning Director's Report

Dave Campbell, Township Planning Director, shared the following with the Board members:

- We've touched upon most everything.
- The M5 bridge is still coming along. They're actually building two bridges over there. One is over the highway, and one goes over the gas main that always followed alongside the old railroad tracks. The beams went up last week over the portion that goes across the gas main. I've had a couple recent conference calls about the lighting package and some of the details of how the wave panels will attach to the fence. Everything I'm hearing says they still believe the contractor work will be done by mid-August.

Susan Averbuch - Is there a cover over the bridge?

Dave Campbell - There is not.

David Smith - Do they snow plow the bridge during the winter?

Supervisor Scott - It's a seasonal use pedestrian bridge.

Dave Campbell - I don't think our intention is to clear the pathway either.

Director Stacey - You could use snow shoes or skis to walk over it.

Dave Campbell - We did sign a maintenance agreement with MDOT. It did say that if we do choose to clear it, we can just dump the snow down onto the expressway, which makes sense, but it does not say that we have to clear it.

Discussions continued regarding safety concerns, and the 8' high fencing along the sides of the pedestrian bridge, which is standard for every pedestrian bridge in Michigan.

Vice Chairperson Lublin - Is the pedestrian walk going to be asphalt, and is that our responsibility?

Supervisor Scott - The pathway is the property of Walled Lake, Wixom and Commerce Township Trail Way. Right now, our scope for the grants we've received from SEMCOG, MDOT, and that we're seeking from private donors, the scope is a paved pathway beginning to end, which will then connect to the crushed limestone pathway in West Bloomfield, and the crushed limestone pathway in Milford.

Vice Chairperson Lublin - Great, the money is available then?

Supervisor Scott - Well, there is money out there. Commerce Township alone, just for the MDOT grant, is \$686,000 of matched funding for the path itself. The bridge is a separate entity. The path surfacing is the match grant money.

Linda Beshears - Do you have any kind of a proposed linkage mapped out between the three communities?

Supervisor Scott - Yes, you can onto the Michigan Airline Trail website. John Hensler is the trail manager. You can see videos of the pathways, the development, expansion, and we're also working on agreements and restricted-access policies as to what we will allow to connect to the pathway as it relates to backyards, neighborhoods and businesses. If access is granted to connect to the pathway, it will have to be done in the same scope and quality, so it will have to be paved. In addition, a neighborhood or business would have to understand that if access is granted for them to enter the path, they are giving the public access to exit the pathway into their neighborhood or business. We're trying to alleviate problems. We're looking at parking lot trailheads. We've purchased two mountain bikes for patrol by the Sheriff's office to use in our community. We also have two all-terrain vehicles that the deputies can utilize for emergency services on the pathways.

If you Google "Michigan Airline Trail", it should locate the Friends of the Trail Group, which meet monthly, as well as the trail consortium. There is a growing amount of interest in the pathways, especially with developers in the area.

Item 9: Committee Reports

- A. Finance Committee – Director Stacey - Molly is out of town, but I wanted to take this opportunity to share with you the information from PNC which is in the packet. It's called a fixed conversion opportunity update. Molly and I have been monitoring the variable rate interest rate market on a consistent basis. We noticed we're getting to a point that we may very well be looking to lock in our interest rates and convert those to a fixed and set cost. Currently we have a \$34.245 million letter of credit with PNC for our variable rate bonds. Short-term rates have steadily climbed, and the 2008 bonds are subject to increasingly higher interest rates over the last two years. Conversely, long-term rates continue to remain near their historic lows, which is unusual. The information I've provided is for you to read through and understand what we're facing in the interest rate environment, and what we're trying to do to lock in our costs, whether it be through PNC, or going back to the national market.

Director Stacey continued his detailed review of the charts.

Vice Chairperson Lublin - Mark, I understand where we're going and what we had. If we go to the long-term, then we have another initiation fee, is that correct?

Director Stacey - Absolutely, there are all kinds of costs.

Vice Chairperson Lublin - In weighing the initiation fee against the long-term, I assume we're ahead with the long-term?

Director Stacey - Right now, we're not, but we're getting closer to that point. They're looking at an all-in, total true interest cost of 3.88%, and we're at about 3.25%. When you add back in all the remarketing fees and everything else, it could be just under 3.00%.

Vice Chairperson Lublin - If we go long-term, how long is the term?

Director Stacey - This was structured so that it ran out to the same term we had currently. We're not extending the life of the bond. We're financing it over the same time frame; in 2034 we were done.

I'm not asking to make any decisions today. This is just data for the Board to digest. My guess is that we will be looking at this in the next 90 days with bond counsel, and having the professionals come in and do a presentation. I wanted to start making you aware.

Vice Chairperson Lublin - Knowing that the interest rate will do what they said, two more times, it's wise to make the decision as quickly as possible, because we're going to pay more by waiting.

Jose Mirkin - The next two raises will be September and December. The Feds already set it. We have time before September to make a decision.

Vice Chairperson Lublin - Well, not really, because setting the whole thing up could take 30-45 days.

Director Stacey - With the government involved, the last one took us 6 months because we had to go back and forth to Township Board, bond counsel, and through all the different approvals. We're getting close to being where we have to make the decision in my opinion.

Vice Chairperson Lublin - Assuming we go to the long-term bond, is there anything that says we can't pay an additional service fee and go back to a lower rate if the interest rate drops?

Director Stacey - I don't know that's true. I think these are locked-in, fixed-rates, so you're giving up that opportunity.

Jose Mirkin - We need the gentleman from Plante Moran, the expert, to advise us.

Director Stacey - Certainly. This was just to get you thinking about it because I know it's coming down the pipeline. Right now, we're still in a positive position with the short-term bonds, but that's going to change fairly quickly, during the next 6 months.

- B. Public Relations Committee - Jose Mirkin - As everybody knows, the Public Relations Committee worked with the art teachers of Walled Lake Schools to organize the K-12 Art Exhibition. It was a successful, one-week event. There is an article in the Walled Lake Schools newspaper; *Record-breaking crowd attends K-12 Art Show. More than 2,164*

students, family and community members attended the 21st Annual Walled Lake Schools Art Exhibition at the Commerce Township Community Library, the week of May 19-25, to view student artwork and cast a vote for the "best-in-the-show" contest. The district K-12 contest winners will be recognized at the fall Board of Education meeting. The event has grown from the first show with probably 300 people, to now having 2,164 attendees. The Public Relations Committee is also pursuing The DIA Inside-Out Program. Everybody knows that we have DIA reproductions in different locations throughout Commerce Township; two here, two at the Library, and at the Richardson Community Center, etc. When I was visiting the Richardson Community Center recently, they were praising the Public Relations Committee for this partnership with the DIA that brings art to our community.

I received a letter from Emily England, the Director of the Richardson Community Center. We had 11 people attending the DIA by bus from the Senior Center, and they combined their pickup with Waterford. Everybody that attended said they had a great time. They took a two-hour guided tour. I commented to Emily that next year, we will advertise this much better through the Library, as we can have a bus for 20, 30 or 40 people who can take advantage of a free visit to the DIA.

I'm also working with Emily to see if we can bring an Art & Craft show to the Richardson Community Center in 2019. This will be a partnership effort with the Public Relations Committee, the DDA, and the Parks & Recreation Committee. Parking will be available at the Richardson Center, and also across the street at the high school. The Public Relations Committee has a budget of \$3,000 annually, but we have not spent a penny. We've been able to organize these events at no cost.

Director Stacey - Jose, the events that you put on are wonderful. Thank you for your help.

Chairperson Gotts - Thank you for all of your efforts.

- C. Marketing Committee – David Smith - I don't have anything to add to all the things that everybody had discussed already.

Jose Mirkin - Is it too early to know the potential anchors for Bruce Aikens' development?

Director Stacey - He has not announced those yet.

David Smith - Getting over that 50% mark is tough, but I think a major anchor is close to being signed and that will be exciting.

Item 10: Approval of Warrants and/or Carryovers, Add-ons, Revenue & Expenditure
MOTION by Lublin, seconded by Mirkin, to approve the Warrants and/or Carryovers, Add-ons and the Revenue & Expenditure Report. **MOTION CARRIED UNANIMOUSLY**

Item 12: Other Matters

- Jose Mirkin inquired about the date for the opening of the pedestrian bridge with Dave Campbell. The deadline for completion is August 15th. The timeline and a ribbon cutting ceremony was discussed.
- Supervisor Scott discussed two grants that are being sought by the Township:
 - The Clark Family, along with Emily England and myself delivered a presentation to the Michigan DNR Trust Fund Grant Board. They invited 18 applicants to present for potential projects. Traditionally, you make the presentation, and they make an announcement of the award by the following December. For the first

time in the history of the DNR Trust Fund, after we finished our presentation, they made a motion and approved unanimously to award Commerce Township the \$300,000 grant we requested. It's a big deal. There's match grant money, combined with the \$450,000 that has been raised for Scarlet's Smile. It's moving exponentially fast.

- The second grant was for community transportation. The Supervisor's Association for Oakland County meets monthly, the majority of the 21 Township Supervisors, and one of the things we have in western Oakland County is a difficult manner in which to transport seniors, low-income and handicapped people. As you've seen in the news, they're pushing the regional transit authority in Metro Detroit. People want a train in Washtenaw, and a variety of things of that nature. You won't see that on the ballot in 2018. Commerce Township has always given money to White Lake and let them manage it. Highland and Milford used to work together, but they have parted ways. Waterford has had challenges. Walled Lake is an opt-in community with SEMCOG. They're paying out more than they are getting back for senior transportation.

Rick Hamill, the Supervisor of Highland Township, got everyone together and said, look, we're all doing the same thing. Our Smart Bus transportation is basically door-to-door with dispatch services. This is far better than a regional transit authority could ever be. Therefore, Commerce, White Lake, Highland, Waterford and Walled Lake, filed for a grant for \$50,000 from SEMCOG which was awarded. This is money we can utilize to create our own western Oakland County transit authority to combine these services for the communities.

- **The next regularly scheduled DDA meeting is Tuesday, July 17, 2018 at 12:00pm.**

Item 13: Adjournment

MOTION by Mirkin, seconded by Lublin, to adjourn at 1:18PM.

MOTION CARRIED UNANIMOUSLY



Melissa Creech
DDA Secretary

06/13/2018 08:08 AM INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF COMMERCE
 User: JBUSHEY EXP CHECK RUN DATES 06/19/2018 - 06/19/2018
 DB: COMMERCE BOTH JOURNALIZED AND UNJOURNALIZED OPEN
 BANK CODE: DDA
 DDA WARRANT REPORT FOR BOARD APPROVAL
 JUNE 19, 2018

Vendor Code	Vendor Name		
Inv. Date	Invoice	Description	Amount
WATSON	DEBORAH WATSON		
06/13/2018	2018MAY/JUNE	DDA ASSISTANT HOURS 5/10 TO 6/13/18	1,375.00
TOTAL FOR: DEBORAH WATSON			1,375.00
GIFFELS	GIFFELS-WEBSTER ENGINEERS		
05/31/2018	116492	PROFESSIONAL SERVICES THROUGH MAY 19, 2018	1,260.00
TOTAL FOR: GIFFELS-WEBSTER ENGINEERS			1,260.00
KEMP	KEMP, KLEIN, UMPHREY & ENDLEMAN, PC		
06/06/2018	189009	PROF SERVICES THROUGH MAY 31, 2018	7,548.70
TOTAL FOR: KEMP, KLEIN, UMPHREY & ENDLEMAN, PC			7,548.70
STACEYMARK	MARK STACEY		
06/13/2018	0510-0613-2018	DDA DIRECTOR HOURS 5/10 - 6/13/18	6,275.00
TOTAL FOR: MARK STACEY			6,275.00
TOTAL - ALL VENDORS			16,458.70
FUND TOTALS:			
Fund 499 - CAPITAL PROJECTS - DDA			16,458.70

06/18/2018 04:40 PM INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF COMMERCE
User: JBUSHEY INVOICE ENTRY DATES 06/18/2018 - 06/18/2018
DB: COMMERCE BOTH JOURNALIZED AND UNJOURNALIZED OPEN
BANK CODE: DDA
DDA WARRANT ADD ON REPORT FOR BOARD APPROVAL
JUNE 19, 2018

Page: 1/1

Vendor Code	Vendor Name		
Inv. Date	Invoice	Description	Amount
DTE	DETROIT EDISON		
06/14/2018	910007710650	07/0 2660 E. OAKLEY PARK	89.41
06/14/2018	910007710767	07/0 3106 MARTIN PARKWAY	97.94
06/14/2018	910007710866	07/0 2581 LIBRARY DR.	575.94
06/14/2018	910007711005	07/ 2579 LIBRARY DR.	108.50
TOTAL FOR: DETROIT EDISON			871.79
TOTAL - ALL VENDORS			871.79
FUND TOTALS:			
Fund 499 - CAPITAL PROJECTS - DDA			871.79