

Final
CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, July 21, 2026
Commerce Township Hall
2009 Township Drive
Commerce Township, MI 48390

CALL TO ORDER: The Meeting was called to order by Chairperson Matta at 12:01pm.

Downtown Development Authority:

Present: Debbie Watson, DDA Director
Steve Matta, Chairperson
Larry Gray, Township Supervisor
Jose Mirkin, Member
David Smith, Member
Tim Hoy, Vice Chairperson
Derek Tuck, Member
Spencer Schafer, Member (*arrived 12:12pm*)

Absent: Brian Winkler, Member (excused)
Susan Spelker, Member (excused)

Also Present: Melissa Creech, DDA Secretary, Township Clerk
Katelyn Massey, Township Treasurer
Jason Mayer, Township Engineer, Giffels-Webster
Chris Martella, 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 Hoy, seconded by Mirkin, to approve the DDA Meeting Minutes of June 16, 2026.
MOTION CARRIED UNANIMOUSLY

Item 2: Public Comments

Ray Golota, 1595 Vanstone, Commerce Township – Okay, I have one. It's a public service announcement. This is regarding the Michigan House bills that already passed the Property Tax Reform Act, and these are Bills 5872 and 5880. There's a whole list of stuff, but the one that really caught my attention says it eliminates the uncapping taxable value that causes a significant tax increase for home transfers from one owner to another. Do you know what that means?

Chairperson Matta – The devil is in the details.

Ray Golota – Here's what it means. A prime example; my neighbor across the lake from me, a 1,700 square foot ranch that he built in '85. He sold it last year for \$800,000. Last year, his complete taxes were about \$2,800. The guy bought it for \$800,000, and just the summer tax is \$8,000.

Chairperson Matta – Yes, it uncapped on a transfer. The whole tradeoff is, we cap you during the time of your ownership. Upon sale, it's going to pop up to the assessed value.

Ray Golota – I understand that, but they want to reverse that so it stays the same.

Vice Chairperson Hoy – It's not going to happen.

Chairperson Matta – I don't think that's going to fly. That's a lot of money.

David Smith – The one you've got to worry about now is the new Oakland County tax they want to put on everybody.

Chairperson Matta – We'll see, Ray. They've got to do something to replace that revenue. I appreciate you sharing that and giving us a research assignment. Any other public comments? Go right ahead.

Dereck Mashburn – I'm here today representing Herkules Equipment corporation, which is located on 2760 Ridgeway Court, which is within the DDA I believe. Herkules is looking to expand. We have gotten an expanded government defense contract. We've had it for a while, and it has expanded. So, we're interested in property in this area, and building another building. The expansion we're looking at is a \$10 to \$15 million investment in a new state-of-the-art building, 100,000 square feet, and 25 to 30 new jobs.

I've been in talks with Dave and Debbie a little bit, and the owner of the company has been in talks as well. I just wanted to attend the DDA meeting and try to get to know people and start building that relationship.

David Smith – Here's the guy to talk to right there.

Chairperson Matta – Yes, Randy Thomas. Do you have a parcel in mind yet?

Randy Thomas – I have been talking with Todd.

Dereck Mashburn – He had something in mind but it's not a DDA property. At any rate, we're still looking.

David Smith – Welcome.

Chairperson Matta – Well good, let us sell you a DDA property.

Dereck Mashburn – I myself was on the South Lyon DDA for 6 years or so. I lived in South Lyon and I had a café downtown. I was chair of that board for a couple years. I've always been interested in downtown development, so I'm here too on a personal note just to observe and see if maybe there are also some volunteer opportunities. I stopped with that gig about four years ago, so it would be good to get back into it.

Chairperson Matta – All right. Now, what does Herkules do?

Dereck Mashburn – Herkules is an equipment manufacturer, with various types of equipment for manufacturing. Our products get installed mostly on assembly lines as part of a bigger assembly process.

Chairperson Matta and Dereck Mashburn further discussed the products Herkules manufactures under their defense contract.

Chairperson Matta – Okay, well great. We'd love to have you here.

Item 3: DDA Treasurer Appointment – Katelyn Massey

Chairperson Matta – Katelyn Massey, did I say that right?

Katelyn Massey – Hi. Yes.

Chairperson Matta – Welcome, Katelyn.

Katelyn Massey – Thank you.

Chairperson Matta – Anything you want to tell us?

Katelyn Massey – I'm excited to be here. Thank you for having me. I just got appointed to Township Treasurer on July 1st. I've been with the Township just under 4 years.

Chairperson Matta – Oh, you have? Okay.

Katelyn Massey – I was the HR & Finance Director for 3 years, and Janet Bushey's assistant before that. I have my Bachelor's in Accounting.

Chairperson Matta – Where did you get your Bachelor's from?

Katelyn Massey – Northwood University.

Chairperson Matta – Okay.

Director Watson – And she has graciously agreed to be our Treasurer if we'd like to appoint her. Thank you, Katelyn.

Chairperson Matta – Yes, and I think we would. Do we require a roll call vote for that?

Attorney Martella – Yes, we do. Because it is a mid-term appointment, it does require a vote of the Board to appoint her to fill the vacancy. Just so everybody knows, until she does, the people that are in charge of the Treasury happen to be Mr. Matta and Mr. Hoy.

Chairperson Matta – Give us a minute, will you?

Attorney Martella – So, we do have a quorum. It would be an appointment for the remainder of Molly's term. And then, when it renews, as we have done in the past, it would be another reappointment. I did put together a draft resolution, and it can be voted upon, it would just be subject to further discussion on one item. We have to find out if Molly served with only the Township bond, or if she had a direct bond that named the DDA and was paid for by the DDA.

Director Watson – I don't believe the DDA had a special bond for her, but we will confirm.

Attorney Martella – From what we've seen, we don't think so.

Chairperson Matta – Is the bond a requirement?

Attorney Martella – No, the bond is not a requirement. The bylaws do not require one, and under State law, it's at the election of the Board if they want her to serve with one. Now, she does have one currently as Treasurer of the Township.

Chairperson Matta – What's the remaining term time?

Attorney Martella – The bond would run to the end of her appointment, until the future election, so November of 2028. That is the only thing, and again, we can discuss it and put language in the resolution if we choose, pending research, we will replace the bond that was there, or if there was no bond in place, she will serve with no bond. I can add it into the resolution.

MOTION by Smith, supported by Mirkin, to approve the Resolution as presented by the DDA Attorney to appoint Katelyn Massey as DDA Treasurer, with or without the DDA bond depending on research into the issue by the Attorney.

ROLL CALL VOTE:

AYES: Smith, Mirkin, Tuck, Hoy, Matta, Gray

NAYS: None

ABSENT: Spelker, Winkler, Schafer

MOTION CARRIED UNANIMOUSLY

Item 4: OCSO Update

Lt. Hix – We had an accident at Carroll Lake and Farr Street just a little bit ago. I don't know if anybody caught it on the way in, but the driver responsible for that is under arrest for drunk driving.

We've also been working on getting all of our Flock cameras in and operational throughout the Township. We have a rogue guy from Walled Lake taking out the cameras with his truck. We've had one damaged, Wolverine Lake had two, Walled Lake had one, and West Bloomfield one.

Chairperson Matta – He's deliberately doing this?

David Smith – In protest?

Lt. Hix – Yes. But, thanks to Flock, we've identified his car.

Chairperson Matta – That might not have been the brightest move. That's interesting. The drunk driver accident, was that daytime?

Lt. Hix – Yes, it was just like an hour ago.

Chairperson Matta – Oh, wow.

>Spencer Schafer arrived at 12:12pm.

Discussion took place regarding a news story that covered the Pontiac Trail roundabout, accidents and traffic volumes. Lt. Hix stated that the story had numbers, but they were not supplied by the OCSO. David Smith said they reported 70,000 cars and he thinks that was wrong. Sgt. Leggat noted that in 2024, we had about 100 accidents, with 3 of those involving injuries, and of those, 1 was a serious injury. Chairperson Matta added that the changes there made it a lot slower and a lot safer, even though there are still accidents. Lt. Hix agreed because people still don't know how to manipulate the lane usage, but accidents are usually just property damage. The one fatal accident was not a roundabout issue, it was a driver who had been drinking and driving 100mph. Dave Campbell added that the vast majority of crashes are because people are changing lanes in the middle of the roundabout which should be avoided.

Item 5: Insite Commercial Report

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

- 5 & Main:
 - The market deal is progressing beyond the letter of intent and beyond the work letter. I don't know at what stage the lease is in. It's my understanding that the lease has been out for at least initial circulation, but I will verify that.
 - I called for an update and I await a reply.
 - There was a group that was interested in buying the shoppette that was approved. An offer is out and we're waiting for a response. That went out last week, so we hope to get something here shortly.

Dave Campbell – If that sale goes through, will the group build it, or will Bruce build it and turn the keys over to the new group?

Randy Thomas – The new group builds it, and they build what has been approved.

Chairperson Matta – And there are leases already for the shoppette, right? At least a couple?

Randy Thomas – Yes.

Chairperson Matta – So those would be assigned as part of that purchase?

Randy Thomas – Yes.

- Last week, I also learned that they have gotten through the issues with the coffee shop user. So, that is progressing.
- I think the new delivery date is going to be in the Spring of 2027. That is the latest, and that was just in conversation.

Derek Tuck – Delivery of the shoppette in the Spring?

Randy Thomas – Yes, for the tenant.

- Parcel F, in front of the Township Hall – It has been fairly quiet as for activity on this parcel.
- Parcel J1, at Oakley Park and Haggerty – We continue to get calls, but we really haven't had much as a result of putting "drive-through possible" on the sign. However, we're really pushing people that want to do a drive-through to that site right now, especially on uses that probably wouldn't be appropriate for Pad A. Surprisingly, I'm really not getting any traction right now. I don't think it's pricing. I do think it's somewhat in the design which is kind of funky because of the triangle piece.

Director Watson – Randy, on J1, that could also be a 2-story building if they preferred, couldn't it?

Randy Thomas – Yes, that would be consistent, as with Public Storage.

- Parcel M/Pad A, next to Walmart – I am getting activity on the parcel, to the point where I'm going to have a meeting with Deb and Chris. There are some restrictions that we need to work on with 5 & Main. They have identified some, to a certain extent, and I think it's down to some uses. I've got people who are asking what they can and can't do.
- I would say activity overall is consistent. It's not peaking as in other years, but it's fairly consistent across the board.

- We've had a lot of industrial activity, but that has gotten down to a medium hum. There's no product – you can't find any product on the market. It's crazy and unique, so something has to give. Costs are too high. Interest rates are still freaking people out, although 20 years ago, we were doing deals in the same interest rate environment without any problems.

Item 6: Attorney's Report

Attorney Martella – Well, the big Attorney item is the appointment here. The next item is news as of this morning that there is interest in Pad A and we need to further negotiate regarding use restrictions. Last I was told, they are still going back and forth with Bruce and his team regarding final grading of the site and getting it to the point where it can be turned over. As of our last meeting, as we all know, we were doing nothing until we get a parcel that can actually be delivered. It's still in process. From a legal standpoint, they're still obligated to deliver it to us in graded final shape, with stubs and ready for a pad to be placed on it.

Discussion took place regarding the delays, and the issues that have caused them. Director Watson noted that storm sewer issues are one of the main problems and by September, those things should be fixed. Jason Mayer added that they might be working on all of the storm sewers right now. Randy Thomas noted that it doesn't impact us right now. Director Watson agreed; even if there was an offer, closing would likely be well after the repairs are made and the parcel is ready to transfer.

Item 7: Director's Report

Director Watson – Everything is covered in my written report. Springs at 5 & Main is coming along. They did get their Brownfield approved, and Dave wrote a very nice letter for them, explaining the zoning for that parcel, which was a challenge even for him. But I'm glad to see that the Brownfield finally went through for them. Dave, any idea how long before they complete Springs at 5 & Main and get their last four buildings done?

Dave Campbell – I have not asked them that question in a while. I know there was a time where they were targeting Summer of 2026, which we're obviously in. They said their leasing is good, but not great. I can follow up and see if they have a firmer date.

Director Watson – That would be great, thank you. And I wonder too if maybe people just don't want to live in a construction zone.

Dave Campbell – I wouldn't.

Director Watson – So Pad A is explained in my report, and I will let Jason elaborate more on that.

Director Watson's written report of July 16th 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 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.*
- *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.*
- *Parcel F / Unit 7, in front of the Township Hall – Nothing new to report.*
- *Parcel J1, Haggerty & Oakley Park – Nothing new to report.*
- *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.*

Director Watson – Unless anyone has any questions, I will defer to Missy for the Township Board update.

Township Board Update:

Secretary/Clerk Creech –

- Our regular Township Board meeting was last Tuesday.
- We denied the appeal for the massage permit denial.
- We approved the site plan for Northern Pointe site condos. That's over by Walled Lake Northern.
- We approved the purchase of security cameras for our Maintenance garage.
- We approved to apply for a DIA partnership. It's called PIPA or Partners in Public Art. That is to get a mural painted on one of our buildings in Dodge Park.
- We tabled the approval of the CLEMIS participation agreement with Oakland County to get answers to some questions.
- Wingate Preserve Conditional Rezoning Agreement was approved. That is the new subdivision at Commerce and Carey.
- We approved the zoning map amendment for that Conditional Rezoning.
- We extended the temporary moratorium for the data centers through December 10th.
- We approved the purchase of a vacant lot on the corner of Union Lake and Golfside. It will be kept as open space.
- A dangerous building hearing is set for 2732 E. Commerce Road for the middle of August.
- I might need to defer to Dave on this one, but for the Union Lake Road/Richardson Road/Martin Road Roundabout project; it's going to cost more than originally anticipated, \$2+ million from our triparty funds. Is that correct?

Dave Campbell – What would be coming from the Township's triparty funds would be \$1.3 million, and to get to that number, the Township would basically have to borrow from the Road Commission out to the year 2031. So, all the triparty dollars through 2031 would be committed to these tandem roundabouts, and the Township would also have to bring \$750,000 in additional cash to the deal. So, the total price tag for both roundabouts and all the improvements that go with it is \$13 million. The Township's contribution is a little over \$2 million, which will be a combination of \$1.3 million in triparty funds and then \$750,000 in cash, based on the estimate right now, which unfortunately, road project estimates always seem to climb. They never seem to go down. If it does go beyond that \$13 million, the Township has to go 50/50 with the Road Commission on whatever that overage is.

David Smith – When is it proposed to start?

Dave Campbell – We want to do it in 2028, at Martin, Richardson and Union Lake. We've said all along that it's going to be a very painful construction season, but it's also very necessary.

David Smith – Changing the subject, how is Wixom Road going?

Dave Campbell – I've heard they're on schedule. They want to be done early October, or at least have the roads reopened. There is still going to be restoration and punch list stuff, even once the traffic is open again. Last time I checked in with the Road Commission, they were on schedule.

Jose Mirkin – Is it a 3-year project?

Dave Campbell – At Richardson/Martin/Union Lake, no, they want to get it done in 2028, but they will probably start in April and work until the end of November. Now I don't know that the roads are going to be completely closed during that duration, but there will be a stretch where there will be full closure. I don't think they're to the point yet where they have an actual traffic routing and detour plan. The one thing they have said is, they will always keep either Union to Haggerty open, or Union to Martin open, but it won't be both.

Item 8: Engineer's Report

Jason Mayer – Last Monday, we had a Teams meeting with Wieland, Raymond, Continental and Aikens and we went through all of the storm sewers and figured out everything that needs to be repaired. There are a couple missing inverts that we're going to get this week, but it sounds like they're starting on the ones that we agreed on. And, Pad A is definitely going to be fixed, it is on the list for sure. They want to bore under the roads instead of open cutting so they don't interfere with traffic. I didn't have a problem with that, but the catch basin might get relocated.

Director Watson – I think it sounds like a better idea. Jim was definitely stressed over open cutting the road last time we spoke.

Jason Mayer – The LaFontaine pathway; we're going to stake it this week and they're going to start on it next week. That will connect the pathway all the way to the LaFontaine property. We're going to wait on the millings until the sewer project is done.

On the pump station abandonment, we did get the wetland permit to open cut around the wetlands. We need to get a Part 41 permit and then the final pricing from the contractors. That should be rolling in the next few weeks.

The contractor was out there looking at the LaFontaine pathway and he did say Walmart got the site cleaned up pretty nicely.

Director Watson – That's great news. Thank you.

Jason Mayer – Regarding the Barrington pond, I think Jay reached out to Derek Zuk. I haven't heard anything.

Director Watson – Yes, I'll follow-up with Jay on that again, thank you.

Jason Mayer – Regarding the shoppette, Randy's update makes more sense now. We haven't received the final engineering plans, so they must be waiting to submit those. We said revise and resubmit on those plans.

Randy Thomas and Jason Mayer discussed the storm sewer fixes at 5 & Main.

Item 9: Planning Director's Report

Dave Campbell – We already talked a little bit about the roundabouts. The one thing that is happening with the Road Commission and the engineer that they're working with is the roundabout at Richardson and Union Lake; it's kind of still a moving target. They're shifting it around. The latest iteration is that it may be shifting a little bit westward and southward. They're having to contend with the guy who owns the Commerce Drive-In property. They're having to contend with everything going on at Bay Pointe, and some of the unknowns of what the Chaldean Catholic Church wants to do with the Bay Pointe property. There are some big DTE utilities through there that they're going to have to relocate, so they have to make it work there. So, where that roundabout actually lands is still a work in progress.

The only other update I was going to give was the Planning Commission heard from a group who was looking at the properties on the south side of Oakley Park between Haggerty and Martin. They want to do a combination of mini warehouse units. So, if you own a business and you just need a place for extra storage, they would have units like that, but then they would also have units where you could actively operate your business out of these units. They would have an office space, and a flex space is what they call it. For the mini warehouse side of things, the Planning Commission would have to make a determination that it is a use that is permitted in that zoning. So, warehouse in general is permitted in that zoning, but not necessarily mini warehouse, which some might say moves more towards self-storage, which self-storage is not allowed in that zoning district. How that project proceeds depends on how the Planning Commission lands on the use determination. I think they're going to take that back up at their August meeting. Randy can maybe speak more about where those guys are with their intent on that property. I think the Planning Commission felt it was a viable project. But again, the determination has to be made on the storage because you have to think about how you set the precedent. If you let these guys do a form of storage, then are you opening the door for the more traditional self-storage places that we normally wouldn't allow in that zoning district?

Chairperson Matta – How big of a building are they proposing?

Dave Campbell – It's a combination of linear units. I forget the unit count, but that's an 8-acre parcel. I'll get back to you on the actual number of units. The storage units are smaller than the actual flex space units.

Discussion continued regarding the mini warehouse concept, storage and flex space, the types of businesses, restrictions, lease terms month-to-month, uses allowable in TLM zoning, prohibiting outdoor storage, and other facilities they have built similar to this. High end building materials would be proposed. The use determination will be reviewed again by the Planning Commission in August, and if approved, they would come back for Special Land Use and site plan review in September. Randy elaborated that this fills a void in the marketplace for contractors. They may need this space seasonally. The flex space with offices may have mezzanines, they will have heat, and they may have longer term commitments. Dave Campbell added that the uses have to be permissible under TLM zoning.

Item 10: Committee Reports

- A. Finance Committee – Director Watson – Last month, Molly talked about our cash advance for our debt payments for September 30th. I will have that on the agenda for the August DDA meeting, and then on the September Township Board meeting, and Katelyn and I will get together and go over those calculations.

- B. Public Relations Committee – Jose Mirkin – The Art Exhibition for Walled Lake Schools was a successful event. We had 270 people every day, and 1200 on the day of the reception.

I got a letter from the DIA saying that it's time to apply for the Inside/Out Program. The due date is August 8th. At the same time, I got an email from Debbie Watson saying, Jose, please do not apply for Inside/Out because the Township Parks & Recreation Department is going to request \$10,000 in PIPA funds for a mural at Dodge Park on the Scarlet's Smile Restroom building. The DIA offers having a local artist put a mural someplace in the community. In the future, this might also be considered somewhere in the downtown area.

Director Watson – Yes, it was my understanding, Jose, that the DIA can't do both in the same year for the same community.

Jose Mirkin – That is correct.

Director Watson – Yes, thank you.

- C. Marketing Committee – David Smith – I have nothing to add. I am now the Interim Oakland County Plat Engineer and County Surveyor.

Item 11: Approval of Warrants and/or Carryovers, Add-ons, Revenue & Expenditure

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

Item 12: Other Matters

David Smith inquired about the DDA Debt. Director Watson and Treasurer Massey would follow up with him with current calculations for the bond debt and cash advances to be repaid with interest.

Item 13: Adjournment

- Next regular meeting is Tuesday, August 18, 2026.

MOTION by Hoy, seconded by Mirkin, to adjourn the meeting at 12:42pm.

MOTION CARRIED UNANIMOUSLY



Melissa Creech
DDA Secretary

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