

**CHARTER TOWNSHIP OF COMMERCE  
DOWNTOWN DEVELOPMENT AUTHORITY**

**Tuesday, October 18, 2005**

**Commerce Township Hall**

**2840 Fisher**

**Commerce Township, MI 48390**

**12:00 p.m.**

**CALL TO ORDER:** Vice Chairperson called the meeting to order at 12:25 p.m.

**Downtown Development Authority**

**Present:** E. Wynn Berry, DDA Director  
James Gotts, Vice-Chairperson  
Marina Bilopolska, Member  
Daniel Lublin, Member  
Randall Thomas, Member  
Thomas Zoner, Member  
Paul Kirkwood, Member  
Frank Marotta, Member  
Douglas Lanni, Member

**Quorum of DDA Members determined**

**Absent:** Robert Shimmin, Chairperson  
Sandra Motz, Member

Also Present Patricia Paruch, DDA Attorney  
Thomas Rauch, DDA Attorney  
Sandra Abrams, DDA Secretary  
Susan Gross, DDA Treasurer  
Phillip Adkison, Township Attorney  
Christina Michaels, Township Attorney  
Deb Kirkwood, DDA Administrative Assistant  
Loren Crandell, Giffels Webster

Approval of the Minutes: September 20, 2005, Regular DDA Meeting

**MOTION** by Lublin, second by Thomas, to approve the minutes of the September 20, 2005, Regular Meeting, as presented.

**MOTION CARRIED UNANIMOUSLY**

**Item 1: Public Comments**

Daniel Chad, 8985 Clubwood, addressed the Authority requesting they read a book entitled "Sprawl Kills" stating it is a new way of thinking relative to development.

**Item 2: Consent Agenda**

- A. Treasurer's Report for September 2005
- B. Warrants

**MOTION** by Zoner, second by Lublin, to approve the Consent Agenda

**MOTION CARRIED UNANIMOUSLY**

**Item 3: Director's Report**

**A. DDA Budget for 2006**

A proposed DDA budget for 2006 was presented to the Authority. Question and Answer period relative to the proposed budget followed.

MOTION by Thomas, second by Lanni, to recommend to the Township Board approval of the DDA budget, as presented.

**MOTION CARRIED UNANIMOUSLY**

**B. Fish Passage Grant**

Peter Collins of Asti researched the grant and it was determined that the Glengary Creek did not qualify.

**C. Form Based Ordinance**

McKenna Associates was present and discussed the progress to date on the Form Based Ordinance with a presentation detailing all aspects of the Form Based Ordinance

An addition presentation was given demonstrating the computerized Modeling using actual examples of Commerce Township. Discussion of increasing the approved amount of funds to allow expansion of the area of Commerce Township being modeled.

MOTION by Zoner, second by Lanni, to authorize a total amount of \$8,000 to enhance and expand the area currently for modeling currently underway by Vantage Point.

**MOTION CARRIED UNANIMOUSLY**

**DDA Brochure**

A sample of the DDA Brochure discussed at the September meeting was presented by Hermanoff and Associates.

MOTION by Lanni, second by Lublin to approve 10,000 copies of the brochure with inserts.

**MOTION WITHDRAWN**

MOTION by Lanni, second by Lublin to award the bid to ISF Design, and approve 15,000 brochures at a cost of \$1.75 each piece/\$26,193.00 total cost.

**MOTION CARRIED UNANIMOUSLY**

Director Berry stated that cut through traffic at Oakley Park and Haggerty is a problem. He would like to fence off that corner to prevent sale of used cars and trespass. A quote and proposal will return at the next meeting.

In addition, it has been reported that at Old Farm Lane, a camper has been dumped there. The Director would like to clean up the area. Bids will return next month for this purpose.

Also, Economic Research Associates met with the Director. The study of the project area is expected within 30 to 60 days.

Director Berry stated there is a matter for executive session.

**MOTION** by Lublin, second by Thomas to enter into Executive Session for the purpose of discussing the purchase of Property

**ROLL CALL VOTE:**

**AYES:** Thomas, Lublin, Lanni, Kirkwood, Bilopolska , Zoner, Gotts, Marotta

**NAYS:** None

**ABSENT:** Shimmin, Motz

**MOTION CARRIED UNANIMOUSLY**

Entered into Executive Session at 12:40 p.m.

Returned to Regular Session at 1:00 p.m.

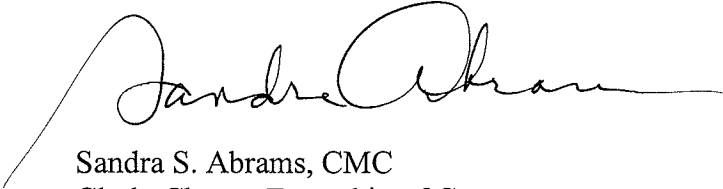
**MOTION** by Lanni, second by Kirkwood to direct the DDA Director to investigate the availability of parcels discussed in Executive Session.

**MOTION CARRIED UNANIMOUSLY**

**Item 7: Other Matters**

**MOTION** by Lanni, second by Lublin to adjourn. Motion carried unanimously.

Meeting adjourned at 2:10 p.m.



Sandra S. Abrams, CMC  
Clerk, Charter Township of Commerce  
Secretary to the DDA