

**Final**  
**CHARTER TOWNSHIP OF COMMERCE**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Tuesday, March 20, 2018**  
**Commerce Township Hall**  
**2009 Township Drive**  
**Commerce Township, MI 48390**  
**12:00 PM**

**CALL TO ORDER:**

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

**Downtown Development Authority:**

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

**Absent:** Melissa Creech, DDA Secretary (excused)

**Also Present:** 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  
Steve Kiryakoza, Wycliff HOA President

**Item 1: Approval of Minutes**

**MOTION** by Lublin, seconded by Mirkin, to approve the Regular Meeting Minutes of February 20, 2018 as presented. **MOTION CARRIED UNANIMOUSLY**

**Item 2: Public Comments**

None.

**Item 3: 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 to work on the deep sewer system. He's got his final alignment. Dave, had you received a status on that?

Dave Campbell - I get copied on emails between their engineer, HRC, and our engineer, but I don't know much more details other than they're continuing to work on how to re-route that sewer to try to prevent water from infiltrating their trench.

Director Stacey - He has had workers onsite since last Wednesday.

Randy Thomas - I did talk to Jim last week. He shared with me that Barrington is getting pushed to the top of the pile and will be the focus. His intention is still to go vertical on the property before the end of the year.

As of last week, we've had a discussion with another user that wants to be near this development. So I approached Jim on the 7 acres that he's got fronting Martin Parkway, as well as Bruce on his Phase 2. It's really early on. This is a good corporate citizen who wants to be in the Commerce Market.

- Parcel B1 - Aikens property; We had some good news last night at the Planning Commission. We had a unanimous recommendation to the Township Board for the PUD on Bruce's project. The public was there for comment. We had only one comment and it was positive, from the folks at Wyncliff.

Director Stacey - We had 40 to 50 people in the public. It was a decent turnout.

Randy Thomas - Yes, and nothing negative. Dave did a good description of the process. Bruce's group painted a good vision with the Planning Commission and the members of the public. All positive comments.

Dave Campbell - When I saw how many people showed up, I thought we were in for a long night as I thought everyone would want to make public comments, but only one Wyncliff resident spoke up and her comments were positive.

Randy Thomas - I don't want to steal any of your thunder Dave, but the path from here would be for Aikens to get back in front of the Township Board, on April 10th at their next regular meeting, for them to vote on the final PUD approvals.

Tonight, Mark and I will be in front of the Board, along with Bruce, to bring everybody up to speed with respect to the mixed use component and bringing in residential.

Director Stacey - Bruce has also had some significant success with LOI's and commitments in the last 30 days. Obviously we can't disclose names, but one is a tenant he has been working on for the last couple years.

Randy Thomas - One major retailer that is about 15,000 square feet is really an important component from the soft goods part of the tenant mix. They have gotten real estate committee approval. The LOI is nearly done and that should be going to lease here in the next couple weeks. We've also got the lease out to the specialty market. Things are moving and this is becoming more and more real now. Leasing is going well and Bruce will have a pretty good story when he gets to Vegas in the final push with tenants.

- Parcel B2 - Granger, First & Main; They are in leasing mode right now. They have finally completed the first phase of their project. Dave, have they given you any indication of when they'll be working on Phase 2?

Dave Campbell - They have not. The only communication I've had with them recently was when they stopped by the other day with invitations to their grand opening.

Randy Thomas - Tom, do we have a requirement for Phase 2, much like with Bruce?

Attorney Rauch - No, they have the right to proceed but there's no covenant. In fact, they're essentially done with us. They bought all the land at once, so technically, we're no longer involved.

Dave Campbell - On my end, if and when they're ready to do their next phase, they would still have to get site plan approval. I've told them that. Every so often, they call and ask, what's the process for the next phase? I've explained it to them, but they have yet to make that leap.

- Parcel C - The hard corner of Pontiac Trail and Haggerty Road; I get a fair amount of calls, between gas stations and curiosity seekers. Things seem to pickup this time of the year with inquiries in general.
- Parcels D&E - Pulte, Merrill Park; They're really pleased with the velocity of the sales. They've got a lot of activity from buyers. They're hoping to be done with sales aspect of this project in 6-9 months.
- Parcel F - The acreage in front of the Town Hall; Nothing has happened in the past month.
- Parcel G - Wyncliff; I believe the last two homes are near occupied.

Steve Kiryakoza - Only one home is left.

- Parcel I - BBI Holdings, Gilden Woods; They received site plan approval at the March 5th Planning Commission meeting. They want to break ground as soon as possible. We are probably closing on that within the next 60 days or less.
- Parcel J1 - The hard corner of Oakley and Haggerty; nothing new to report. I get curiosity calls on that.
- Parcel J2 - NorthPoint, Beyond Self Storage; They've gone up to their next level. I'm having a hard time figuring out how that will look eventually. They had a little bit of a lull due to the weather but they're back at it.

Director Stacey - We have gotten some concerned citizen calls on that piece of property because of the look of the building. Just for your information, what you're seeing is the inside of the skeleton. They haven't put the outside of the building on, so you're not seeing any finished paneling yet.

Randy Thomas - I get the same calls.

- Parcel K - The orphan piece across the street; We had one group that was interested in not only the DDA piece, but in acquiring some of the other parcels. The pricing has gotten out of control, so I'm not sure that group is in there since then. I was approached by another group looking to acquire a smaller portion of the property. Hopefully next month I'll have something more to report to you.
- Parcel L - 1.8 acres on Haggerty Road; We sent a package off this morning to a group that is hunting in the area. I'll let you know next month if this has any traction to it.
- Parcel M&N - These are the two out-lots that are being retained by the DDA. At some point in time, once Bruce has a final site plan, we will commence more targeted activity.

#### **Item 4: Director's Report**

Director Stacey reported the following to the Board:

- **Updates on Developers** - *(Covered by Randy)*
- **MTT Judgments** - None

- **HOA Items**
  - **Dues** – All paid except Pulte/Merrill Park. Wynclyff is on quarterly billings.
  - **Lighting - CJs Lighting, Chris Niestroy, Shaw Electric, Keith Greene**
    - We've ordered parts to restock.
    - We have Pole #58 in a holding pattern. We disconnected it. That was a wind-damaged pole. We will be having Chris replace that, along with putting up a number of new light heads that have reached their life expectancy. He will work on those in the spring as the weather permits.
  - **Landscaping - United Lawnscape, Brian Sparks**
    - The contract was renewed for 2018
  - **Irrigation - Michigan Automatic Sprinkler, Mike Rennie**
    - We've ordered a filter check valve for the main pump. The information is in your packet. This was broken last fall, but we decided that the component could be replaced during the spring opening. The cost on that was approximately \$1000. We had two options and we made the choice that made the most economic sense.
    - The 2018 Irrigation Contract was renewed and there was no price change.

I think with all the activity onsite, and the fact that Aikens had a very successful Planning Commission Meeting last night, everything is going well for this project.

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

DDA Attorney, Thomas Rauch, stated that he had nothing to report at this time.

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

Matt Schwanitz, Giffels Webster, stated that other than supporting some informational requests, things have been very quiet.

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

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

- Randy did steal my thunder. The big news last night was that Mr. Aikens' Five & Main project received a recommendation of approval for his PUD. That is the first of a few steps for him to get to the finish line. It was a big step and it was a good meeting. His next step is to proceed to the Township Board for final approval of his PUD. If that happens, then he'll be back in front of the Planning Commission with a fully detailed site plan.

Director Stacey - This is the actual PUD booklet that was given to the Planning Commission last night. It's very detailed as you can see. It's an extremely large project, and I want to thank the Planning Department for all their work in driving Bruce through this process. While Bruce obviously has some experience in this, it is very complex. With the work of the Planning Department and Bruce's team, they did a really good job last night. It went very well. I was happy to see only positive responses when I stood by the vision boards, answering questions before the meeting began. People are excited to see this happen.

The one issue that is a concern is traffic. I just want to take a bit of your time and talk about what the traffic study said. Bruce was required to pay for a traffic study through the Township. What was the firm that we used?

Dave Campbell - Fleis and VandenBrink.

Director Stacey - They looked at all the intersections and the current conditions, and any place where changes may be required. What was interesting was that some of the changes that we thought would probably happen were turned down. They said no, this won't help. Their ultimate conclusions were surprising. They started off with Haggerty and Pontiac Trail. They are suggesting that we need to put in a double left turn lane at that intersection, coming from the West Bloomfield side, that will help get more traffic through that intersection. The positive with that is that the cement and asphalt is already there. If you go through, you'll see the second lane is striped out there and you can't use it. They suggest through their analysis, that will help improve the flow.

The second area they looked at was Walnut Lake, at Bruce's main entrance. We knew that it would need a traffic light and improvements at that intersection, and Bruce has agreed to pay for that. That's a huge positive.

They did look at Pontiac Trail and Welch, and came to the conclusion that yes, there should be some improvements, but it has nothing to do with Bruce's project.

As Mr. Campbell pointed out to me, if you went to any intersection in Oakland County, it's the same answer. You need more lanes, you need improvements, you need to make it bigger.

Dave Campbell - I don't know if it's every intersection in Oakland County, but probably all the big ones could use improvements.

Director Stacey - The ultimate answer was that this project did not affect it, so there was no reason to look at it.

The final intersection they looked at was the roundabout. I've spent two weeks learning about roundabouts to understand how this all works, but I'm going to turn it over to Dave and let him explain this one as he has it down better than I do.

Dave Campbell - Thank you so much. The roundabout was designed to be expanded at some point in the future. That day is already here. Regardless of whether Mr. Aikens ever puts a shovel in the ground or not, the roundabout is in need of some improvements currently. The traffic engineer is recommending that there be three entering lanes where you're heading northbound on M-5 into the roundabout. There should be a dedicated left lane, northbound to westbound, a shared through left lane, and a dedicated through lane, all in addition to the existing slip lane which would remain. It would be necessary to constrict the size of the center circle of the roundabout to accommodate an extra lane along the east side.

That might seem counter-intuitive, because you might say that the northbound traffic flows right through and everybody has to stop. However, by creating more capacity northbound, you're creating more gaps for the other movements, particularly the westbound approach. You're creating more gaps for them to get into the roundabout.

I know that Mark needed convincing that a westbound to northbound slip lane wasn't part of the solution, but the reality is that is a very small movement relative to all the other movements through that roundabout.

We could spend days talking about traffic and that roundabout, but that's the crux of the argument, to increase the northbound capacity.

Director Stacey - Based on this development, the situation is that, at least the conclusions from the traffic engineers are that it doesn't impact us. We know that there's a problem with the roundabout, whether Aikens is developed or not. To get the roundabout functioning more effectively, these improvements need to be made.

I asked the question, what would really make this intersection work? They said separated grade intersections. That's never going to happen. It's not something that's financially feasible, so we

have to work with what we have to make it work the best it can for the benefit of all of Commerce.

We went to Bruce and said, we know your development is not responsible for this, but you're going to be right in front of it. The traffic jams are there. Pontiac Trail backs up. We need your help in solving this. He came back and said, well, I can't solve it all, but I would be willing to contribute \$125,000 toward the roundabout improvements.

In looking at the final costs, based on the traffic engineer's opinion, and some back of the napkin sketches, probably \$275,000, if MDOT and the RCOC accept this as a solution. Those meetings have not taken place yet, but Bruce has agreed to participate in funding this, up to \$125,000.

We know that anything the DDA spends actually is something we are borrowing from the Township because of the cash flow situation. This may be a type of situation where we can qualify for grants or funds, or as Matt has said, we go to the RCOC and let them know that we have \$125,000 to fix this problem. What can you do? Those discussions have not yet taken place. It is on our list of things to do.

David Smith - Why would we take on that problem? Why wouldn't it be a Township problem?

Director Stacey - That's a good question. I don't think we're taking on that problem, but I think it's got to be solved.

David Smith - No, I agree with that. Were there any recommendations to fixing the southbound?

Dave Campbell - Southbound Martin Parkway as it enters the roundabout?

David Smith - Yes.

Dave Campbell - There were no recommendations to make any improvements southbound. In my mind, the problem southbound is in the morning. Everyone is trying to get to M-5 in the morning. Where there is going to be a solution with that is that there will be a traffic signal upstream at Walnut Lake and Pontiac Trail. What that signal will do is to create gaps westbound along Pontiac Trail, which will open up more ability for the southbound traffic on Martin Parkway to get into the roundabout. The new signal will create gaps, or platoons, allowing southbound traffic to get through the roundabout easier.

David Smith - Has the RCOC been made abreast of this?

Director Stacey - There was an email sent last Thursday, but they haven't responded yet.

Dave Campbell - They've got a lot of thinking to do on their end.

Dave Campbell continued his update:

- Outside the DDA development area, we do have a lot of interest in some property in Mr. Lublin's neighborhood, Haggerty and Crumb Road. There's a vacant parcel south of Meijer, owned by Meijer. They have a very interested party that wants to do senior living on the property. That is developing.
- On the south side of Crumb Road, there's 17 vacant acres that has a new broker who is aggressively marketing. We're getting a lot of phone calls on that one. Everyone who calls wants to do senior living, independent living, multiple family or some combination thereof.
- On the Beaumont property, I don't want to reveal anything privileged.

Randy Thomas - Their purchase agreement is out for signature at Beaumont's headquarters.

Dave Campbell -

- There is a very interested party who wants to do something on the Beaumont property. Stay tuned on that one.
- The pedestrian bridge over M-5 is moving along. Obviously the news in Florida regarding the collapse of a pedestrian bridge alarmed everyone. We do have a contact person at MDOT for media inquiries if they ask how we will make sure that doesn't happen here in Michigan. That bridge in Florida was a completely different animal; it was basically a modular bridge that they picked up and set on the piers, whereas this bridge over M-5 is more stick built if you want to use the equivalent of that. Hopefully we will never see a catastrophic failure like that. Otherwise, the bridge seems to be continuing fairly close to their schedule for the August opening.

Attorney Rauch discussed the cranes onsite at the M-5 pedestrian bridge project with Dave Campbell. The bridge spans were further addressed, along with construction costs and lane closures.

Dave Campbell -

- One last item. On Oakley Park Road, between Martin and Haggerty, on the south side, there was a Conditional Rezoning that was approved for a banquet center, restaurant and office building. Apparently, that developer has pulled out due to financing or other reasons. We were disappointed to hear that because it seemed like a cool use and project, and another restaurant we all could have enjoyed, but it sounds like that's not happening.

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

- A. Finance Committee – Director Stacey - At the last meeting, I told you that we would be going to the Township Board for a cash advance but I did not have the number at that time. Due to the Township Board scheduling, we are going before them tonight. We will be requesting a cash advance in the amount of \$500,000. I included the cash advance projections in the packet, but this helps to carry us through, assuming the close on Gilden Woods. I did not ask for action last month, but this month I would like approval to go to the Township Board for the advance if it is your pleasure.

**MOTION** by Spelker, supported by Lublin, to approve having the DDA Director go before the Township Board to request the cash advance of \$500,000.

**MOTION CARRIED UNANIMOUSLY**

David Smith - Are we doing anything on the bonds right now?

Treasurer Phillips - Anything like more refunding?

David Smith - Yes.

Treasurer Phillips - Not yet. We're still watching it. I've been in contact with PNC and Tom Traciak every other week for the last two months. Our last month's payment went down, from 1.6% variable to 1.53%, because it takes into account the stock market and other global matters. We are tied to the T-bills more than anything else.

B. Public Relations Committee - Jose Mirkin discussed the following with the Board Members:

1. As I said last month, on April 10th at 8:00, people from the DIA will be installing reproductions of masterpieces in different locations in Commerce. They're going to be putting two in front of the Commerce Township Hall, two in the Richardson Community Center, two at the Commerce Township new Library, and one at Byers Antiques and Gifts. I have pictures of the reproductions and we got very good ones this year. The reproductions will be open 24 hours a day, 7 days a week, from April 10th to July 10th. I sent a message to Walled Lake Schools in case they want to bring the kids to see the reproductions.
2. The Public Relations Committee also found out, by talking with members of the DIA, that our seniors can get a free bus from the DIA at 9:00am to go spend a whole day with a representative who will explain the main attractions of the DIA. I'm in the process of talking with Emily at the Richardson Community Center to see how we can coordinate that activity.
3. Also, during the K-12 Art Exhibition, May 19th to the 29th, the DIA is going to have a table where somebody from the DIA will be explaining how you can become a member, along with the options and advantages of using the DIA.
4. This coming Thursday at 3:30, we have a meeting with the art teachers of Walled Lake Schools. We are going to be discussing our roles and responsibilities for the 2018 K-12 Art Exhibition, which will take place in the Commerce Township Library.

C. Marketing Committee – David Smith stated that Randy had covered everything.

**Item 9: Approval of Warrants and/or Carryovers, Add-ons, Revenue & Expenditure**

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

**Item 10: Other Matters**

- Director Stacey reported that Susan Spelker was reappointed to the DDA Board at the March 13th Township Board Meeting and he welcomed Susan back for another 4-year term.
- Brian Winkler discussed the Aikens PUD and their consultant Grissim Metz Andriese (GMA). They had also been the consultant for Commerce Towne Place, which was initiated by Mark's predecessor. Brian wondered if any of the suggestions presented by GMA for the DDA came in with Aikens property. Director Stacey replied that their ideas were very similar and some of the concepts will be incorporated offsite in the area of the trail system. From a DDA side, we are not in a position to pay for it, but we will work with Aikens and GMA from an HOA standpoint and from the DDA side.
- Brian Winkler, Chairperson Gotts and Dave Campbell discussed the Aikens site plan and the positive outlook going forward. Dave presented the conceptual site plan on the overhead for the Board Members and explained the detailed site plan review process.
- Supervisor Scott provided an update regarding the Michigan Airline Trail, the consortium between the City of Wixom, the City of Walled Lake and the Charter Township of Commerce. Recently, when the group became owners of the property in February, there was a gentleman, Mr. Levine, who came forward to pay for the design and engineering costs. It's important to him to see the project completed and he paid the \$200,000 out of his pocket. Grant applications were filed with the DNR and MDOT for funding, using the City of Wixom as the eligible applicant to qualify for Act 51 money. The grant will hold us to a high standard as to the quality of the trail, and the scope of the trail will be the




Cadillac version. MDOT will be giving a substantial amount of money, but not enough to complete the project. In the meantime, another undisclosed donor has come forward, who is also eager to finish the project at his expense. He is coming to the rescue to the tune of somewhere around \$1.5 million.

- Open discussions continued regarding local railway connections, statewide connections, funding for the projects, and Mr. Levine's goal to ride the trail on his 82nd birthday from Lake Michigan to Lake Huron.
- **The next regularly scheduled DDA meeting is Tuesday, April 17, 2018 at 12:00pm.**

**Item 11: Adjournment**

**MOTION** by Lublin, seconded by Spelker, to adjourn at 12:45pm.

**MOTION CARRIED UNANIMOUSLY**



Melissa Creech  
DDA Secretary

