

**Charter Township of Commerce
Downtown Development Authority Board Meeting
Tuesday, July 21, 2026
12:00 PM
In-Person Meeting in the Maple Room**

AGENDA

CALL TO ORDER

- ITEM 1: Approval of Minutes:** Tuesday, June 16, 2026, Regular Meeting
- ITEM 2: Public Comments**
- ITEM 3: DDA Treasurer Appointment – Katelyn Massey**
- ITEM 4: OSCO Update**
- ITEM 5: Insite Commercial Report**
- ITEM 6: Attorney’s Report**
- ITEM 7: Director's Report**
- ITEM 8: Engineer’s Report**
- ITEM 9: Planning Director's Report**
- ITEM 10: Committee Reports**
A. Finance Committee
B. Public Relations Committee
C. Marketing Committee
- ITEM 11: Approval of Warrants and/or Carryovers, Add-ons, Revenue & Expenditure Report**
- ITEM 12: Other Matters**
- ITEM 13: Adjournment**

**Next Regularly Scheduled Meeting is
Tuesday, August 18, 2026 at 12:00 PM**

APPROVAL OF MINUTES

Tuesday, June 16, 2026

Draft
CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, June 16, 2026
Commerce Township Hall
2009 Township Drive
Commerce Township, MI 48390

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

Downtown Development Authority:

Present: Debbie Watson, DDA Director
Steve Matta, Chairperson
Larry Gray, Township Supervisor
Jose Mirkin, Member
David Smith, Member
Susan Spelker, Member
Brian Winkler, Member

Absent: Spencer Schafer, Member (excused)
Tim Hoy, Vice Chairperson (excused)
Derek Tuck, Member (excused)

Also Present: Melissa Creech, DDA Secretary, Township Clerk
Molly Phillips, DDA Treasurer, Township Treasurer
Jason Mayer, Township Engineer, Giffels-Webster
Adam Salomon, Dawda, DDA Attorney
Dave Campbell, Township Planning Director
Randy Thomas, Insite Commercial
Lt. Eric Hix, OCSO
Sgt. Matt Leggat, OCSO

Item 1: Approval of Minutes

MOTION by Mirkin, seconded by Spelker, to approve the DDA Meeting Minutes of May 19, 2026.
MOTION CARRIED UNANIMOUSLY

Item 2: Public Comments

Ray Golota, 1595 Vanstone, Commerce Township – Dave, are there any updates with the United Artist, and when is Costco going to expand?

Dave Campbell – The United Artist, I have not heard much lately. The building did sell and the group that bought it did so without any clear idea of what they wanted to do with it. I think it is mostly an investment property for them. At one point, they were talking about using it as some sort of a wedding banquet venue. They’ve talked about bringing in another big-box retailer. I know at one point they had a crew in there that was pulling out all the old theater seats and scrapping those. But we have not heard anything definite about what they want to do. I guess they're still marketing it, seeing if anybody wants to lease it, but we haven't heard anything recently.

Costco, they still intend to do the expansion to the store itself. It sounds like it's a moving target because in addition to putting the addition on the south side of the building, they also want to reface the front. I think they're still trying to internally figure out what they want to do. So, I don't know if there's a schedule for that yet.

As we've seen, the new gas station has been up and running for a while, and now they're doing the demo on the old gas station. I think last time I went by there they had poured the curbs for the

new landscape islands. So, where the old gas station was located is now just going to be mostly employee parking.

Ray Golota – Thank you.

Item 3: OCSO Update

Lt. Hix – The Heart of the Lakes Festival seemed to go pretty well. We did have a rollover accident just outside the venue. People were leaving the venue and we're not exactly sure what happened, but it appears they disregarded a traffic device and got pushed over. It was a rollover but not a violent accident. Several people had minor injuries.

We also just had a 13-year-old struck on an e-bike on Welch Road last night. He may have used the crosswalk properly once, but it seems he was playing a game crossing the road. He was okay.

Discussion continued regarding e-bikes and issues of enforcement.

Item 4: Insite Commercial Report

Randy Thomas provided an overview of his Insite Report in the DDA Board's packet.

- 5 & Main: Last month, I was at the ICSC in Vegas, which is the retail shopping conference.
 - My trip got cut short because we had a flood in the new office, so I ended up coming back.
 - I was at Aikens' booth for a while, and there was a lot of activity going on.
 - Unfortunately, I wasn't able to be at the gourmet market meeting. In follow-up with Aikens, he said that things went very well.
 - He is focusing on the outlots which we are handling now.
 - There is a group interested in the shoppette that was just approved. They are interested in buying it, building it and owning it. Aikens is considering that right now. That would accelerate the Library piece.

Chairperson Matta – Really? Okay.

Randy Thomas – That's part of why he is considering doing that.

Chairperson Matta – No change in the mix that's currently proposed?

Randy Thomas – Whatever has been approved is what would be built. There are three leases that are either done, or close to being done. I'm not at the forefront of that. And then there's another three or four out there. The coffee shop; there's just issues related to delivery of the box, but economics have been agreed to. We have done a bunch of their deals so I know they take a long time, but those should all be in place before construction starts. I don't know, Jason or Dave, has anybody come in lately?

Dave Campbell – I haven't talked to anybody other than the Aikens' team. This is the first I've heard that he might sell it. If he were to sell it, would Aikens still manage it and handle the leasing?

Randy Thomas – He would handle the leasing, yes. Everything would encompass the things he's been dealing with, just like the market.

Dave Campbell – Okay. I did talk to their construction guy this morning and he said they're out for bids right now to find a general contractor to build the building. I think bids are due back by Monday.

Randy Thomas – Yes, they're going to continue on that path. This just started maybe three weeks ago.

Chairperson Matta – And this potential buyer would be one of the tenants?

Randy Thomas – No, they would be an investor that would build that one particular building, and they would own it.

Chairperson Matta – I see. They would own it and rent it?

Randy Thomas – Correct. It would just be considered an outlot.

- I also alluded to the gourmet market deal.
 - It's a national market, operator of 500 stores, primarily in the south and on the west coast.
 - They are coming to the Michigan market and the Midwest area. They don't have a presence here right now. This is one of the main markets they want to get into.
 - Corporate was in town last week touring the sites. We have three of the sites that they are very interested in, with Commerce being one of them.
 - The Letter of Intent has moved forward, beyond economics, just sorting through all of the things that need to be done in a development like this. So far, everything is moving along well.
 - This information is from their broker who I know very well.
- The other 5 & Main outlots:
 - I've got a couple restaurant groups that we have initiated some discussions with. I think those outlots will probably trail what goes on.
 - If the market solidifies, that will be the next component to get built, and then things would start filling in around the rest of Martin Parkway and on Pontiac Trail.
- There's activity and site balancing is going on. I don't know if you guys know of anything else.

Jason Mayer – They submitted engineering plans for the shoppette and we sent them back. They were revise and resubmit.

David Smith – Did they ever lower the storm sewer?

Jason Mayer – Not yet.

Director Watson – No, there's eight or ten that need to be lowered. They do expect it to be done by September.

Randy Thomas – The last are going to be the remaining parcels, F, J, M and N. For Parcel F and J, there has been a slowdown in activity. Nothing new to report on those. As for Parcel M (Pad A), we've had a lot of activity, especially from food users that want drive-throughs. It's a tight site to get a drive-through on there.

You've probably seen our signs go up. We have the balance, what was formerly Parcel H; the little piece owned by Shapiro on the northwest side of the Pontiac Trail roundabout. We have a financial institution looking at that right now, as well as a small retailer with a drive-through.

Chairperson Matta – Is it a possible drive-through site? It's a tight site.

Randy Thomas – Potentially. Yes, it's a funky site. The pond is big, but you'd be surprised; we have it laid out for 4,500 square feet.

Director Watson – Aren't we kind of oversaturating the area with banks?

Randy Thomas – I'm not suggesting a bank is going to go there. There are other users.

Director Watson – And with a drive-through, it would have to go through as a Special Land Use to the Planning Commission, and then you're getting into the issue of documented and immediate need, which would be extremely hard to prove when we have two banks right there. So, whoever the bank is that's looking at it ...

Randy Thomas – I send them to Dave.

Director Watson – Okay, good.

Dave Campbell – In terms of access, their driveway on Pontiac Trail would have to be a right-in, right-out because there's a median right there on Pontiac Trail. I have not seen any layouts, but I would assume they'd also connect to the circulation at Barrington, so you would have access via Martin Parkway as well.

Director Watson – Yes, I think that could be a good site for a drive-through, but not necessarily a bank.

Chairperson Matta – I saw the pad there for the Taco Bell and it's a relatively small building.

Dave Campbell – I've talked to the contractor on that one and he said they ran into bad soils on that site also.

Jose Mirkin – At the Heart of the Lakes Festival, there were two booths for credit unions coming to Commerce.

Discussion took place regarding Genisys Credit Union, which already exists in Commerce Township and is a great supporter of Parks and community events, along with Dort Financial Credit Union, which is currently under construction at 5 & Main, and other banks throughout the Township, including some that are closing locations.

Item 5: Attorney's Report

DTE Utility Easement

Director Watson – We have Adam here from Chris' office. Thank you for visiting us today, Adam. Did you have any comments on the DTE Utility Easement?

Attorney Salomon – Yes, we discussed it. Those easements were approved by the DDA Board over a year ago. They were given to us recently by Dawn as a courtesy to look it over one more time. After this meeting, we will tell her to give it to DTE to record.

Chairperson Matta – No changes.

Director Watson – Right, it's the same document we looked at a year ago. The Board made a motion to let the Attorney negotiate and finalize, so there is no action needed on this today. It is finally going to be recorded. And we have no reason to believe that any of the utilities within that easement are not at the right depth. We have discussed it with Jason. They have collocated the AT&T, Consumers and DTE all in the same easement now.

David Smith – This is on 5 & Main property?

Director Watson – This is on Pad A. Everything has been corrected. The site has been rough graded. Anything else to add today, Adam?

Attorney Salomon – I just have a couple more things. Just a reminder, if you have not filled out the annual Board certification survey.

Discussion took place regarding those who still needed to complete the survey.

Attorney Salomon – At next month's meeting, the Board may elect a new Treasurer. In the meantime, Steve or Tim can sign documents that Molly used to sign.

Director Watson – Thank you, and thanks so much for being here.

Chairperson Matta – We appreciate it.

Item 6: Director's Report

Director Watson – Everything is in my written report, with the exception of one item. Continental has contacted me and they want to get their bond released for staging construction materials on Phase II, Unit 14. They are going to clean up and restore the site. They inquired as to whether we wanted to keep gravel on the site. I said no, it can be restored. And, Dave also replied to that email to let them know that they need to install the pathway.

Dave Campbell – Yes, along the north side of Library Drive, they will make a new pathway connection between the new apartments out to Martin Parkway. They will put in a 10-foot wide asphalt millings pathway.

Director Watson – Yes. So, I did send them a photo from Nearmap to show what we want it restored to, and Chris can coordinate with them on the release of the bond.

Director Watson's written report of June 11th was included in the Board's agenda packet, and is included below, along with any relevant updates.

I. Updates on Developments – Please refer to the Insite Report and the Planning Director's Report for additional information.

- 5 & Main –
 - Aikens has an extension from the Township Board to Apr. 2027 for the Library parcel option, and the DDA's Phase II option was extended until Aug. 20, 2026.
 - Randy and Bruce attended the May ICSC in Vegas and we look forward to an update regarding their meetings with potential future tenants.

- *Grading continues on the Phase I site, including balancing of the DDA's parcel. I was onsite June 3rd and the excess soil had been removed from Pad A; however, it was not to final grade and there are soil erosion issues to be addressed. Jason and I met onsite with Jim Fielder on June 9th. Refer to the Engineer's Report for details of remaining items to be addressed.*
- *The DTE Utility Easement for Pad A has not yet been recorded. Consumers and AT&T collocated with DTE in this easement. This item will be on the June 16th agenda for discussion.*
- *The shoppette plans were approved in March and the project is expected to go vertical this year. Jason has received engineering plans.*
- *Springs at 5 & Main; The project is progressing well. Continental provided an update in May. MSHDA has 60 days to review their Brownfield proposal and issue approval/denial. If approved, it will be conditional as they address follow-up items and coordinate with OCBRA.*
- *Dort Credit Union; Vertical construction continues with completion anticipated Fall '26.*
- *LaFontaine Automotive Group (LAG) – Pontiac Trail & Haggerty; LAG is finalizing easements and working to get their final certificates of occupancy. The pathway project along their parcel is being scheduled.*
- *Parcel F / Unit 7, in front of the Township Hall – Nothing new to report.*
- *Parcel JI, Haggerty & Oakley Park – Nothing new to report.*
- *Parcels M & N (or Pad A & Pad B) – Randy Thomas is actively marketing these parcels. Attorney Martella is working through the process to acquire the deed for Pad A.*

II. MTT Judgments – *As updates are available, reports are given at the DDA meeting.*

III. Commerce Towne Place HOA Items –

- A. *Budget – Nothing new to report.*
- B. *Dues – All dues are current.*
- C. *Tax Forms & Reports – Nothing new to report.*
- D. *Lighting/Electrical – Shaw, Eric Peterson, Adam Dornton, BrightSource, Rich Walton*
 - *An inspection will be performed soon to identify all issues and repairs.*
 - *Repairs and reinstallation of light poles can be scheduled accordingly now that soil conditions are stabilizing.*
 - *Our inventory should be adequate to complete the necessary repairs.*
- E. *Landscaping, Maintenance & Trails – United Lawnscape, Tara Marquart; Rousseaux's Excavating, Mark Rousseaux*
 - *We've had a crew onsite doing trail maintenance and tree work.*
 - *United has had some disruption to their staffing which has delayed cutting, but as of June 3rd, most issues have been addressed and the rest are scheduled.*
 - *A claim is being finalized for two trees damaged on Apr. 22nd in the Parkway median.*
 - *Lake Trail, between Avalon & Walmart, remains closed until completion of the Haggerty Pump Station abandonment. This closure is noted on the Township website.*
- F. *Irrigation – Michigan Automatic Sprinkler (MAS)*
 - *Technicians began the process of opening and testing the irrigation system back on May 2nd, and they reported numerous necessary repairs on May 6th.*

- *Following that, in mid-May, they lost key personnel. This created an unfortunate delay in repairing and starting our irrigation system. They followed up via email and stated they do have a full team on staff now. Techs were onsite June 4th, but noted it could take a while before the system is fully functional.*
- *I had a water truck onsite June 3rd to save numerous new plantings from the heat. I then got a water tank in my truck, and watered certain areas until the system could be turned on. The forecast showed hot and dry weather for the next couple of weeks, and we do not want to lose our investment.*
- *As of June 11th, the irrigation system is fully functional. What a relief.*

IV. Other

- *Dave Campbell and I met with Steve and Patrick from Wynclyff on June 8th regarding their entrance lighting project. Dave Campbell's expertise was beneficial in giving them guidance for the project. They will discuss it at their upcoming annual meeting and then follow up with the Township regarding their plans.*
- *I did a ride along with Mario Gibbons, our Code Enforcement officer, in May. We drove through the downtown area to view all ongoing construction projects. We documented several issues and we are working to get them corrected. I have been corresponding accordingly with the 5 & Main team and following up with Township staff. With five or more construction crews working in such a small area, there is a lot going on. Mario and I plan to continue these efforts going forward.*
- *Jason and I met onsite on June 9th. He has outlined the matters we discussed in his Engineering report and he's following up accordingly.*

Director Watson – I will defer to Missy for the Township Board update.

Township Board Update:

Secretary/Clerk Creech – The June Township Board meeting was brief.

- We approved the minutes from May.
- We read Molly a nice resolution as it was her last regular Board meeting.
- We approved the agenda and heard a couple of public comments. Molly got presented with a wonderful Fire Department shirt.

Treasurer Phillips – It's awesome.

Secretary/Clerk Creech –

- Then we had a gentleman speaking and recording himself on Flock cameras.
- We held the public hearing for the Island Club paving SAD. That's the final step in that process, so it will be moving forward.
- Adoptions were the cross connections, which I mentioned last month.
- We approved the consent agenda, which consisted of the temporary moving of one of my precincts for the August election only. Precinct #9 will be relocated for construction at Walled Lake Northern, and they're being moved to the Township Library.
- Fireworks were approved.
- Under old business, we discussed the Pathway Plan design. It was a lengthy discussion and the motion failed on that one.
- We discussed the Treasurer's vacancy and we agreed that we would do two interviews tomorrow night.
- New business; we did not take any action as it related to the Pathways project.

Director Watson – I would add one more item to my Director's report. Molly filed the Qualifying Statement and the DDA Annual Report this month. Thank you.

Item 7: Engineer's Report

Jason Mayer –

- Haggerty Pump Station Abandonment: We did another design that is going through EGLE. It's a request to open cut some of the wetlands. We are waiting to hear back from EGLE on that. The contractor thinks that's the route to go.
- Springs at 5 & Main: We received the schedule to fix the storm sewers, which goes out to September for everything to be fixed.
- Pad A: Debbie and I met with Jim Fielder. There's quite a bit of work that needs to be done to make the site acceptable. It's just rough graded and there are soil erosion issues, a manhole sticking up from the ground about two feet. They also need to replace the storm sewer that crosses the road, so they will have to open cut the road to do that.

Chairperson Matta – Do you think that's why they're waiting?

Jason Mayer – No, I think they're just working out details of getting the contractor out there. It involves Continental, Wieland and Raymond. I think they've got it figured out.

- Pad G/shoppette: We did send out the review letter for revise and resubmit. Hopefully we will be getting those back soon.
- Debbie and I also checked out an issue at the Barrington sediment forebay. Water overflows the berm in heavy storms and washes out the path, so we're trying to figure out what exactly has happened there. We sent a survey crew out to get some elevation shots to make sure everything is functioning properly.
- LaFontaine Pathway: This was approved last month. We have a pre-construction meeting tomorrow for that, and it does sound like the contractor wants to start soon, so that might be in within the next month or two.

Discussion took place regarding coordination of the pathway and the pump station abandonment.

Item 8: Planning Director's Report

Dave Campbell –

- We had a nice ribbon cutting ceremony last week Thursday for LaFontaine Hyundai and LaFontaine Genesis. That site turned out really great. If you get a chance to go inside the buildings, they're great looking on the inside too.
- As Jason mentioned, we're hopefully getting close to having the sidewalk that will go along the side of Hyundai/Genesis, next door to Walmart.
- We've talked about the schedule for Building G or the shoppette. Their bids are supposed to come back next Monday at which point hopefully they're selecting a general contractor. My understanding has always been that they have to get that building up and delivered by the end of this year, which is coming up quickly on us.
- Randy Thomas came in with some potential buyers for two properties on the south side of Oakley Park. They will come before the Planning Commission at the July 6th meeting with a concept for what they're calling luxury storage. They are proposing two phases. One phase would be the storage units, and the other would be actual units that they would rent to contractors. One decision the Planning Commission would need to make, based on the zoning, is whether we would consider these to be warehouse, because that is a use that is permitted under the existing zoning. They've stated that all storage is going to be enclosed, so no outdoor storage.

Discussion continued regarding the luxury storage proposal and the flex space rental units. These would have to be uses that are allowed under the TLM zoning. The conceptual proposal included a nice aesthetic and the buildings included brick, stone and glass. Supervisor Gray inquired about the number of units, and Director Watson asked about the site acreage. Randy Thomas stated it is 8.3 acres, with 37 units proposed. He noted it is not like Public Storage; these all have roll up doors and man doors. The upgraded units would have a restroom, and they could put a mezzanine up. They built a similar development in Grand Blanc Township recently.

Item 9: Committee Reports

A. Finance Committee –

Treasurer Phillips – I have a couple of things to mention. If you're looking at the May 31st year-to-date balance in the tax revenue, that \$1.3 million is the Winter 2025 tax bills that were captured. The balance of what we hope to make by the end of the year will come out of the Summer capture, which right now is calculating to be about \$1.6 million. With that, our debt payment that's due September 30th is \$2.6 million, so there's a good chance you'll have to be asking for another \$1 million advance from the Township.

One thing I wanted to bring to people's attention, if you see the MTT changes where we got hit for \$14,500 that we had to pay back to Oakland County, that was an error by Oakland County Equalization. Lifetime Fitness changed hands, and basically there were two personal property statements for the same personal property in the same building. We caught it and we had to pay them back.

The other thing I would like to bring to your attention is that there is a Walmart case at the Michigan Tax Tribunal right now. They are arguing 2024, 2025 and 2026 taxable values. The amounts are in contention for each one of those years. They want to retroactively reduce 2024's taxable value by \$1.9 million, and 2025's taxable value by \$2,677,000, and then 2026 by \$2,972,000. That is going to be a big hit.

David Smith – What is the reason for that?

Treasurer Phillips – They say that Equalization didn't follow the proper calculations and inflation factors. Our lawyers say, yes we did. They're trying to get their taxable values knocked down to what they were seven years ago. This is par for the course for Walmart. They will dispute '24, '25 and '26. They will pay '27 and '28, and in '29 they will go back and do 2027 through 2029. They do it every three years. So does Lowe's, and so does Home Depot. I don't have the history, but I can probably find that if you're interested and I'll get the information to Deb.

David Smith – Doesn't Equalization make those decisions on the values?

Treasurer Phillips – They did for 2024 and 2025, but we have AAS doing it for the 2026 values. They're going to argue it every three years because they have on staff legal counsel that just does that.

David Smith – Does the Township do that? I thought Oakland County did it.

Treasurer Phillips – No, the Township does not use Oakland County Equalization anymore. We have our lawyers with our assessors fighting it.

Chairperson Matta – What is the status of the case?

Treasurer Phillips – I think they've gone back and forth a couple times. We responded to their accusations saying they're false and we're waiting for them to reply.

Chairperson Matta – We don't know when the trial is?

Treasurer Phillips – No, it's not in the docket.

Director Watson – In this packet, there was reference to waiting on a decision on the Lowe's case, as if it could be influential in this case also.

Treasurer Phillips – We've been back and forth with Lowe's. It's not that much money. The new proposal we're sending out to them is reducing their taxable value from like \$2.1 to \$2.0 million approximately. It's nothing like Walmart's.

Chairperson Matta – What is Walmart's taxable value?

Treasurer Phillips – About \$6 million.

Chairperson Matta – And they're trying to take a third or more off.

Director Watson – Yes, \$6.3, \$6.5 and \$6.7 million for 2024 to 2026.

Dave Campbell – That would be their taxable value.

Treasurer Phillips – Yes.

Chairperson Matta – Interesting. All right, thank you.

Director Watson – Does that mean we might have to request advances for additional years, beyond next year, which we estimated would end next year?

Chairperson Matta – It depends on the result.

Treasurer Phillips – Yes, and it depends on how quickly 5 & Main gets built and property values start to go up. Obviously Continental, they don't have their final certificates of occupancy. They won't get their full C of O until the last four buildings are complete.

Director Watson – Thank you, Molly.

- B. Public Relations Committee – Jose Mirkin – Last month, I promised I would have the information about the attendance for the Art Exhibit at the Commerce Township Library in May. Alyson, the Library Director, responded that we had 4,139 over the course of the week. The Art Show was for seven days, so that's an average of 590 people per day. It's very hard to know who comes to the Library to pick up books or read the paper, whatever, or who came for the Art Show, but assuming that 50% of the people came for the Art Show, we had about 270 people every day. Now, on the day of the reception, we had 1,206, which is very

close with the number that we had last year. In summary, this annual event that the DDA coordinates with the Walled Lake Schools is successful if we can get 1,200 people in the Library looking at the art that our kids are producing. I also received a card from Walled Lake Schools, which reads; *Thank you for coming to the 2026 K-12 Walled Lake District Art Show. We truly could not run this show without your support of the K-12 Art Department.* So, I think that we should be very proud to work with the art teachers of Walled Lake Schools.

Chairperson Matta – Excellent.

Director Watson – Thank you, Jose.

Brian Winkler – Great job, Jose.

C. Marketing Committee – David Smith – I have nothing to add.

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

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

Item 11: Other Matters

Resolution for Molly Phillips

Director Watson read a Resolution to Treasurer, Molly Phillips, thanking her for her dedicated service to the Township and the DDA for the past 11 years. Molly has left a lasting impact on the Township and all who have had the privilege of working alongside her.

MOTION by Spelker, supported by Mirkin, to approve the Resolution.

MOTION CARRIED UNANIMOUSLY

Chairperson Matta – Thank you very much, Molly. We're going to miss you.

Item 12: Adjournment

- Next regular meeting is Tuesday, July 21, 2026.

MOTION by Spelker, seconded by Mirkin, to adjourn the meeting at 12:49pm.

MOTION CARRIED UNANIMOUSLY

Melissa Creech
DDA Secretary

PUBLIC COMMENTS

DDA TREASURER
APPOINTMENT

KATELYN MASSEY

Township Treasurer Appointment

07/01/2026

Commerce Township Appoints Katelyn Massey as Township Treasurer

PRESS RELEASE FOR IMMEDIATE RELEASE; July 1, 2026

COMMERCE TOWNSHIP, Mich. — Commerce Township has appointed Katelyn Massey to serve as Township Treasurer, continuing the Township's commitment to responsible financial stewardship and dedicated public service.

Massey assumes the role following the service of former Treasurer Molly B. Phillips, who served Commerce Township for 11 years. During her tenure, Molly provided steadfast leadership and worked diligently to support the Township and its residents.

"We are pleased to welcome Katelyn Massey as Commerce Township Treasurer," said Township leadership. "Her commitment to public service and dedication to the community will serve residents well as she begins this important role."

As Treasurer, Massey will oversee the Township's financial operations, including tax collection, investments, and other fiscal responsibilities that support the delivery of essential services to residents. Massey stated "I am honored to serve the residents of Commerce Township as Treasurer and look forward to working alongside Township leadership, staff, and the community."

Township officials also expressed their gratitude to Molly for her years of service.

"For more than a decade, Molly has demonstrated professionalism, leadership, and a deep commitment to Commerce Township," officials said. "Her contributions have had a lasting impact on our organization and our community, and we sincerely thank her for her 11 years of dedicated service."

Commerce Township looks forward to working with Treasurer Massey as she begins her service to the community and wishes Molly continued success in her future endeavors.

Media Contact: Kailyn 'Kay' McMahon-Bogges
Communications and Community Engagement Specialist, Commerce Township
kcmahon@commercetwp.com

About Commerce Township

Commerce Township, officially the Charter Township of Commerce, is a charter township of Oakland County in the U.S. state of Michigan. The population was 43,058 at the 2020 census. Commerce Township is committed to providing exceptional services, maintaining responsible governance, and enhancing the quality of life for residents through strong community partnerships, fiscal responsibility, and transparent local government.

OCSO UPDATE

INSITE COMMERCIAL REPORT

July 7, 2026

Commerce Township Board of Trustees
Commerce Township DDA
Commerce Township Planning Commission
2009 Township Drive
Commerce Township, MI 48390

RE: DDA Marketing/Deal Update July 2026

Dear Township Board of Trustees, DDA and Planning Commission:

This report is intended to give you a brief overview of the recent activity on the Commerce Downtown Development project with current deals in due diligence, and proposals for deals that have not yet been signed. Below is a summary of our progress thus far:

<u>Parcel A & H:</u>	Barrington Development – Closed 59.9 acres
<u>Parcel B1:</u> <u>Retail Phase I</u> Contract Date:	December 2, 2014 (Phase I)
Developer:	Robert B. Aikens
Size:	34 Acres north of Pontiac Trail and east off of Martin Parkway
Use:	Phase I of 5 & Main - Outdoor lifestyle retail development
Status/ Latest Update:	Negotiations with the national markets are in the costing phase, with most of the terms worked out with respect to economics and site delivery, although more work needs to be done. A development group has met with Aikens on the shopette (which has been site plan approved), with the understanding that the developer would build exactly what was approved, including all architectural. The mix has remained the same. Discussions have begun for the developer possibly buying that portion and building the shopette. Currently, the site is undergoing mass grading for preparation of all the pads fronting Pontiac Trail and Martin Parkway, for eventual delivery.



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	Work to be completed will be extensions of necessary utilities for development to the pad sites (water is looped already through the site).
<u>Parcel B1:</u> <u>Retail Phase II</u> Contract Date: Developer: Size: Use: Status/Latest Update:	December 2, 2014 (Phase II Option) Robert B. Aikens 14 Acres north of Phase I Phase II of 5 & Main – outdoor lifestyle retail development Aikens option was extended until August 20, 2026.
<u>Parcel B2:</u>	Avalon Senior Living – Closed 15.62 acres
<u>Parcel C:</u> Developer: Price: Size: Use: Status/ Latest Update:	LAG Commerce, LLC \$2.65 Million +/-6.2 Acres of developable land at the hard corner of Pontiac Trail and Haggerty. Proposing 2 auto dealerships Property closed on June 14, 2023
<u>Parcel D & E:</u>	Merrill Park – Closed 41.8 acres
<u>Parcel F:</u> Developer: Size:	None +/-3.9 Acres located just southeast of the Town Hall.



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Use:	Retail development, including possible free-standing restaurant
Status/Latest Update:	Nothing new to report, activity has been light.
<u>Parcel G:</u>	Wyncliff – Closed 15 acres
<u>Parcel I:</u>	Gilden Woods Child Care – Closed 2.9 acres
<u>Parcel J1:</u> Developer:	None
Size:	+/-2.3 Acres southwest hard corner of Oakley Park and Haggerty
Use:	Retail, office, gas station
Status/Latest Update:	A sign indicating drive thru possible has been erected. We have had general calls of interest, mostly gas station operators. Nothing new to report.
<u>Parcel J2:</u>	Public Storage – Closed 2.2 acres
<u>Parcel K:</u>	Space Shop – Self Storage – Closed ½ acre
<u>Parcel L:</u> Developer:	NVS Properties 19, LLC
Size:	1.8 Acres
Use:	Higher Ground Education - Child Care
Status/Latest Update:	Parcel L closed on October 20, 2022, and the childcare center opened January 2024.
<u>Parcel M:</u> Developer:	None
Size:	



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Use:	+/-1.09 Acres, located on Pontiac Trail, west of Wal-Mart. The parcel was carved off for the DDA benefit, but is an integrated parcel to the retail development.
Status/Latest Update:	Retail/restaurant Our new sign is up with “drive thru possible” and site should be fully balanced soon once sewer elevation is resolved. We are receiving inquiries, especially through the broker market. We are getting more calls on Parcel M than we have in the past, most likely due to the site being balanced. Most of the potential uses were drive-thrus.
<u>Parcel N:</u>	
Developer:	None
Asking Price:	\$TBD
Size:	1.5 Acres, located on Martin Parkway, N. of Library Drive. The parcel was carved off for the DDA benefit, but is an integrated parcel to the retail development.
Use:	Retail/restaurant
Status/Latest Update:	We are getting more inquiries in general regarding the 5 & Main development and local developers are looking to see if pad sites could be available around the 5 & Main Development. Parcels M & N have been the primary targets of the inquiries.

I hope this brief summary provides you a high-level overview of the activity and deals as of July 7, 2026. Due to the nature of on-going negotiations, if you would like to arrange a separate meeting, I will make myself available at any time to discuss in more detail. I can be reached on my mobile at 248-891-5050 or by email at rtomas@insitecommercial.com.



Commerce Towne Place Development Plan

As of July 2026

- 1. Five & Main Phase I (Parcel B1)**
252,000 SF outdoor lifestyle center including entertainment, restaurants, retail, hotel & residential
Sold 2019 - \$4,250,000
- 2. Five & Main Phase II (Parcel B1)**
Under contract 2014 - \$6,425,000
- 3. The Avalon (Parcel B2)**
Senior Housing Facility
Phase 2 & 3 - Independent living TBD
Sold 2014 - \$3,000,000
- 4. Merrill Park (Parcel D & E)**
69 Single Family homes
Sold 2016 - \$2,650,000
- 5. Parcel F – Martin Pkwy. & Township Drive**
4.26 Acres Available
- 6. Wycliff (Parcel G)**
37 Single family homes
Sold 2014 - \$1,043,000
- 7. Barrington Apartments (Parcel A)**
334 Luxury apartments
Sold 2015 - \$5,150,000
- 8. Future commercial development (Part of Parcel A)**
Shown as conceptual only
- 9. Conservation space and nature trails**
- 10. LaFontaine Hyundai & Genesis (Parcel C)**
Dual branded new car dealership
Sold 2023 - \$2,650,000
- 11. Five & Main Outlot (Parcel M)**
1.09 Acres Available
- 12. Five & Main Outlot (Parcel N)**
1.5 Acres Available
- 13. Guidepost Montessori (Parcel L)**
Montessori daycare center
Sold 2022 - \$550,000
- 14. Space Shop Self Storage (Parcel K)**
Climate controlled self storage
Sold 2021 - \$225,000
- 15. Parcel J – SWC Oakley Park and Haggerty**
2.3 Acres available

ATTORNEY'S REPORT

DIRECTOR'S REPORT

TO: DDA Board Members & Township Board Trustees
FROM: Debbie Watson, DDA Director
DATE: July 16, 2026
RE: DDA Director's Report



I. Updates on Developments – *Please refer to the Insite Report and the Planning Director's Report for additional information.*

1. 5 & Main –

- Aikens has an extension from the Township Board to April 2027 for the Library parcel option. The DDA's Phase II option was extended until August 20, 2026, and therefore, this will need to be reviewed again at our August 18th DDA meeting.
 - Grading continues on the Phase I site.
 - Pad A; The manhole rim needs adjusting and the storm sewer lead needs to be replaced. They reported that these items are scheduled to be addressed by September. In the meantime, I have followed up to request that topsoil and seed be placed as a temporary soil erosion measure. Once these issues are resolved, hopefully by this fall, Jason will conduct a final review before recommending that the DDA take possession of the parcel.
 - The shoppette plans were approved in March. Engineering plans have been reviewed. The Insite report has additional details.
 - Springs at 5 & Main; MSHDA completed their 60-day review and issued a conditional approval of Continental's Brownfield. They will continue to address follow-up items and coordinate with OCBRA.
 - Dort Credit Union; Vertical construction continues with completion anticipated Fall '26.
- 2. LaFontaine Automotive Group (LAG) – Pontiac Trail & Haggerty;** LAG is working to get their final certificates of occupancy. The pathway project along their parcel is scheduled to begin July 27th.
- 3. Parcel F / Unit 7, in front of the Township Hall –** Nothing new to report.
- 4. Parcel J1, Haggerty & Oakley Park –** Nothing new to report.
- 5. Parcels M & N (or Pad A & Pad B) –** Randy Thomas is actively marketing these parcels. As for acquisition of the deed for Pad A, Attorney Martella is in a holding pattern until the issues mentioned above are resolved.

II. MTT Judgments – As updates are available, reports are given at the DDA meeting.

III. Commerce Towne Place HOA Items –

- A. Budget – Nothing new to report.
- B. Dues – All dues are current. Third quarter invoices have been sent to the subdivisions.
- C. Tax Forms & Reports – Nothing new to report.
- D. Lighting/Electrical – Shaw Electric; Eric Peterson, Adam Dornton & Matt Allen. BrightSource, Rich Walton
 - An inspection was performed in June to identify all necessary repairs.
 - The report was submitted to Shaw and I met onsite with Matt on June 29th to review the list of repairs and inventory. He has been onsite frequently throughout July, making repairs, inspecting issues and reporting findings daily. I expect the system will be fully functional again in the very near future.
 - We will need to place another order soon to restock lighting supplies as there were some additional, unforeseen repairs and replacements.

- E. Landscaping, Maintenance & Trails – United Lawnscape, Tara Marquart; Rousseaux's Excavating, Mark Rousseaux
 - United has been onsite regularly, mowing, trimming shrubs, weeding, et cetera.
 - We await payment on a claim of \$5,587 for two trees damaged on Apr. 22nd in the Parkway median.
 - Lake Trail, between Avalon & Walmart, remains closed until completion of the Haggerty Pump Station abandonment. This closure is noted on the Township website.
- F. Irrigation – Michigan Automatic Sprinkler (MAS)
 - This system has been fully functional since June 11th.
 - An irrigation leak is being investigated at the east end of the Martin Parkway tunnel and repairs will be made.
 - A mid-season inspection will be scheduled soon.

IV. Other

- In June, Mario Gibbons, Enforcement Manager, and I met with the Walmart manager, Dany Oudeesh, to discuss some site issues. Since then, Walmart has contracted services to clean up the exterior of their site, including the Walmart wall adjacent to the new LaFontaine development and the upcoming pathway. Dany's response and action to address the issues promptly is greatly appreciated. The contractor is also coordinating with the Township to ensure compliance.
- A cash advance will be necessary for our September 30th debt payments. We will work on calculations and plan to have the request on the agendas for the August DDA meeting, and the September Township Board meeting.

ENGINEER'S REPORT

PLANNING DIRECTOR'S REPORT

To: Commerce Township Board of Trustees

From: Commerce Township Planning Department
David Campbell, AICP – Planning Director
Paula Lankford – Senior Planner
Bethany Miller – Associate Planner

Date: July 7, 2026

RE: May 2026 Monthly Planning Department Report
(covering June 4, 2026 through July 6, 2026)



Development updates

- **Wingate Preserve conditional rezoning (NE corner of Commerce & Carey)** – Commerce Carey LLC (Mark Kassab, Jim Galbraith, et al.) has owned the undeveloped 42 acres at the northeast corner of Commerce & Carey Roads for decades, and in 2025 purchased the adjacent undeveloped 33 acres. The 75 combined acres is currently zoned R-1A. Consistent with the procedures of Article 36 of the Zoning Ordinance, the developer has petitioned for a conditional rezoning of the property from R-1A to R-1D to develop Wingate Preserve. R-1A zoning requires lots that are at least 20,000 sq ft with a minimum of 100 feet of road frontage, while R-1D requires lots of a minimum of 7,200 sq ft and 50 feet of road frontage. The developer's rationale for proposing the smaller lots of R-1D is the preservation of natural green space throughout the development, particularly along its perimeter where existing natural features could be preserved and serve as a natural buffer between new and existing neighborhoods. Two new points of access are proposed; one along the north side of Commerce Rd and the other along the east side of Carey Road. The original conditional rezoning plan proposed 168 dwelling units. The Planning Commission held a public hearing for the conditional rezoning during their regular meeting on June 1, 2026. Upon hearing the comments during the public hearing, and the discussion of the Planning Commissioners, the petitioner requested the Planning Commission table any action to the PC's July 6 meeting. Between the June 1 and July 6 meetings, the petitioner submitted a revised conditional rezoning plan that reduced the number of proposed units from 168 to 148, with fewer 60-foot wide lots and more 70-foot or greater lots. This change created an increase in preserved greenspace from 22.95 acres to 25.5 acres (approx. 34% of the 75-acre site). Based on the revisions to the conditional rezoning plan, the Planning Commission by a 4-3 vote made a formal recommendation to the Township Board to approve the conditional rezoning for Wingate Preserve. The conditional rezoning petition will now advance to the Township Board for a final decision, and will be included on the Board's agenda for July 14, 2026.
- **Northern Pointe (fka Bogie Lake Residential)** – Jim Maher of Bogie Lake Holdings received Township Board approval on May 12 of a conditional rezoning petition for an assemblage of seven properties on the south side of Bogie Lake Road between Walled Lake Northern High School and the Westlake Health Campus (just west of the tandem roundabouts at Bogie-Cooley-Oxbow Lake Roads). The seven properties total approximately 15 acres and

were conditionally rezoned to R-1D (One-Family Neighborhood Residential) with a new neighborhood of 46 new single-family homes. Mr. Maher attended the Planning Commission meeting on July 6 where he received a formal recommendation for approval to the Township Board of the condominium site plan based on a finding that the plan was a fully-developed evolution of the approved conditional rezoning plan. Mr. Maher will now proceed to the Township Board for consideration at the Board's meeting on July 14 for final approval of the condominium site plan and master deed.

- **Union Lake and Wise Road** – The development team of U Wise LLC has been working with the Planning Department on developing a portion of the 65 acres at the southwest corner of Union Lake and Wise Roads, including the former Union Lake Golf Course and Sally's Barn. The prospective developer proposes a collection of commercial buildings concentrated upon approx. 15 acres at the southwest corner including two multi-tenant / restaurant buildings (including a drive-through on each), an automated car wash, and an 80,000 sq ft grocery store w/ pharmacy. The remainder of the former golf course consisting of approximately 50 acres would be donated to Commerce Township as an extension of Victory Park. The development team hosted a kickoff meeting with neighboring residents along Golf Lane where they presented their concept plan and received feedback. What those residents were likely relieved to hear was that the developer is not proposing to develop the golf course property with hundreds of apartments, which had been a longstanding rumor. Given the complexities involved, not the least of which will include all the State/EGLE permits necessary for daylighting the Hayes Creek, filling a portion of regulated wetlands, and creating a new larger wetland near the center of the former golf course to mitigate that which was filled, the developer is likely to propose the project as a brownfield consistent with the State's Brownfield Redevelopment Act. The project will also likely be pursued as a planned unit development (PUD). Given the complexities of such an ambitious project, the development team requested a special Planning Commission meeting to discuss the concept plan and get the Planning Commission's informal and non-binding comments prior to pursuing a formal PUD submittal. That special Planning Commission meeting will take place on July 13 at 5:30 p.m.
- **Oakley Park Business Campus** – Jon Stewart with SPS Investments is proposing to develop two vacant parcels located along the south side of Oakley Park Road between Martin Road and Haggerty Road. The two lots are zoned TLM (Technology Light Manufacturing). The proposed development will include two phases; phase 1, Commerce Modern Warehouse, includes 70 attached for lease warehouse units within three buildings that are targeted towards high-standard professionally managed business warehouse suites. Phase 2, Commerce Flex, has for lease adaptable flex-spaces of 22 attached units within two buildings. Commerce Flex units include office space, showroom, light warehouse, and a private restroom. Both phases will include lease agreements to include provisions for permitted uses and establishing enforcement for violations. Site access is proposed via two new full-access driveways along the south side of Oakley Park Road and two new full-access driveways along the north side of Ridgeway Court. Mr. Stewart is also seeking a Use Determination from the Planning Commission to determine whether the "warehouse suites" within phase 1 can be considered a use consistent with "warehouse or wholesale

establishment within a wholly enclosed building” a use listed as a special land use within the TLM (Technology Light Manufacturing) district. A concept plan was presented at the Planning Commission meeting on July 6 for their non-binding and informal comments, the Planning Commission gave mostly favorable comments and wanted to review the use determination further before making any decisions.

- **The Learning Experience** – Joey Jonna of Jonna Construction is proposing to develop a 10,000 sq ft school/daycare, The Learning Experience, on 4.4 acres of undeveloped property on the south side of W. Wise Rd. just west of Carroll Lake Rd. This property is currently zoned R-1C (One Family Residential) and while it does allow for family daycare (up to 6 children) or special land use for group daycare (up to 12 children), a childcare center of greater than 12 children is not a permitted use in R-1C. Mr. Jonna is exploring the potential to rezone a portion of the property to a zoning district that allows childcare centers, such as O - Office. The southerly portion of the parcel would remain R-1C to accommodate three single-family lots. A concept plan was presented at the Planning Commission meeting on July 6 for their non-binding and informal comments, the Planning Commission had concerns with traffic, the proximity to the adjacent neighborhoods and the need for another daycare use so close to two existing daycares along Wise Road.
- **Luai’s Automotive** – Luai Poota with Luai’s Automotive has submitted a Special Land Use application for auto repair at 4224 Martin Road. This location is zoned TLM (Technology Light Manufacturing) and auto repair is permitted as a special land use when operated in a completely enclosed building and meeting the requirements of Section 26.303. They would be utilizing the existing building with no outside storage. He is seeking limited after-hours tow drop off in a designated area, vehicles will be moved indoors during normal business hours. A public hearing is scheduled for the Planning Commission’s August 10 meeting.
- **Squeals Landscaping** – David Biel of Squeals Landscaping located at 4184 Pioneer Dr is exploring combining his two parcels, lots 32 & 30 of the Homestead Industrial Park, to add a parking lot and extend his outdoor storage of landscape materials. Mr. Biel’s two properties are zoned TLM (Technology Light Manufacturing) and outdoor storage is a special land use within the TLM zoning district and only permitted in the rear yard. Mr. Biel is hoping to have his proposal submitted in time to be included on the Planning Commission’s August 10 meeting for the required public hearing.

Zoning Map & Zoning Ordinance Amendments

- **Wingate Preserve conditional rezoning** – Please see above
- **Commerce Lake Market** – The Planning Commission will potentially hold a public hearing during their regular meeting on August 10, 2026 for a conditional rezoning to rebuild/expand the Commerce Lake Market near the northeast corner of Glengary & Benstein Roads to include a new 4-pump (8-nozzle) fuel center under a fueling canopy. Two properties – the existing Commerce Lake Market and the existing home at 2750 Benstein – are proposed to be rezoned to B-3 (General Business) to potentially allow for a fuel center as a special land use. Owner Steve Bakko is awaiting completion by a third party of market study that he hopes will demonstrate to the Planning Commission a “documented and immediate need” for the proposed fuel center, which is required for

any special land use. The traffic impact study recommends the existing center left-turn lanes along the northerly leg of Benstein and easterly leg of Glengary be extended to provide additional storage for vehicles turning left into the proposed new store. Mr. Bakko hopes that the new/bigger/better store would function more as a neighborhood market than as a party store, offering hot/prepared foods and more grocery options.

- **Data centers** – The Planning Department had a preliminary discussion with both the Township Board (on April 28) and with the Planning Commission (May 4) about a prospective series of amendments to the Township Zoning Ordinance to address the appropriate zoning district(s) and development standards for if & when a large data center is proposed within the Township. Based on those discussions and the direction provided, the Planning Department – with assistance from the Township Attorney and Township Engineer – drafted language for the Zoning Ordinance amendments for consideration and action by the PC and the TB in the near future. The Township Board will consider a four-month extension of the six-month moratorium on data centers (adopted in February 2026, expiring in August 2026) at their July 14 regular Township Board meeting, taking the moratorium to December 2026. By that time, the Planning Department expects that the Planning Commission and Township Board will have adopted the new standards for data centers within the amended Zoning Ordinance. In the meantime, Commerce Township has received no proposal or inquiries for a new data center in Commerce Township. The intent is to have standards in place for if & when a data center is proposed.

Zoning Board of Appeals (ZBA)

The next regular ZBA meeting scheduled for July 23, 2026 will include the following:

- A variance request for 4275 Creedmore to construct a 6-foot privacy fence that will encroach into the required front yard setback and will run parallel with the water's edge.

Planning Commission

The Planning Commission's regular meeting on July 6, 2026 included the following:

- The PC removed from the table and made a recommendation to the Township Board to approve Wingate Preserve a conditional rezoning of two properties on the northeast corner of Commerce & Carey Roads (detailed above).
- Review and a recommendation to the Township Board to approve a site condominium site plan, Northern Pointe (fka Bogie Lake Residential), a single-family development of 46 new homes on the south side of Bogie Lake Road between Walled Lake Northern High School and the Westlake Health Campus (detailed above).
- The PC gave their informal and non-binding comments during a conceptual plan review and use determination of the Oakley Park Business Campus, a development of light industrial warehouse suites on two parcels located on the south side of Oakley Park between Martin Road and Haggerty Road (detailed above).
- The PC gave their informal and non-binding comments during a conceptual plan review of The Learning Experience, a proposed 10,000 sq ft daycare center on the south side of W Wise Road and west of Carroll Lake Road (detailed above).

The Planning Commission will hold a special meeting on July 13, 2026 which will include the following:

- U Wise LLC is holding a special meeting for a conceptual review for a retail center at the southwest corner of Wise Road and Union Lake Road with a donation of the remaining approximately 50 acres of land to the Township to be preserved as passive recreation (detailed above).

The Planning Commission's regular meeting on August 10, 2026 could potentially include the following:

- A public hearing for Commerce Lake Market for a conditional rezoning of two properties on the east side of Benstein north side of Glengary Road (as discussed above)
- A public hearing for Squeals Landscaping for a Special Land Use of outdoor storage in the TLM (Technology Light Manufacturing) district located at 4184 Pioneer Drive (as detailed above).
- A public hearing for Luai's Automotive for a Special Land Use of auto repair in the TLM (Technology Light Manufacturing) district located at 4224 Martin Road (as depicted above).
- Introduction of prospective language for amendments to the Township Zoning Ordinance to address the appropriate zoning district(s) and development standards for if & when a large data center is proposed within the Township (as described above).

COMMITTEE REPORTS

- A. Finance Committee
- B. Public Relations Committee
- C. Marketing Committee

REVENUE AND EXPENDITURE REPORT FOR COMMERCE CHARTER TOWNSHIP

Balance As of 06/30/2026

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Normal (Abnormal)	Activity For 06/30/2026 Increase (Decrease)	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY						
Account Category: Revenues						
Department: 000 GENERAL						
248-000-402.000	TAX REVENUE - DDA	3,000,000.00	1,311,068.95	0.00	1,688,931.05	43.70
248-000-412.000	DELINQUENT PERSONAL PROPERTY TAXES	0.00	26,883.01	26,332.40	(26,883.01)	100.00
248-000-414.000	MTT CHANGES	(8,000.00)	(14,456.79)	0.00	6,456.79	180.71
248-000-442.000	STATE PPT	135,000.00	0.00	0.00	135,000.00	0.00
248-000-569.000	STATE GRANTS - OTHER	0.00	8,715.75	0.00	(8,715.75)	100.00
248-000-665.000	INTEREST	24,000.00	13,208.84	0.00	10,791.16	55.04
248-000-675.000	PROCEEDS FROM SALE OF PROPERTY	800,000.00	0.00	0.00	800,000.00	0.00
248-000-676.000	REIMBURSEMENTS	9,000.00	4,785.35	663.26	4,214.65	53.17
Total Dept 000 - GENERAL		3,960,000.00	1,350,205.11	26,995.66	2,609,794.89	34.10
Revenues		3,960,000.00	1,350,205.11	26,995.66	2,609,794.89	34.10
Account Category: Expenditures						
Department: 000 GENERAL						
248-000-702.000	DDA DIRECTOR'S FEE	69,600.00	24,712.00	5,597.00	44,888.00	35.51
248-000-702.001	ADMINISTRATIVE ASST. FEES	18,000.00	0.00	0.00	18,000.00	0.00
248-000-801.000	PROFESSIONAL SERVICES - ATTORNEY	69,010.00	9,940.00	1,189.00	59,070.00	14.40
248-000-803.000	PROFESSIONAL FEES - CONSULTANTS	10,000.00	0.00	0.00	10,000.00	0.00
248-000-805.000	TOWNSHIP ADMINISTRATIVE CHARGES	100,000.00	100,000.00	0.00	0.00	100.00
248-000-901.000	PUBLIC RELATIONS AND COMMUNICATIONS	1,000.00	100.00	0.00	900.00	10.00
248-000-910.000	INSURANCE	10,500.00	7,696.01	0.00	2,803.99	73.30
248-000-920.000	PROPERTY MAINTENANCE AND UTILITIES	16,000.00	8,301.07	1,204.90	7,698.93	51.88
248-000-956.000	MISCELLANEOUS	2,600.00	2,478.00	0.00	122.00	95.31
248-000-965.000	HOA FEES	10,000.00	9,764.70	0.00	235.30	97.65
248-000-967.000	PROPERTY DISPOSITION COSTS	649,380.00	0.00	0.00	649,380.00	0.00
248-000-992.000	INTEREST EXPENSE - TWP ADVANCE	1,600,000.00	0.00	0.00	1,600,000.00	0.00
248-000-994.000	INTEREST PAYMENTS	863,510.00	291,505.90	0.00	572,004.10	33.76
Total Dept 000 - GENERAL		3,419,600.00	454,497.68	7,990.90	2,965,102.32	13.29
Expenditures		3,419,600.00	454,497.68	7,990.90	2,965,102.32	13.29
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		3,960,000.00	1,350,205.11	26,995.66	2,609,794.89	34.10
TOTAL EXPENDITURES		3,419,600.00	454,497.68	7,990.90	2,965,102.32	13.29
NET OF REVENUES & EXPENDITURES:		540,400.00	895,707.43	19,004.76	(355,307.43)	

APPROVAL OF
WARRANTS, AND/OR
CARRYOVERS, ADD-ONS,
REVENUE &
EXPENDITURE REPORT

INVOICE APPROVAL (BY INVOICE) FOR COMMERCE CHARTER TOWNSHIP

EXP CHECK RUN DATES 07/21/2026 - 07/21/2026

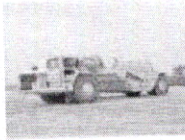
POSTED AND UNPOSTED OPEN AND PAID

BANK ACCOUNTS: DDA

Invoice Number	Bank Account	Description	Amount
ROUSSEAU BOB ROUSSEAU'S EXCAVATING, INC. 20776	DDA	BRUSH HOG PARCEL J	750.00
Total For: BOB ROUSSEAU'S EXCAVATING, INC.			750.00
DAWDA DAWDA MANN COUNSELORS AT LAW 649484	DDA	PROFESSIONAL SERVICES - JUNE 2026	1,530.00
Total For: DAWDA MANN COUNSELORS AT LAW			1,530.00
WATSON DEBORAH WATSON JUN/JUL 2026	DDA	DDA DIRECTOR FEE	5,365.00
Total For: DEBORAH WATSON			5,365.00
DTE DETROIT EDISON 08/06 2579 LIBRARY	DDA	ACCT# 9100 077 1100 5	312.52
08/06 2581 LIBRARY	DDA	ACCT# 9100 077 1086 6	813.82
08/06 2660 OAKLEY	DDA	ACCT# 9100 077 1065 0	132.72
08/06 3106 MARTIN	DDA	ACCT# 9100 077 1076 7	163.38
Total For: DETROIT EDISON			1,422.44
GIFFELS GIFFELS-WEBSTER ENGINEERS 138160	DDA	DDA GENERAL ENGINEERING	1,370.16
Total For: GIFFELS-WEBSTER ENGINEERS			1,370.16
Report Total:			10,437.60

**BOB ROUSSEAU'S
EXCAVATING INC**

9030 CLUBWOOD DR
WALLED LAKE, MI 48390



INVOICE

Date 6/29/2026

Invoice # 20776

Office # (248) 624-6241
Fax # (248) 669-6065

Commerce Township DDA
2009 Township Dr.
Commerce Twp., MI 48390

Terms: A 1 1/2% per month service charge (annual percentage rate of 18%) will be added to all amounts not paid in month following invoice date.

<u>Date</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
6/29/2026	Parcel J1 Oakley Park and Haggerty Brush Hog Parcel J		750.00	750.00

OK to pay
Deb Watson
06/29/26

248-000-920

E-mail

patty.rousseau@gmail.com
teamdiggers@sbcglobal.net

Total

\$750.00

Commerce Township DDA
Attn: Deborah L. Watson
2009 Township Drive
Commerce Township, MI 48390

Date: July 1, 2026
Invoice #: 649484

INVOICE SUMMARY

For professional services rendered through June 30, 2026:

Client: 11536

RE: Commerce Township DDA

Matter #	Description	Services	Disbursements	Total
0000	Miscellaneous and General	1,336.50	.00	1,336.50
0124	Pad A Disposition Matters	193.50	.00	193.50
Total		1,530.00	.00	1,530.00

BALANCE DUE THIS INVOICE		\$ 1,530.00		
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248-000-801

Deborah Lee Watson

7632 Vamoco Drive, Waterford, MI 48327, 248-961-6352, dwatson@commercetwp.com

Invoice Jun/Jul 2026
Billed on 07/16/26

To: Charter Township of Commerce, DDA
2009 Township Drive, Commerce Township, MI 48390
From: Deborah Watson, DDA Director
Date: July 16, 2026
RE: DDA Director 06/11/26 to 07/16/26

Tasks	Day	Date	Hours
• Planning, emails, invoices, follow-up, HOA issues, update report, agenda, calls	Thu	06/11/26	9.25
• Emails, attendance, resolution, easement, fix tablet, site check photos and notes, follow-up irrigation and United, PowerPoint for Kay, 5 & Main issues, Unit 14 staging	Fri	06/12/26	4.00
• Emails, dig tickets, HOA issues, DAE items, attendance, calls w/Randy & Rousseaux, staff discussions, follow-up, finalize resolution, meeting prep, updates	Mon	06/15/26	8.25
• Emails, quorum, invoices, language w/Chris, setup meeting and prep, calls, DDA meeting, DAE meeting, site check, notes, follow-up Tara and Mark, call w/Chris	Tue	06/16/26	8.25
• Emails, Shaw report, dig tickets, follow-up lien, reimbursements, review minutes, pathway precon meeting, notes, HOA issues, 5K request	Wed	06/17/26	9.50
• Meeting prep, review sub-PUD, site check, meet w/Mario at Walmart re issues, meet w/5 & Main team re issues, staff discussions, review meeting notes, invoices, dig tickets, final minutes to Clerk, follow-up on insurance claim	Thu	06/18/26	8.50
• Emails, design ticket, claim reply, follow-up United proposal, DDA meeting minutes, permits, efiles	Mon	06/22/26	4.50
• Planning, site check, Parcel J cut, Michigan Automatic discussion, emails, 5K follow-up, dig tickets, review precon minutes, CTP budget, staff discussions, filing	Tue	06/23/26	5.75
• Email from Molly re accounts, review CTP docs, resolutions and consent actions, reimbursement invoices, chart staking, lunch meeting with Kay	Wed	06/24/26	5.50
• Emails, follow-up w/Eric re lighting repairs, inventory and confirm meeting w/Matt	Sat	06/27/26	.75
• Scheduling, United onsite trim shrubs, meet Matt to review inventory, office for light fixture drivers, follow-up Rich re order, invoices, review report, emails	Mon	06/29/26	3.25
• Planning, scheduling, emails, invoices, follow-up	Tue	06/30/26	1.50
• Emails, Shaw re inventory list, dig tickets	Wed	07/01/26	.75
• Calls, Shaw onsite, United onsite	Thu	07/02/26	.25
• Emails, plan, schedule, Treasurer role, review task list	Mon	07/06/26	1.00
• Follow-up issues, DAE list, emails, resolutions w/Chris & Mayme, review docs, updates, status, dig tickets	Tue	07/07/26	2.50
• Survey, emails, dig tickets, coordinate w/Katelyn re signers, email Clerk, review Shaw report, follow-up emails, Jason re site, dig tickets, Insite report	Wed	07/08/26	2.50
• Emails, surveys, review Shaw daily report, review agenda	Thu	07/09/26	.50
• Emails, Shaw follow-up, dig tickets	Fri	07/10/26	.50
• Dig tickets, emails, follow-up, repair issues and notes, update inventory, planning, follow-up Steve and Katelyn	Mon	07/13/26	1.50
• Emails, reports, invoices	Tue	07/14/26	.50
• Emails, calls w/Randy, Chris, David, planning, coordinate schedule, dig tickets, email issues, HOA issues follow-up, draft agenda, Director's report, review reports, Matt re repair issues, update inventory & order, follow-up claim payment, Continental status, HOA Q3 dues invoices, 5 & Main issues	Wed	07/15/26	7.50
• Emails, Merrill Park dues, file, update, follow-up, confirm irrigation mid-season inspection, time sheets, invoice, warrants, finalize agenda, distribute and post	Thu	07/16/26	6.00
92.5 hours @ \$58 Total =			\$5365.00

249-000-702

☐

CHECK TO ENROLL IN AUTOPAY
(Signature required on back)

Please indicate amount paying \$ _____

Account Number	9100 077 1100 5
Due Date:	August 06, 2026
Total Due:	\$312.52

COMMERCE TOWNSHIP COMMUNITY BUILDING
2009 TOWNSHIP DR
COMMERCE TOWNSHIP, MI 48390-1666

Mail Payments to:
DTE Energy
P.O. Box 740786
Cincinnati OH 45274-0786



Scan code with Phone for quick and secure payment process!

For address corrections, please visit dteenergy.com or call 800.477.4747.

200456324254

Fold, detach and mail upper portion with your check made payable to DTE Energy. Please write your account number on your check or money order.

Contact Information

Gas Leak or Gas Emergency 800.947.5000
Customer Service or Power Outage 855.DTE.4BIZ (855.383.4249)
Hearing-Impaired TDD Line 800.888.6886 (Mon-Fri 8am-5pm)
Web Site dteenergy.com

Programs you are enrolled in

248-000-920

Summary of Charges

Account Number 9100 077 1100 5

Account Balance as of Jun 15, 2026	129.31
Payment Received Jul 01, 2026 Thank You!	- 129.31
Balance Prior to Current Charges	0.00
Current Charges	
Business Electric Service	312.52
Total Current Charges	312.52
Account Balance as of July 15, 2026	\$312.52

Your current charges are due on August 06, 2026. A 2% late payment charge will be applied if paid after the due date.

Important Information

Account Information

On April 28, 2026, DTE Electric filed an investment request with the Michigan Public Service Commission. If fully approved, the average commercial bill could increase by \$25.77/5% per month. Bills will not be impacted until a final order is issued in approximately February 2027. Note: assumes 3,300 kWh used

Average temperatures for this billing period were 6.79 degrees warmer than last billing period. As a result your appliances may be working harder to make you feel more comfortable.



CHECK TO ENROLL IN AUTOPAY
(Signature required on back)

Please indicate amount paying \$ _____

Account Number	9100 077 1086 6
Due Date:	August 06, 2026
Total Due:	\$813.82

COMMERCE TOWNSHIP COMMUNITY BUILDING
2009 TOWNSHIP DR
COMMERCE TOWNSHIP, MI 48390-1666

Mail Payments to:
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P.O. Box 740786
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Web Site dteenergy.com

Programs you are enrolled in

248-000-920

Summary of Charges

Account Number 9100 077 1086 6

Account Balance as of Jun 15, 2026	790.36
Payment Received Jul 01, 2026 Thank You!	- 790.36
Balance Prior to Current Charges	0.00
Current Charges	
Business Electric Service	813.82
Total Current Charges	813.82
Account Balance as of July 15, 2026	\$813.82

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Important Information

Account Information

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Average temperatures for this billing period were 6.79 degrees warmer than last billing period. As a result your appliances may be working harder to make you feel more comfortable.

☐ CHECK TO ENROLL IN AUTOPAY
(Signature required on back)

Please indicate amount paying \$ _____

Account Number	9100 077 1065 0
Due Date:	August 06, 2026
Total Due:	\$132.72

COMMERCE TOWNSHIP COMMUNITY BUILDING
2009 TOWNSHIP DR
COMMERCE TOWNSHIP, MI 48390-1666

Mail Payments to:
DTE Energy
P.O. Box 740786
Cincinnati OH 45274-0786



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200456324251

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Customer Service or Power Outage 855.DTE.4BIZ (855.383.4249)
Hearing-Impaired TDD Line 800.888.6886 (Mon-Fri 8am-5pm)
Web Site dteenergy.com

Programs you are enrolled in

248-000-920

Summary of Charges

Account Number 9100 077 1065 0

Account Balance as of Jun 15, 2026	131.32
Payment Received Jul 01, 2026 Thank You!	- 131.32
Balance Prior to Current Charges	0.00
Current Charges	
Business Electric Service	132.72
Total Current Charges	132.72
Account Balance as of July 15, 2026	\$132.72

Your current charges are due on August 06, 2026. A 2% late payment charge will be applied if paid after the due date.

Important Information

Account Information

On April 28, 2026, DTE Electric filed an investment request with the Michigan Public Service Commission. If fully approved, the average commercial bill could increase by \$25.77/5% per month. Bills will not be impacted until a final order is issued in approximately February 2027. Note: assumes 3,300 kWh used

Average temperatures for this billing period were 6.79 degrees warmer than last billing period. As a result your appliances may be working harder to make you feel more comfortable.

☐ CHECK TO ENROLL IN AUTOPAY
(Signature required on back)

Please indicate amount paying \$ _____

Account Number	9100 077 1076 7
Due Date:	August 06, 2026
Total Due:	\$163.38

COMMERCE TOWNSHIP COMMUNITY BUILDING
2009 TOWNSHIP DR
COMMERCE TOWNSHIP, MI 48390-1666

Mail Payments to:
DTE Energy
P.O. Box 740786
Cincinnati OH 45274-0786



Scan code with Phone for quick and secure payment process!

For address corrections, please visit dteenergy.com or call 800.477.4747.

200456324252

Fold, detach and mail upper portion with your check made payable to DTE Energy. Please write your account number on your check or money order.

Contact Information

Gas Leak or Gas Emergency 800.947.5000
Customer Service or Power Outage 855.DTE.4BIZ (855.383.4249)
Hearing-Impaired TDD Line 800.888.6886 (Mon-Fri 8am-5pm)
Web Site dteenergy.com

Programs you are enrolled in

248-000-920

Summary of Charges

Account Number 9100 077 1076 7

Account Balance as of Jun 15, 2026	153.91
Payment Received Jul 01, 2026 Thank You!	- 153.91
Balance Prior to Current Charges	0.00
Current Charges	
Business Electric Service	163.38
Total Current Charges	163.38
Account Balance as of July 15, 2026	\$163.38

Your current charges are due on August 06, 2026. A 2% late payment charge will be applied if paid after the due date.

Important Information

Account Information

On April 28, 2026, DTE Electric filed an investment request with the Michigan Public Service Commission. If fully approved, the average commercial bill could increase by \$25.77/5% per month. Bills will not be impacted until a final order is issued in approximately February 2027. Note: assumes 3,300 kWh used

Average temperatures for this billing period were 6.79 degrees warmer than last billing period. As a result your appliances may be working harder to make you feel more comfortable.

DDA



28 W. Adams, Suite 1200
Detroit, MI 48226
(313) 962-4442

CHARTER TOWNSHIP OF COMMERCE DDA
2009 TOWNSHIP DRIVE
COMMERCE TOWNSHIP, MI 48390
DEBBIE WATSON

Invoice number 138160
Date 07/10/2026
Project No. 2037900

Project: COMMERCE TOWNSHIP DDA GENERAL ENGINEERING

For professional services through June 20, 2026

Invoice Total \$1,370.16

- Barrington Storm Pond survey and research

248-000-803

ACCOUNT BALANCE (CUR/PREV YTD BALANCES) REPORT FOR COMMERCE CHARTER TOWNSHIP

Balance As of 06/30/2026

GL Number	Description	Normal	YTD Balance 06/30/2025 (Abnormal)	2026 Amended Budget	YTD Balance 06/30/2026 (Abnormal)
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY					
Account Category: Assets					
Department: 000 GENERAL					
248-000-001.000	CASH - DDA		468,607.90		361,306.43
248-000-002.000	CASH -COMM TOWNE PLACE PATHWAY CONST		55,619.12		57,256.14
248-000-019.000	TAXES RECEIVABLE		22,070.47		0.00
248-000-123.000	PREPAID INSURANCE		6,287.65		0.00
248-000-128.000	LAND HELD FOR RESALE		6,582,955.30		6,582,955.30
248-000-130.000	LAND ASSETS		2,059,867.46		2,059,867.46
Total Department 000:			9,195,407.90		9,061,385.33
Assets			9,195,407.90		9,061,385.33
Account Category: Liabilities					
Department: 000 GENERAL					
248-000-250.000	BONDS PAYABLE - CURRENT		2,025,000.00		2,085,000.00
248-000-251.000	ACCRUED INTEREST DUE ON ADVANCE		2,561,308.35		3,884,901.35
248-000-300.000	BONDS PAYABLE		29,665,000.00		24,935,000.00
248-000-301.000	BOND PREMIUMS		756,173.00		575,763.00
248-000-330.000	ADVANCE PAYABLE TO TOWNSHIP		30,850,000.00		33,850,000.00
Total Department 000:			65,857,481.35		65,330,664.35
Liabilities			65,857,481.35		65,330,664.35
Account Category: Fund Equity					
Department: 000 GENERAL					
248-000-390.000	FUND BALANCE		14,120,468.25		14,403,286.55
248-000-399.000	NET POSITION		(71,568,273.00)		(71,568,273.00)
Total Department 000:			(57,447,804.75)		(57,164,986.45)
Fund Equity			(57,447,804.75)		(57,164,986.45)
Account Category: Revenues					
Department: 000 GENERAL					
248-000-402.000	TAX REVENUE - DDA		1,256,924.58	3,000,000.00	1,311,068.95
248-000-412.000	DELINQUENT PERSONAL PROPERTY TAXES		2,789.08	0.00	26,883.01
248-000-414.000	MTT CHANGES		0.00	(8,000.00)	(14,456.79)
248-000-442.000	STATE PPT		0.00	135,000.00	0.00
248-000-569.000	STATE GRANTS - OTHER		0.00	0.00	8,715.75
248-000-665.000	INTEREST		18,877.98	24,000.00	13,208.84
248-000-675.000	PROCEEDS FROM SALE OF PROPERTY		0.00	800,000.00	0.00
248-000-676.000	REIMBURSEMENTS		4,895.51	9,000.00	4,785.35
Total Department 000:			1,283,487.15	3,960,000.00	1,350,205.11
Revenues			1,283,487.15	3,960,000.00	1,350,205.11
Account Category: Expenditures					
Department: 000 GENERAL					
248-000-702.000	DDA DIRECTOR'S FEE		26,334.00	69,600.00	24,712.00
248-000-702.001	ADMINISTRATIVE ASST. FEES		5,835.40	18,000.00	0.00
248-000-801.000	PROFESSIONAL SERVICES - ATTORNEY		6,961.50	69,010.00	9,940.00
248-000-803.000	PROFESSIONAL FEES - CONSULTANTS		409.20	10,000.00	0.00
248-000-805.000	TOWNSHIP ADMINISTRATIVE CHARGES		100,000.00	100,000.00	100,000.00
248-000-901.000	PUBLIC RELATIONS AND COMMUNICATIONS		120.00	1,000.00	100.00
248-000-910.000	INSURANCE		0.00	10,500.00	7,696.01
248-000-920.000	PROPERTY MAINTENANCE AND UTILITIES		7,381.52	16,000.00	8,301.07
248-000-956.000	MISCELLANEOUS		2,473.00	2,600.00	2,478.00
248-000-965.000	HOA FEES		9,764.70	10,000.00	9,764.70
248-000-967.000	PROPERTY DISPOSITION COSTS		0.00	649,380.00	0.00
248-000-992.000	INTEREST EXPENSE - TWP ADVANCE		0.00	1,600,000.00	0.00
248-000-994.000	INTEREST PAYMENTS		338,476.53	863,510.00	291,505.90
Total Department 000:			497,755.85	3,419,600.00	454,497.68
Expenditures			497,755.85	3,419,600.00	454,497.68

OTHER MATTERS

ADD-ONS

(to be distributed via email
or at the meeting)