

**CHARTER TOWNSHIP OF COMMERCE  
DOWNTOWN DEVELOPMENT AUTHORITY  
Tuesday, December 19, 2017  
Commerce Township Hall  
2009 Township Drive  
Commerce Township, MI 48390  
12:00 PM**

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

**Downtown Development Authority:**

**Present:**

Mark Stacey, DDA Director  
James Gotts, Chairperson  
Dan Lublin, Vice Chairperson  
Jose Mirkin, Member  
David Smith, Member  
Susan Averbuch, Member  
David Scott, Township Supervisor  
Susan Spelker, Member  
Brian Winkler, Member

**Absent:**

Tim Hoy, Member (excused)

**Also Present:**

Melissa Creech, DDA Secretary  
Debbie Watson, DDA Assistant  
Thomas Rauch, DDA Attorney  
Molly Phillips, DDA Treasurer  
Matt Schwanitz, Giffels-Webster Engineer  
Randy Thomas, Insite Commercial  
Dave Campbell, Township Planning Director  
Russ Schinzing, Planning Commissioner  
Bruce Aikens, Robert B. Aikens & Associates, LLC  
Courtney Mikola, Representative for Wyncliff HOA  
Dave Israilov, Sales Representative for Pulte Homes, Merrill Park

*The agenda items were rearranged; Item 7. Seventh Amendment to Aikens Agreement, was moved up to Item 3A., and Item 6. Attorney's Report, was moved up to Item 5. The Board had no objections, and remaining items were renumbered accordingly.*

**Item 1: Approval of Minutes**

**MOTION** by Lublin, seconded by Mirkin, to approve the Regular Meeting Minutes of November 14, 2017 as presented.

**MOTION CARRIED UNANIMOUSLY**

**Item 2: Public Comments**

Courtney Mikola, Wyncliff HOA, inquired about the plan to replace the construction fencing at the Pontiac Trail roundabout. Dave Campbell explained that the fences were installed by the RCOC at the south and east approaches as an experiment. The fences have proven effective in slowing traffic speeds from 29mph down to 22mph. The plan now is to replace the temporary fencing with landscaping, however the RCOC did not get the funding they needed for the plantings during the Fall season. Therefore, the fences will remain, at least until Spring. The Township was not happy about this, but it is up to the RCOC to maintain the medians.

Supervisor Scott reported that the Township Board of Trustees has a vacancy. Sadly, John Hindo had to resign due to a conflict of interest with his position at a new law firm. Applications for the Trustee position are being accepted.

Director Stacey welcomed two gentlemen to the meeting; Dave Israilov, Sales Representative for Pulte Homes' Merrill Park development, along with a future Merrill Park homeowner.

**Item 3: Bruce Aikens – Presentation**

Chairperson Gotts welcomed Bruce Aikens. Bruce delivered a presentation to bring the Board members up to date on the steady progress this year on leasing efforts for the commercial project, Five & Main. The team is in a position to begin the public approval process, and they hope to hold their first public hearing in March. It's important to get the project in front of the public eye.

The (grocery) market has signed their lease, and Aikens is hopeful to get the theater lease signed by Christmas. There are other leases out for key pieces that are in negotiations, and he hopes these will be done in the next two to three months. That will get the development to about 40% leased. There will still be another 100,000 square feet of space to lease to get to a financeable state, but there has been tons of interest from potential tenants who are developing in this new retail world.

Aikens is pleased with the progress over the past year. A specialist in boutique leasing has been hired from Minnesota. The leasing team is in place for the next six months. The marketing materials have been fine-tuned, and they're working on architectural elevations as part of the planning process. They are pushing the project as hard as they can.

Director Stacey – Can you bring this Board up-to-date as to the status of the Library property?

Bruce Aikens – The Library property is under contract as of today. We think that the transaction was very good, especially the Township having the wherewithal to tear down the Library, which is to occur in the Spring.

Susan Averbuch – Do you still see a residential piece?

Bruce Aikens – Yes, we definitely see a residential piece. We think that will be a very compelling part of the project, and somewhat an anchor itself. We've had some very positive discussions with a number of multi-family players, some of which you know very well. We hope to have that put into place in the next two months.

Discussion continued regarding the residential component, which may include two blocks of residential with retail underneath it, and then the very northern component would probably be top to bottom residential.

**Item 3A: Seventh Amendment to Aikens' Agreement** (*Moved up on the agenda from Item 7.*)  
DDA Attorney, Thomas Rauch, gave a review.

Attorney Rauch – I emailed the Board last week with copies of the Option Agreement for the developer to purchase the Library from the Township. That went to the Township Board a week ago today, and it was approved with a condition, which I believe we discussed generally with the Board before. The condition of the Option Agreement was the Township's desire to have the Library demolished as soon as possible. The Township will implement the demolition in the Spring.

Through negotiations with the Township Attorney, Mark and myself, we provided in the Seventh Amendment to the Aikens Agreement for his ability to deduct the approximate \$50,000 demolition cost, which he will have already paid to the Township, from his next progress payment that is required under our agreement, which comes up in June 2018.

In June of 2018, Aikens has the obligation to pay an additional \$75,000 deposit to the DDA. Therefore, the DDA's additional deposit in June will be about \$25,000, bringing the total deposit amount to approximately \$350,000, instead of the \$400,000 projected at that time.

**MOTION** by Lublin, supported by Mirkin, to approve the Seventh Amendment to the Aikens' Purchase Agreement as presented by counsel. **MOTION CARRIED UNANIMOUSLY**

Discussion continued regarding the Five & Main development, along with Bruce Aikens' intent to put up signage promoting the upcoming development, such as "*Future Home of Five & Main, Eat, Drink, Entertain*".

#### **Item 4: Insite Commercial Report**

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

- Parcels A&H – The Shapiro development continues with their deep sewer work. They've had issues with dewatering. They will likely have to put in some new wells to complete that work. They've had challenges and cost overages.

Director Stacey stated that Jim Galbraith went before the Planning Commission at their December meeting. He revised his plan back to a previously approved plan from 2015. He received approval from the Planning Commission to revert back to the original plan. Based on his experiences at the ShearWater development, Jim found that the previous plan made more sense in the current market conditions. Dave Campbell added that the sewer work has been extremely difficult and the latest report was that they may decide to move the pipe away from the wetlands. There's just so much water coming into the sewer trench that they can't pump it out fast enough.

- Parcel B1 – The Aikens property has been covered.
- Parcel B2 – Granger's Senior Living; I know that they've made progress. The move-in date has been a moving date.

Dave Campbell – At one point, the date was early December, but obviously that came and went. I have not heard their next target occupancy date, but I do know that they have been checking in with me and the Building Department periodically to inquire about obtaining occupancy while waiting on certain items. They're trying to figure out the most efficient way to open their doors.

Director Stacey – I did have a conversation yesterday with Granger's Commerce Towne Place Association representative. He is actively involved in getting that project finished. He is telling me that they are very close to being able to get Fire Marshal approval, which is their first step to getting their Certificate of Occupancy. They have a significant list of people who are ready to move in as soon as they can get this done. The third floor is almost done, the second floor is very close, and cabinets are being put in on the first floor. They're close to the finish line.

- Parcel C - Corner of Pontiac Trail and Haggerty Road; I've had some inquiries over the last month. The vast majority have been for gas stations, and I know the Township's feelings on gas stations; therefore, I redirect them to other places. One group is interested

in doing a small retail center, similar to what we've seen before. I will follow up with them after the holidays.

- Parcels D&E - Pulte, Merrill Park; I did not get a sales count from them recently.

Director Stacey – And he just left.

Courtney Mikola – He said he was at about 45% sold.

Randy Thomas – For a project of that size, that's really good velocity. There's a good chance by late next year that they'll be sold out if the project continues at that pace.

Director Stacey – At the last meeting, I reported that they were having trouble with hiring framers and wood was just sitting beside the 10 basements. Suddenly, two or three crews showed up, and I believe they have 8 out of the 10 homes built now. They're making progress.

Dave Campbell – What we were hearing was that, because of the hurricanes, a lot of construction workers went down to Houston and Florida to rebuild and they were hard to find around here for the last couple of months.

- Parcel F – The parcel here in front of the Township Hall; We had a medical group looking at putting up a surgery center there, but the deal died. I got a phone call after our last Board meeting that they may come back and revisit. They were checking the availability. There may be some hope.
- Parcel G - Wyncliff – This project has been turned over to the HOA. Are the last two homes occupied?

Courtney Mikola – No, but they have buyers for both homes. They are looking to finish them in the Spring.

- Parcel I – Tom will review this with you shortly. We received an LOI from Gilden Woods, we countered, and Tom now has the Purchase Agreement to share with the Board.
- Parcel J1 – This is the hard corner of Oakley Park and Haggerty; We are marketing this separately from the other pieces. I get a lot of curiosity calls because a lot of people don't know what's going on with the balance of the property.
- Parcel J2 – Beyond Self Storage; They are close to getting their underground done and will probably be going vertical sometime after the holidays.

Director Stacey – We did change the signage on that property to reflect the remaining amount of land. I think it says something like, "*Come join the 100,000-square foot self-storage building*". We're trying to identify what's going in for potential buyers.

David Smith – Didn't we have previous discussion that the Township would be open to a gas station on that corner?

Director Stacey – They would have, except for the liquor issue, because of where the other locations are. It's too close. We could do a gas station there but not with liquor, and that shoots it down.

David Smith – I didn't know that those two went hand-in-hand.

Supervisor Scott – The law has changed. Every gas station can now be a liquor store. It used to only be allowable with certain square footages and percentages.

- Parcel K – That's the half-acre piece on the south side of Pontiac Trail. We actually did receive a Letter of Intent. It was for a proposed hotel. They would need to assemble more land. We were the first of the owners they contacted. It was a lowball offer with many strings attached. I reviewed it with Mark. Because the offer was so low, I responded back to them that they're not getting any traction on the initial offer. If they want to revisit it, they would need to address timing and pricing. There is another group interested in this parcel, and they are looking for more property than what the DDA owns over there. Our meeting with this group was rescheduled until after the holidays.
- Parcel L – 1.8 acres on Haggerty Road; We had an inquiry early this morning for information, which I forwarded to them. I will follow up after the holidays.
- Parcel M&N – These are the outlots retained with the retail development. We will increase marketing efforts once the commercial is built as the value will go up.

**Item 5: Attorney's Report** *(Moved up on the agenda from Item 6.)*

DDA Attorney, Thomas Rauch, reviewed the Gilden Woods Purchase Agreement with the Board.

Attorney Rauch – I sent an email to the Board members describing the Gilden Woods LOI. The purchaser went immediately into drafting a Purchase Agreement. We negotiated some minor changes and I forwarded the document to the Board yesterday. It's a binding agreement for them to get started on their development. Randy, how big is the facility?

Randy Thomas – It's just shy of 12,000 square feet.

Attorney Rauch – This is for Parcel I, which is immediately north of the Township parking lot, adjacent to the industrial building to the north on Martin Road.

David Smith – Will this be part of the HOA?

Attorney Rauch – No the property is not part of the condominium association. This parcel is part of the Pinewood Industrial Association and will be subject to their restrictions, terms and conditions.

Discussions continued regarding the Commerce Towne Place Association, common area maintenance, and the other developments included in, or excluded from, the HOA.

Attorney Rauch – Gilden Woods moved very quickly to get us an agreement and it is a significant project. There is a substantial due diligence time period of nearly 6 months for them to have the ability to move forward, but that would not be unusual in this situation. Randy has spoken with Planning about this use and it probably does facilitate the intention to upgrade the Pinewood area.

Dave Campbell – As far as the land use, it is a use that is permitted in the zoning district. In theory, they could get their site plan approved with one trip to the Planning Commission if they get everything right the first time. Of course, we want to see an attractive building in such a prominent location.

Director Stacey – We certainly would agree with that. The one issue you did bring up is that they are too close to other similar daycare facilities?

Dave Campbell – Potentially; one of the standards for a daycare center is that it can't be within 1,500 feet of another daycare center, unless the Planning Commission determines that it won't be overly burdensome to the area. I think the intent behind that is more in a residential setting where you don't want the neighborhood to be overtaken by daycare uses and all the traffic that comes along with that. I don't think that's an issue on Martin Parkway. The other daycare that I know of within 1,500 feet would be the Teddy Bear Playhouse. Gildden would have to explain to the Planning Commission why they should receive an exception to that standard and I think it will be given due consideration.

Director Stacey – I do know the potential buyer stated that they had checked with local facilities and they all have waiting lists. That shows the need for this type of facility. We looked at their buildings on their website. They are certainly a quality provider and I think it's something we can use over here. Also, hopefully it will incentivize the Pinewood Industrial neighbors to spruce up their buildings.

Discussions continued regarding peak traffic times for the childcare facility, traffic concerns, and recent traffic issues. Director Stacey noted that people using the new facility will likely be those who already travel through this area, so it is not expected to increase traffic.

**MOTION** by Lublin, supported by Winkler, to authorize signing of the documents for Parcel I, the Gildden Woods Purchase Agreement, as presented by counsel.

**MOTION CARRIED UNANIMOUSLY**

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

Director Stacey reported the following to the Board:

- **Updates on Developers** - *(Covered previously herein)*
- **MTT Judgments** - None
- **HOA Items**
  - **D&O Insurance** – Will begin 1/1/18
  - **HOA Budget** – The budget was provided to the CTPA voting members and we await their approvals.
  - **Dues** - All 2017 dues are paid.
  - **Wyncliff – Electric repair:** Low voltage lines were damaged at Wyncliff. The cause was undetermined, but the damage may have been a result of the recent work there on the main irrigation line under the sidewalk. This was repaired at a cost of \$278 and the invoice is in the packet.
  - **Lighting - CJs Lighting, Chris Niestroy, Shaw Electric, Keith Greene**
    - We had a damaged light pole on 11/14. It was put back up on 11/22.
    - We are working to process the insurance claim through AARP.
    - We will have drivers replaced in 4 light poles which have burned out.
  - **Landscaping - United Lawnscape, Brian Sparks**
    - Done for the season.
    - United repaired the turf damage, caused by Republic Waste, on 11/27. An insurance claim check was received on 11/27 for \$1,600 from Republic's carrier.
    - The 2018 United Contract is in the packet for your review. Their pricing is the same as it was for 2017, and therefore we plant to continue using their services. This is an HOA item, but we are open to any input by the Board.

Courtney Mikola – How long is the contract for?

Director Stacey – It is a one-year contract. This will be our third season with United.

- **Irrigation - Michigan Automatic Sprinkler, Mike Rennie**
  - Our irrigation system is of course completely closed, and repairs were made.
  - There is an invoice in the packet which was for staking the main line for the drain repair, the sinking field drain head.
  - Next Spring, we will have to replace a part in our irrigation system. It is a check ball valve located in the pond, where the water comes into the system. Mike is getting pricing for us. It is leaking and the water is flowing backwards, making the pump work too hard.
- **Sinking Field Drain Head**
  - Rousseaux Construction fixed the drain head on 11/16. This was located south of Granger's development.
  - The invoice is in the packet for \$350. This was a DDA expense.

#### **Item 7: Engineer's Report**

Matt Schwanitz, Giffels Webster, reported that they have been answering informational requests for Bruce Aikens' team and others. They will also be getting underway soon on amendments to the condo B-docs as they relate to the Aikens' acquisition.

Attorney Rauch agreed, and added that this will take place as soon as the PUD agreement procedure starts, and the amendment to the condominium will be merged into the timeline. Unit 9 is the area Bruce will purchase; the Library property will be added to Unit 9, and two pads will be taken out that the DDA will retain. This will require a relatively minor amendment to the Master Deed, with the most important component being the drawings that are attached to the amendment depicting all of this, which will be done by Giffels with the developer paying for the work.

#### **Item 8: Planning Director's Report**

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

- We touched on a number of things already here today, including Barrington, Granger and Beyond Self Storage.
- Between myself, Tom, Randy, Mark, and the Township Attorney, we've been doing a lot of coordination with Mr. Aikens team in an effort to get this going on a certain timeline. We hope the next milestone will be a public hearing in front of the Planning Commission in March for the PUD.
- We have a pre-con meeting with MDOT on Thursday for the bridge over M-5. They awarded the contract to Davis Construction out of Lansing. They came in with a low bid for the base bridge. At their November meeting, the Township Board approved the Township's contribution to the project for enhancements. We will review the construction timeline on Thursday. We think they will get started in January.
- I expect to hear from Gilden Woods Daycare now that they've got their option agreed to. That will just be a site plan, and no Special Land Use or rezoning required. It could be a straightforward process.
- The Sidecar Slider Bar is in a building on Haggerty, which has been vacant for a long time. They're trying to get their liquor license lined up through the Planning Department and the Clerk's Office. They'd like to get in front of the Township Board in January. They are currently working on renovations to the building.

Dan Lublin inquired about the bridge enhancements approved by the Township Board and the related costs. Dave Campbell explained that the Township Board approved \$1.13 million for the enhancements, and MDOT is paying \$3.9 million for the base bridge. Dan Lublin asked if the Township would be obligated to pay any additional funds. Director Stacey stated that it is a fixed-cost contract.

David Smith complimented the Township Board for appropriating the funds to improve the bridge. This is a long-term project and it will serve as a gateway to Commerce Township. Director Stacey added that Mr. Aikens is already taking design cues from the bridge enhancements to bring into his development. Discussion continued regarding the benefits of the bridge, public safety, and the monument or gateway it will be for the community.

### **Item 9: Committee Reports**

- A. Finance Committee – Director Stacey - Township Board approved the 2017 budget amendments at their December 12<sup>th</sup> meeting. This brings the year-end budget into compliance.

Susan Averbuch asked if Beaumont had accepted a purchase offer. Director Stacey replied that they just signed a purchase agreement, therefore they are getting closer. No additional information has been announced yet, but Director Stacey hopes to be able to provide more at the January DDA meeting.

Treasurer Phillips stated that on the Revenue & Expenditure report, where it states “2017 Amended Budget”; that is actually the original budget and it does not include the recent amendments as approved by the DDA Board and the Township Board.

- B. Public Relations Committee - Jose Mirkin - The Public Relations Committee met on November 30<sup>th</sup> at the Library with the art teachers. The next Art Exhibition with the Walled Lake Schools will be setup on Friday, May 18<sup>th</sup>. There are 5 art teachers involved, and volunteers are needed if anybody would like to assist. The show will run for a full week, from Saturday, May 19<sup>th</sup> to Saturday, May 26<sup>th</sup>. Take-down will take place on May 29<sup>th</sup>. The reception, and everybody is invited, will be Wednesday, May 23<sup>rd</sup> from 5pm to 7pm. We are still working with the DIA to have the 32-foot trailer at the event. We will have a PowerPoint presentation. Our next meeting is scheduled for January 25<sup>th</sup> at 3:30pm at the Library.
- C. Marketing Committee – David Smith - Most everything had been covered. As for Parcel K, I think it’s a unique thing that might take place there and I hope it comes to fruition as it would really accent the entrance there. That’s all I can really say at this time.

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

### **Item 11: Other Matters**

- Jose Mirkin inquired about future construction on Haggerty Road, south of Pontiac Trail. Supervisor Scott reported that the RCOC had not indicated any additional work scheduled for Haggerty Road. When they reviewed their 2020 list back in February, there were no Commerce Township paving projects at all. Matt Schwanitz agreed that there was no projected improvement to the south on Haggerty Road.



- Jose Mirkin initiated discussion regarding additional details on Beaumont's sale of their property and the timeline. He wondered if the infrastructure that is already in place on the site would be used. Director Stacey stated that he believes the infrastructure will be torn out as the future project is anticipated to be residential.
- Susan Averbuch initiated discussion on Williams International and their move to Pontiac. Supervisor Scott stated that July 9<sup>th</sup> is their move date for personnel, but there has been no comment with regard to vacating the property.
- Brian Winkler discussed that whatever takes place at Maple and M-5 will also include a parcel to serve the pathway. Director Stacey agreed and added that this will be a huge benefit to the residents of that area.
- **The next regularly scheduled DDA meeting is Tuesday, January 16, 2017 at 12:00pm.**
- David Smith stated that he would not be present at the January meeting.

**Item 12: Adjournment**

**MOTION** by Spelker, seconded by Mirkin, to adjourn at 12:59pm.

**MOTION CARRIED UNANIMOUSLY**



Melissa Creech  
DDA Secretary

EXP CHECK RUN DATES 11/22/2017 - 12/18/2017  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: DDA  
DDA CARRY-OVER REPORT FOR BOARD APPROVAL  
DECEMBER 19, 2017

Vendor Code	Vendor Name		
Inv. Date	Invoice	Description	Amount
DTE	DETROIT EDISON		
11/09/2017	910007710650	2660 E. OAKLEY PARK	106.29
11/09/2017	910007710767	1109 3106 MARTIN PARKWAY	91.83
11/09/2017	910007710866	1201 2581 LIBRARY DR.	669.79
11/09/2017	910007711005	12/0 2579 LIBRARY (IRRIGATION)	17.36
TOTAL FOR: DETROIT EDISON			885.27
TOTAL - ALL VENDORS			885.27
FUND TOTALS:			
Fund 499 - CAPITAL PROJECTS - DDA			885.27

EXP CHECK RUN DATES 12/19/2017 - 12/19/2017  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID

BANK CODE: DDA  
DDA WARRANT REPORT FOR BOARD APPROVAL  
DECEMBER 19, 2017

Vendor Code	Vendor Name		
Inv. Date	Invoice	Description	Amount
ROUSSEAU	BOB ROUSSEAU'S EXCAVATING, INC.		
11/30/2017	17952	REPAIR DRAIN ALONG SIDEWALK	350.00
TOTAL FOR: BOB ROUSSEAU'S EXCAVATING, INC.			350.00
WATSON	DEBORAH WATSON		
12/11/2017	2017 NOV/DEC	DDA ASSISATNT HOURS 11/09 - 12/11/17	1,125.00
TOTAL FOR: DEBORAH WATSON			1,125.00
GIFFELS	GIFFELS-WEBSTER ENGINEERS		
10/18/2017	114908	PROFESSIONAL SERVICES THROUGH 10/7/17	541.50
TOTAL FOR: GIFFELS-WEBSTER ENGINEERS			541.50
KEMP	KEMP, KLEIN, UMPHREY & ENDLEMAN, PC		
12/06/2017	186240	PROFESSIONAL SERVICES THROUGH 11/30/2017	11,618.40
TOTAL FOR: KEMP, KLEIN, UMPHREY & ENDLEMAN, PC			11,618.40
STACEYMARK	MARK STACEY		
12/11/2017	1109-1211-2017	DIRECTORS FEES 11/13 - 12/11/17	2,475.00
TOTAL FOR: MARK STACEY			2,475.00
MICHAUTOSP	MICHIGAN AUTOMATIC SPRINKLER		
11/16/2017	88838	MARKED MAIN LINE FOR UTILITY WORK	130.00
TOTAL FOR: MICHIGAN AUTOMATIC SPRINKLER			130.00
TOTAL - ALL VENDORS			16,239.90
FUND TOTALS:			
Fund 499 - CAPITAL PROJECTS - DDA			16,239.90

INVOICE ENTRY DATES 12/18/2017 - 12/19/2017  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: DDA  
DDA ADD-ON REPORT FOR BOARD APPROVAL  
DECEMBER 19, 2017

Vendor Code	Vendor Name		
Inv. Date	Invoice	Description	Amount
ADKISON	ADKISON, NEED & ALLEN		
11/30/2017	111365	PROFESSIONAL SERVICES 11/15 - 11/30/17	1,122.00
TOTAL FOR: ADKISON, NEED & ALLEN			1,122.00
DTE	DETROIT EDISON		
11/09/2017	91000771065011092	2660 OAKLEY PARK	136.45
11/09/2017	91000771076701032	3106 MARTIN PARKWAY	112.00
11/09/2017	91000771086601036	2581 LIBRARY DR.	821.93
11/09/2017	91000771100501032	2579 LIBRARY DR.	17.17
TOTAL FOR: DETROIT EDISON			1,087.55
TOTAL - ALL VENDORS			2,209.55
FUND TOTALS:			
Fund 499 - CAPITAL PROJECTS - DDA			2,209.55