

**CHARTER TOWNSHIP OF COMMERCE
QUARTERLY DISCUSSION AND SPECIAL
JOINT MEETING OF TOWNSHIP BOARD OF TRUSTEES
DOWNTOWN DEVELOPMENT AUTHORITY
PLANNING COMMISSION
2009 Township Drive
Commerce Township, MI 48390
Tuesday, October 22, 2013, 7:00 p.m.**

CALL TO ORDER: Supervisor Zoner called the Township Board of Trustees meeting to order at 7:00 p.m.

ROLL CALL:

Present: **TOWNSHIP BOARD**
Thomas K. Zoner, Supervisor
Vanessa Magner, Clerk
Susan Gross, Treasurer
Robert J. Long, Trustee
Rick Sovel, Trustee
Bob Berkheiser, Trustee
David Law, Trustee

DOWNTOWN DEVELOPMENT AUTHORITY

Kathleen Jackson, DDA Director
James Gotts, Chairman
Daniel Lublin, Vice Chairman
Mark Stacey, Member
Jose Mirkin, Member
Tim Hoy, Member

Absent: David Smith

PLANNING COMMISSION

Larry Haber, Chairman
Thomas Jones, Vice Chairman
Brian Winkler
John Hindo
Jay Czarnecki

Absent: Bill McKeever

Also Present: Phillip Adkison, Township Attorney
Randy Thomas, Insight Commercial

Item 1: Resolution of Appreciation to Pat Dohany – No Action Taken.

Pat Dohany was not able to attend the meeting. This item will be placed on the next Township Board agenda.

Item 3: Joint Discussion with DDA and Planning Commission – Item taken out of order

Kathleen Jackson, Planning Consultant and DDA Director introduced the members of each board that was present. She also introduced Randy Thomas of Insite Commercial. Kathleen Jackson stated this joint meeting is to update the Township Board and the Planning Commission on the DDA project area and to receive their input. The Planning Commission has taken the first steps in updating their Master Plan.

Kathleen Jackson and Randy Thomas gave an update on the DDA's activities. They have signed purchase agreements for two of the eleven parcels in the district. The DDA is looking to the Planning Commission and Township Board for direction on how they want the available land marketed. Attorney, Phil Adkison stated they may want to consider going back to Plante Moran to discuss different financial scenarios with different types of developments and how they would affect the DDA and Township in the future.

Director Jackson explained the DDA has received an offer from a developer proposing a mixed use with multiple family units, senior living, and retail. The multiple family development would consist of 390 units and 11 buildings. The senior facility is being proposed with 140 units that would include assisted, independent, and memory care living.

Item 2: 2014 DDA Budget

Kathleen Jackson and Mark Stacey discussed each line item on the 2014 proposed DDA Budget and answered questions from the board and the Planning Commission. Jackson passed out the current revenue and expenditure report showing year to date activity.

Trustee Long asked for the total amount deposited for the 2 DDA purchases. Randy Thomas explained \$250,000.00 has been deposited for one purchase offer and \$50,000.00 for another. Trustee Long asked for a detailed list of charges in the promotion and marketing line item to show the reason that item was over budget this year.

Item 4: 2014 Township Budget Discussions – This item has been moved to the end of the agenda.

Item 5: Police Contract

Supervisor Zoner stated he is having discussions with the Superintendent of Walled Lake Schools, Kenneth Gutman, regarding cost sharing of 50% for police presence in the three High Schools located within Commerce Township.

Item 6: Lease Agreement for Horse Farm

Discussion on the parcels the township recently acquired and the tenant who had been renting the property from the former owner. Township Attorney, Phillip Adkison stated he has been in contact with the tenant in regards to her desire to continue renting. There is a need for a lease agreement or contract.

MOTION by Law, second by Berkheiser to allow Phillip Adkison to negotiate a lease agreement or contract with the current tenant and the township.

MOTION CARRIED UNANIMOUSLY

Item 7: Michigan Liquor Control Commission Distributed Funds

Clerk Magner stated a Certificate of Compliance has been received by the MLCC. The completion of this certificate is required in order to receive funds that the MLCC disperses quarterly from the proceeds of new license fees and renewal fees collected for the purpose of enforcing the Code and rules associated. The funds, which are 55% of total fees collected by the township, have gone to the Oakland County Sheriff Department. The township can now choose to receive the funds and allocate some towards the Building and Planning department as they do annual inspections of licensed premises.

MOTION by Magner, second by Gross to authorize completion of the Certificate of Compliance as required and allocate the funds once received from the MLCC.

MOTION CARRIED UNANIMOUSLY

MOTION by Gross, second by Law to enter into closed session to discuss attorney/client privileged information and Union Negotiations.

ROLL CALL VOTE

AYES: Gross, Law, Zoner, Magner, Long, Sovel, Berkheiser

NAYES:

MOTION CARRIED UNANIMOUSLY

Item 9: Closed Session – Item taken out of order

A. Attorney/Client Privileged Information

B. Union Negotiations

Entered into Closed Session: 9:35 pm

Returned from Closed Session: 10:10 pm

MOTION by Zoner, second by Magner, to adjourn from closed session and approve the closed session minutes.

MOTION CARRIED UNANIMOUSLY

MOTION by Gross, second by Sovel, to approve a Resolution to establish a 2013 Fire Department Special Assessment District millage for 1.8045.

MOTION CARRIED UNANIMOUSLY

MOTION by Gross, second by Sovel to approve a Resolution to establish a 2013 Police Department Special Assessment District millage for 2.1100.

MOTION CARRIED UNANIMOUSLY

MOTION by Gross, second by Sovel to approve a Resolution to establish a Special Assessment for garbage services for 2014 in the amount of \$185.72.

MOTION CARRIED UNANIMOUSLY

Item 4: 2014 Township Budget Discussion

The township board discussed the 2014 budget at length including but not limited to Library, Parks and Recreation, Senior Center and Maintenance. Library Director, Connie Ozinga, answered questions and explained to the board her proposal to have a technology media service. Parks and Recreation Director, Emily England, explained to the board the upcoming projects for the Parks. Maintenance Supervisor, Patrick O'Donnell, explained to the board his need for new equipment that is being proposed in the budget.

Township Supervisor explained the budget hearing will be held at the November 12, 2013 regular Township Board meeting.

Item 8: Other Matters to Come Before the Board

There were no other matters to come before the board.

MOTION by Magner, supported by Sovel, to adjourn at 11:06 p.m.

MOTION CARRIED UNANIMOUSLY


Vanessa Magner, Clerk
Charter Township of Commerce