

**Final**  
**CHARTER TOWNSHIP OF COMMERCE**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Tuesday, May 21, 2019**  
**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  
David Smith, Member  
Susan Spelker, Member  
Brian Winkler, Member  
Susan Averbuch, Member  
Tim Hoy, Member  
David Scott, Township Supervisor

**Also Present:** Debbie Watson, DDA Assistant  
Thomas Rauch, DDA Attorney  
Melissa Creech, DDA Secretary  
Molly Phillips, DDA Treasurer  
Matt Schwanitz, Giffels-Webster Engineer  
Randy Thomas, Insite Commercial  
Dave Campbell, Township Planning Director  
Simon Rubin, Insite Commercial  
Courtney Mikola, Wyncliff HOA Representative  
Steve Matta, Resident

**Item 1: Approval of Minutes**

**MOTION** by Lublin, seconded by Mirkin, to approve the Regular Meeting Minutes of April 16, 2019, with the addition of Steve Matta, Resident, to the list under Also Present.

**MOTION CARRIED UNANIMOUSLY**

**Item 2: Public Comments**

Eric Nagler, 9065 Campbell Creek Dr, Commerce Township – I represent the Campbell Creek Homeowner’s Association. I have two quick items. I've been in touch with Mr. Scott regarding this tree.

Mr. Scott – Yes, maintenance has been out looking for it and they were going to call you.

Mr. Nagler – It’s right behind 8930. The tree is half uprooted from the ground and ready to topple over. The neighboring trees are also in pretty bad condition, I'm told it's because of a carpenter ant infestation or something like that. I went to the Building Department and spoke with Jay last week. He gave me a site plan to delineate where the Campbell Creek property ends, and the Commerce property begins. We did some measurements of our own. We determined, to the best of our ability that these trees are on the Commerce property. I presume that means you're going to take care of it.

Mr. Scott – It becomes habitat. We're not going to mow it and we're not going to do anything other than make it safe.

Mr. Nagler – Whatever that entails.

Mr. Scott – Knock it down.

Mr. Nagler – Okay, thank you, sir. The other issue is the residents at 8930 are telling me that they're observing the people doing the construction for Galbraith behind us to the south, they're dumping a ton of water toward Campbell Creek; at least it's infiltrating to the Campbell Creek property which is why the land behind those homes at the end of the cul-de-sac is always so swampy. I'm unsure if it's true, but that's what they're telling me they have observed. Unfortunately, they couldn't be here today. I don't know if any follow-up can be done on that.

Director Stacey – Certainly we've all noted from the recent rainfall how flooded everything was. As a matter of fact, the water level on the property is as high as I've ever seen it. We actually flooded back through the tunnel under Martin Parkway, which is designed as a spillway. I'm not surprised if everyone is seeing a lot of water sitting around. I have less concern that it's from anything at Galbraith's property, but we will certainly talk with Building on that.

Mr. Nagler – Okay, thank you very much.

Jonathan Brateman, Commercial Real Estate Broker, 40015 Grand River, Ste 105, Novi, MI – I am the broker handling the sale of the property at 2287 East West Maple Road, more commonly known to many of you as the place where Monkey Wrench Garage was, between Welch and M-5 on the north side. It's also known as the only building wrapped around by all the Beaumont property.

I'm here to introduce myself to everyone, and also to learn more about what's going on in the area. Mr. Campbell has been very generous with his time and sending me emails and I appreciate it. I just got a copy of Article 23 for I-Industrial District, which relates to what you can do, except if your I-zoned property is in the DDA. Depending on the hat that you wear, it complicates things a little bit that you can't just traditionally do an I-use. I'm trying to learn a little bit more about how I work with this situation while I'm marketing the property. I have many people that have an industrial use for the property, but does that industrial use work in the DDA district? Then, is there some possibility of amending the Article 23 as it relates to all of that to make the marketing and sale more possible? I'm here trying to meet everybody and hear the proceedings of today.

Chairperson Gotts – David, are there any special permitted uses?

Dave Campbell – Mr. Brateman's correct. We communicated yesterday about the property. Are we disclosing the particular use we talked about?

Mr. Brateman – We have three different uses for the property. One of them is a self-storage facility, one is an industrial use, and one could be a larger scope of residential.

Dave Campbell – I didn't want to show your cards if you weren't ready.

Mr. Brateman – No, it's fine.

Dave Campbell – With the self-storage use in particular, it is a use that's permitted on property that's zoned industrial, which the Monkey Wrench is zoned industrial; however, there's a provision that says, self-storage is not allowed within the boundaries of the DDA, which this property is. Mr. Brateman was asking me if there was any sort of amendment or work around that would allow it on this property. Mark Stacey and I talked about it briefly yesterday. I do want to talk about it with my Planning Commission. For Mark, I think he said there might be one way to look at it if it's an enclosed self-storage facility, climate controlled, not unlike Beyond Self-Storage, but if it's a series of rows of garages, we might look at that differently. It might depend on the nature of the beast. I will get back with you once I have a chance to talk to my Planning Commission Chairperson, which I have not yet.

Chairperson Gotts – Mark can coordinate efforts with David and the Planning Commission.

Mr. Brateman – I appreciate everybody and all your efforts.

Chairperson Gotts – Thank you.

### **Item 3: Insite Commercial Report**

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

- Parcels A&H – Shapiro's Barrington development; visibly you can see that they're moving down the road. Dave, any timing on when they'll be putting in roads and curbs?

Dave Campbell – I want to say it will be within a matter of weeks that they'll start on the roads. I know the engineers were working together on the design of the edge drain. When they get to that level of detail, it usually means that the work itself is imminent.

David Smith – Will that be public, any part of that?

Dave Campbell – Those roads, they are private roads built to public standards, which is why we have to look at the edge drain.

Randy Thomas – The only other thing that's new on that development; the land that Shapiro owns fronting Martin Parkway, on the far south side, we're looking at a 10,000 square foot retail building which would be the first building on the Shapiro side that could potentially go up within the next year. That deal is currently being negotiated.

Director Stacey – I think at the last meeting, you had suggested that Shapiro would be going vertical in the next 3 to 4 weeks. Obviously, that didn't happen. With all the rain, he's probably lost about half of that time period because they just couldn't work in the mud.

Randy Thomas –

- Parcel B1 – Aikens, Five & Main;
  - The ICSC is going on right now in Vegas. I did not attend because my son graduated from high school on Sunday.
  - I have been in communication with Bruce. He's got a full schedule. All the days he's there, literally they run back to back.
  - Next month, I'll give you a report as to the progress on the site.
- Parcel B2 - Granger, First & Main; Dave, you could give the report on the site plan review.

Dave Campbell – Granger’s architect came to the Planning Commission at their May meeting with some conceptual renderings and layouts for the next phase of their development, which is a new building that would be just north of the existing building on that area that’s just open grassy field right now. The new building would be a 3-story building consisting of about 67 independent units. The existing building is assisted living with memory care on the 3<sup>rd</sup> floor. The new building would be physically connected to the first building with a corridor so that they could share kitchen facilities, the movie theater and things like that.

They presented their concepts and the Planning Commission had some opinions about what the new building should look like, but also some possibilities for improving the look of the existing building. A lot of conversation centered around the white siding, and whether that white was the best color, along with options for maybe making that more of an earth tone siding as part of allowing the second building to go up.

Their architect was taking notes and they’re going to hopefully get back to us with more detailed plans.

Director Stacey – Brian Winkler also brought up two very good architectural ideas to change the look of the existing building that might not be too drastic for the developer to consider. Certainly everyone has an opinion as to what is wrong with that building. I think that when you see the new building that will be put in, as you’re heading south on Martin Parkway, it’s going to look substantially better. Right now, we’re looking at the back end service entry area of the assisted living home. Now, you would be looking at a front end, landscaped parking lot and it’s going to improve the view.

What it doesn’t do is improve the view heading north. That is problematic because of the initial design for the second fake front entry, and of course my personal pet peeve, the electrical box that someone was allowed to stick right in the middle of the front entry.

Maybe we can get them to do something with that. Brian, I think you had a couple ideas to adjust the look of that first building.

Brian Winkler – There were two suggestions that I made. One was to extend the brick on the lower level up to the top of the first floor windows. My second suggestion was, in line with the 3<sup>rd</sup> floor, there’s a band that goes around the building that is white in color like the remainder of the siding. The suggestion was to take that wider band and make it a different color to match the brick. Both of those suggestions are intended to perceptually change the height of the building. The building appears higher because it has those vertical pilasters, so by introducing a couple horizontal elements, it might bring down the visual perception of the building’s height.

Director Stacey – It was nice to see the architect willing to consider making some reasonable adjustments. The other thing that was brought up was landscaping. The level of landscaping on Martin Parkway is probably insufficient.

Randy Thomas –

- Parcel C – The hard corner of Pontiac Trail and Haggerty Road; We have one group that is still reviewing the previous plan that we’ve all seen before. I’ll let you know if we’re able to get some traction on that.
- Parcels D&E - Pulte, Merrill Park; Nothing on our side since they’ve turned that over to the HOA.
- Parcel F – The acreage in front of the Township Hall; Nothing new, other than the dental group. They stay in touch with me. They are awaiting movement on the Aikens parcel.
- Parcel G - Wyncliff; Nothing to report.

Courtney Mikola – We will be replacing a couple trees up front that didn't make it through the winter. Other than that, we're working on cleaning the place up.

Randy Thomas –

- Parcel I – BBI Holdings, Gilden Woods; North of the Township Hall. Nothing new to report.
- Parcel J1 – 2.3 acres on the hard corner of Oakley and Haggerty; We do have activity on that. The group called Aqua Tots. I've mentioned this before and he has looked at several pieces in the Township. He had a parcel under contract on Martin Parkway near Boulder Court. He wanted to do the Aqua Tots facility, which is roughly 7,000 square feet, and put an additional 7,000 to 9,000 square feet of retail next to it. The zoning was not favorable for what he was looking to do to attract a tenant, so we redirected him to the DDA site. He has presented a layout and we had an informal meeting to give him some feedback. We're okay with what he's proposing but within that small building envelope, he's really got to deliver a nice looking building. We're anticipating getting a revised letter of intent from him when they return from Vegas. Hopefully next month we'll talk about a deal and a purchase agreement. They're very serious about the site.
- Parcel J2 - NorthPoint, Beyond Self Storage; Dave, any update on their elevator?

Dave Campbell – I think they've got their elevator squared away and they're able to use the upper floors now.

Randy Thomas –

- Parcel K - The orphan piece across the street; We have had conversations with the broker representing the parcel to the west. I think they now clearly see what they have and need in order to get proper access to the site. They were under the impression they could get a right-in/right-out curb cut at Martin Parkway but that's not going to happen because it's limited access.
- Parcel L - 1.8 acres on Haggerty Road; Last month, we reported that we had a childcare facility called The Learning Experience. They were coming in and scheduled at the last Planning Commission meeting to go through conceptual site plan review. They pulled that off the agenda as they felt they were probably a little too close to Rainbow. They remain interested in Commerce Township.
- I had phone calls last week from three other groups, all childcare facilities. I started asking the question, *Is there that much demand here?* The general answer I get is that they wouldn't be talking to me if there wasn't a demand.
- Parcel M&N - These are the two out-lots that are being retained by the DDA. Since last meeting, we've replaced any of the signs that looked worn. We'll be taking names for those interested in these out-lots.

#### Item 4: Director's Report

- **Updates on Developers** - *(Covered by Randy)*
- **MTT Judgments** – We did have one judgment last month which was included in your packet for \$294.44.
- **HOA Items** –
  - **2019 HOA Budget** – We made some significant progress. The 2019 budget was approved at the April 25<sup>th</sup> meeting of the HOA board members. Invoices were sent out.
  - **Dues** – Dues have been paid by Shapiro and Wyncliff. After today's DDA meeting, ours will be paid. Merrill Park has elected to pay quarterly and we expect their check shortly. We have sent those to Granger and are awaiting payment.

- **Lighting - CJs Lighting, Chris Niestroy, Shaw Electric, Keith Greene**
  - At the last meeting, I had reported that the rope lighting had shipped and we expected it installed before the next meeting. Due to the onsite flooding, with the tunnel being underwater, we did not want to have the heavy equipment go in there because it could potentially damage the concrete. We asked Chris to hold off until that receded and everything dried out.
  - When he did attempt to affix the lighting, he realized that needed additional parts, lighting tracks, to securely affix the rope lighting to the curved cement. That is \$500 over our original budget. That is a DDA item. We initially approved \$5400 for the project. It will now be \$5900 total.

**MOTION** by Smith, supported by Spelker, to approve \$500 to purchase additional parts, lighting tracks, for the rope lighting to be installed in the tunnel under the Martin Parkway bridge.

**MOTION CARRIED UNANIMOUSLY**

David Smith – Is that in the flood plain?

Director Stacey – Yes, it is designed for overflow. As a matter of fact, I was on the phone with Matt at 7:00am to ask if this was working right. We had concerned neighbors and I had never seen it quite that high. Matt said absolutely, that's where it's supposed to go. We're in good shape.

Supervisor Scott – The rain and flooding of the tunnel has also delayed our remediation of the graffiti in the tunnel over the last couple of weeks. It's just a matter of being able to get equipment in there and operate it.

Courtney Mikola – One last comment about the flooding. I've taken the liberty to clean out some of the drains for the pass-through. A lot of debris has collected. I'll keep an eye on those going forward, mostly because our property is the most affected by this.

Director Stacey – As soon the water recedes, we'll also have United out there to clear that drain head.

- **Landscaping - United Lawnscape, Brian Sparks**
  - The site looks okay. It does not look as good as it has in years past. It's all because of the rain. We're probably 3-4 weeks behind where I had hoped to be.
  - We do not have the mulch down yet.
  - We did get the trees put in.
  - We've ordered 98 new shrubs, which are 24", to be replaced in the median along Martin Parkway.
- **Irrigation - Michigan Automatic Sprinkler, Mike Rennie**
  - The system is not 100% operational.
  - Something ate through the control wire near the pump. They repaired that and the first 24 zones are working. There is a mainline leak on the west side of Martin Parkway with another wire break there.
  - They're working to get our system functional. Obviously we haven't needed it because it has rained so much, but we need to be prepared.
- **Other**
  - **RCOC**
    - The fence is repaired and the fabric is back up.

- Roundabout – There was a roundabout meeting with Mr. Aikens on April 17<sup>th</sup>. We discussed the roundabout issues and the RCOC's position. We gave him some ideas as to what he should be doing, thanks to Matt's help.

Dave Campbell and Director Stacey discussed Mr. Aikens application to the RCOC for curb cuts along Martin Parkway and Pontiac Trail, along with the potential for the enhanced analysis of the roundabout.

Director Stacey – One thing we discovered that we needed and we do not have was an analysis of the intersection of Pontiac Trail and M-5, for comparison purposes, of what it would be like out here today if the DDA had not put in the roundabout and Martin Parkway, versus where we are at currently and moving forward.

What I have gotten from the meetings with the RCOC was that they're giving us no credit for building the roundabout and putting in the road - \$12 million worth of improvement. Why are they giving our developer such a hard time? Considering that if we had gone in and said, we're going to put all this in if you let us put in the downtown. They would have said, great, this is a huge improvement.

We need backup data to be able to go to the RCOC and say, here's what this would be operating at. I've discussed this with both Jim and David Scott, along with the engineers, and asked if this was the correct approach. They were in favor.

David Smith – Just to be clear, you mean if there was a stop light there?

Dave Campbell – As if M-5 dead-ended at Pontiac Trail.

Director Stacey – No one is giving us credit for moving it forward from there. They're discussing today's traffic and what's the change. We wanted to see how we could recreate that.

Dave Campbell – Fleis and Vandenbrink are our traffic engineers, Julie Kroll in particular.

Director Stacey – We talked with her and said we need this data. In essence, it's a reverse engineering.

Dave Campbell – That's a good way to put it.

Director Stacey – Because of the time frame, with crunch time closing on Aikens, we need that data put together as expeditiously as possible. I spoke with both Jim Gotts and Dave Scott. The Planning Commission said they needed the data for their work, so I authorized the study in an amount of \$5,300. I promise not to do that on a regular basis. Typically I would bring it to this Board in advance, but as you know, we are pushing toward the end of the 90 days with Aikens. The study should be completed next week.

**MOTION** by Smith, seconded by Spelker, to approve \$5,300 for the traffic study by Fleis and Vandenbrink, with regard to potential expansion of M-5 and Pontiac Trail.

**MOTION CARRIED UNANIMOUSLY**

Chairperson Gotts – It's important to note for the record that basically, the originally constructed roundabout was delineated unilaterally by the RCOC, and they actually shrunk the size of what we had originally planned and were financing. So now, we're faced this dilemma.

Director Stacey – Yes, if the RCOC had allowed us to build what we'd originally planned, this discussion would not be happening. Now, would it have worked as well for the last 10 years? Maybe not, but it's something that they're certainly responsible for and we need to figure out how to correct it.

#### **Item 5: Attorney's Report**

Attorney Rauch – Things have continued to be reasonably quiet, although we've had some administrative matters such as the new DDA statute and bylaws. We worked with the Commerce Towne Place association to cause the actual meeting to occur rather than acting by consent action, which required a considerable amount of work, but that work was for the association and not invoiced directly to the DDA.

Mark, did you want to have me discuss the bylaws now?

Director Stacey – Absolutely.

Attorney Rauch – I sent everyone a copy of the letter our firm had written to Mark, which explained changes in the bylaws. The bylaws had not been revised in about 10 years. The revision is prepared to coincide with the new Act 57 of 2018. Remember that all of the tax increment finance entities were re-codified by the State. The letter addresses the proposed changes, and attached to the letter was a lined version, along with a clean version of the amended and restated bylaws. I can answer any questions, and if it's your pleasure, I'd appreciate a motion of approval.

**MOTION** by Lublin, supported by Spelker, to approve the Amended and Restated DDA Bylaws with the revisions as proposed by counsel in his communication dated April 4, 2019.

**MOTION CARRIED UNANIMOUSLY**

#### **Item 6: Engineer's Report**

Matt Schwanitz – Like Tom, it's been relatively quiet other than helping the DDA with a few day-to-day things related to the Aikens transaction and some of the traffic discussions.

#### **Item 7: Planning Director's Report**

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

- I crossed off most things I was going to talk about because they came up in Randy's and Mark's reports.
- On the roundabout relative to Aikens:
  - The RCOC wants their roundabout consultant who's based out of Atlanta to do this enhanced analysis of the roundabout. His quote to do so was about \$31,000. The expectation was that Mr. Aikens would bear that cost.
  - Understandably so, Mr. Aikens said, "Look, I've already paid to look at this roundabout twice, once for the Township and once for the RCOC. I'm not really excited to have to do it again, and not at that price tag."
  - I informed the RCOC of that and what I think they are going to offer is to split the cost with the developer. I don't know if that would change Mr. Aikens mind at all, but at least they may offer to pay half the cost.
- I sent an email to the folks at Gilden Woods to let them know their site could use a little TLC. They opened in December so that was obviously too late in the year to get grass planted and such. Now that we're into May, it's not too late to get that finished up.
- Another thing the Planning Commission saw at their May meeting was a proposed improvement to the City Crossings retail plaza, at 14 Mile Road and Loop Road, just east



of M-5. There's a Leo's in there. They want to put in a drive through on the east side of the building. They can't keep that tenant space filled. The Planning Commission gave them some comments, and most of them had to do with managing the traffic through there. It is kind of a tight fit to get through a drive through on the east side of that building. I mention it to you because it is within your DDA boundary.

David Smith and David Campbell discussed Mr. Aikens applying for driveway permits.

Jose Mirkin – Dave, any news about the bridge as to when it will be completed?

Dave Campbell – Yes, although I can only repeat to you what they say to me. The wave panels that are going to go across the southerly face of the bridge, the northbound side, MDOT says that the permits to do the temporary lane closures for the work are dated for June 20<sup>th</sup>. That's when we hope we'll see some real and final improvements done to the bridge. That would be the blue wave panels, the Commerce Township lettering and the logo.

Supervisor Scott – On a side note, in addition to the bridge, thanks to 52<sup>nd</sup> District Court 1<sup>st</sup> Division probation violators, they're working off their community service hours. We're using the, if you will, chain gang to cleanup the Michigan Airline Trail ahead of the construction, which started at Wixom Road, to perfect, and pave and finish the Airline Trail. Prior to us becoming owners of the property, it was supposed to be cleaned up by the railroad. I'm told a representative for the City of Walled Lake did the inspection and approved the property as ready for purchase. He forgot to tell them to get the 400 railroad ties that were left behind there. There were also a dozen telephone poles that were leftover from the 1800's when it was a telegraph line and not a phone line. So thankfully, the young men and women who are working off their probation hours are the workforce to do so. The pathway itself is well on track to being completed, paved and finished connecting to West Bloomfield, and then to Kensington to the west.

### **Item 8: Committee Reports**

- A. Finance Committee – Director Stacey – I have included the Revenue and Expenditure report in your packet. As you see, we are within budget on all areas. We will also be submitting our required tax forms within the next 30 days through Plante Moran. That's something that always has to wait until the Township's audit is completed. Molly, correct me if I'm wrong, but that was completed yesterday?

Treasurer Phillips – Our management letter is dated yesterday. The final report will be here in a week or so.

Director Stacey – We will have those in time for the legal filing deadline.

- B. Public Relations Committee - Jose Mirkin – Last Saturday, the K-12 Art Exhibition officially opened to the public, and it's going to run until next Saturday. Everybody is invited. Tomorrow is the reception from 5-7pm at the Commerce Township Library. Tomorrow the kids will be receiving their awards. Please come and enjoy the art of the Walled Lake students.  
As a note of appreciation, Connie, Director of the Library, assigned a staff member to work with the art teachers. They spent the whole day last Friday, from 8am to 6pm, putting together the art show.

- C. Marketing Committee – David Smith – As usual, Randy delivered a great scenario of what's going on with the Township. I'd like to see Aikens move a little bit faster. I know we're closing in July. It all still remains positive and everything's moving ahead.

**Item 9: DDA Annual Meeting, Election of Officers & Bylaws**

Director Stacey – We've already done the bylaws under the Attorney's Report and those were approved. We also need to hold the election of officers for the DDA Annual Meeting. I've spoken with both Mr. Lublin and Mr. Gotts and they would like to continue on. Based on the feedback from Board members, I think everyone is happy with the direction of the DDA and the Board. If it is your pleasure, I'd like a motion.

**MOTION** by Smith, seconded by Mirkin, to continue to have Jim Gotts serve as DDA Chairperson, and Dan Lublin serve as DDA Vice Chairperson, and to reappoint Molly Phillips to serve as DDA Treasurer, and Melissa Creech to serve as DDA Secretary.

**MOTION CARRIED UNANIMOUSLY**

Director Stacey – In addition, Tom, have you collected all the surveys that you need?

Attorney Rauch – Yes, we are in compliance with the statutory requirement that a majority of the Board members have an interest in property located within the district, and we have a resident member.

Director Stacey – We will need a motion for the subcommittees also, if we want to keep those the same.

**MOTION** by Spelker, supported by Hoy, to retain the subcommittees in their current form.

**MOTION CARRIED UNANIMOUSLY**

**Item 10: Approval of Warrants and/or Carryovers, Add-ons, Revenue & Expenditure**

**MOTION** by Spelker, seconded by Mirkin, to approve the Warrants and/or Carryovers, Add-ons and the Revenue & Expenditure Report.

**MOTION CARRIED UNANIMOUSLY**

**Item 11: Other Matters**

- Jose Mirkin – The Free Press reported on May 17<sup>th</sup>, *Michigan's Most Dangerous Intersections, Top 20:*
  - #1 – *Telegraph and 12 Mile Road, 145 crashes, 24 injuries*
  - #2 – *Orchard Lake and 14 Mile Road, 144 crashes, 20 injuries*
  - #3 – *18-1/2 Mile Road and Van Dyke*
  - #4 – *M-5 and Martin Parkway at Pontiac Trail, 138 crashes, 9 injuries.*

Matt Schwanitz – No deaths.

Director Stacey – We have a lot of side swipes. We do have Lt. Schroeder scheduled to come in. He is on the September agenda.

Dave Campbell – If you look at the table that Jose is looking at, and you look at the ratio of crashes to injuries, obviously we don't want any crashes or injuries, but the ratio is pretty favorable at the roundabout.

Discussions continued regarding the roundabout.

- Supervisor Scott – Not to steal any thunder in the future from Lt. Schroeder; the study was just completed yesterday. Commerce Township is the 21<sup>st</sup> safest community in Michigan to live, and we are the 4<sup>th</sup> safest place to live when you look at communities of 25,000 residents or greater. Keep in mind that Commerce Township is in the 11 largest townships in the State of Michigan. It's a real milestone to be #4.
- Supervisor Scott read and presented a Resolution to Susan Averbuch, thanking her for her 4 years of service to the DDA, her 6 years of service to the community through the RCOC's Adopt-A-Road program, keeping Martin Parkway clean, and for her countless years of service to the Township as a devoted resident. Susan will be dearly missed and it was truly an honor to work with her.

Susan Averbuch – A few words. Thank you Mark Stacey, Jim Gotts, Dan Lublin, the Board of Trustees. I came on as a bull in a China shop. I leave as a partner. As I continue my journey, I know that the citizens of Commerce Township are in good hands, and Steve Matta will fill the shoes that I've left. Thank you for the opportunity to serve you for these past 4 years.

- Chairperson Gotts welcomed the newest Board Member, Steve Matta.
- **The next regularly scheduled DDA meeting is Tuesday, June 18, 2019 at 12:00pm.**

**Item 12: Adjournment**

**MOTION** by Spelker, seconded by Mirkin, to adjourn at 12:56pm.

**MOTION CARRIED UNANIMOUSLY**



Melissa Creech  
DDA Secretary

05/14/2019 07:43 AM  
User: JBUSHEY  
DB: COMMERCE

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF COMMERCE

INVOICE ENTRY DATES 05/14/2019 - 05/14/2019

~~BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID~~

BANK CODE: DDA

DDA WARRANT REPORT

MAY 21, 2019

Vendor Name	Invoice Date	Description	Amount	Check #
1. COMMERCE TOWNE PLACE ASSOCIATION	04/25/2019	2019 CTPA DUES	36,687.20	
2. DEBORAH WATSON	05/14/2019	DDA ASSISTNAT HOURS 4/11 - 5/14/19	1,325.00	
3. GIFFELS-WEBSTER ENGINEERS	04/16/2019	PROFESSIONAL SERVICES THROUGH APRIL 6, 2019	858.00	
4. KEMP, KLEIN, UMPHREY & ENDLEMAN, PC	05/06/2019	PROFESSIONAL SERVICES THROUGH APRIL, 30, 2019	3,695.36	
5. MARK STACEY	05/15/2019	DDA DIRECTOR 4/11 - 5/9/19	5,400.00	
TOTAL - ALL VENDORS			47,965.56	
FUND TOTALS:				
Fund 499 - CAPITAL PROJECTS - DDA			47,965.56	

05/15/2019 10:13 AM  
User: JBUSHEY  
DB: COMMERCE

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF COMMERCE

INVOICE ENTRY DATES 05/15/2019 - 05/15/2019

~~BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID~~

BANK CODE: DDA

DDA WARRANT REPORT - ADD-ON REPORT

MAY 21, 2019

Vendor Name	Invoice Date	Description	Amount	Check #
1. DETROIT EDISON				
	05/11/2019	2660 E. OAKLEY PARK ELECTRIC FOR APRIL/MAY 2019	84.25	
	05/11/2019	3106 MARTIN PARKWAY APRILMAY 2019	73.39	
	05/11/2019	2581 LIBRARY DR. APRIL/MAY 2019	531.01	
	05/11/2019	2579 LIBRARY DR IRRIGATION APRIL/MAY 2019	19.98	
		TOTAL	708.63	
TOTAL - ALL VENDORS			708.63	
FUND TOTALS:				
Fund 499 - CAPITAL PROJECTS - DDA			708.63	