

Final
CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, August 17, 2021
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 12:02pm.

Downtown Development Authority:

Present: Debbie Watson, DDA Director
James Gotts, Chairperson
Larry Gray, Township Supervisor
David Smith, Member
Tim Hoy, Member
Brian Winkler, Member
Steve Matta, Member
Dan Lublin, Vice Chairperson (arrived 12:04)
Jose Mirkin, Member
Susan Spelker, Member

Absent: Matt Schwanitz, Giffels-Webster, DDA Engineer (excused)

Also Present: Abigail Mundy, DDA Assistant
Melissa Creech, DDA Secretary
Molly Phillips, DDA Treasurer
Thomas Rauch, DDA Attorney
Randy Thomas, Insite Commercial
Dave Campbell, Township Planning Director
Lt. Wendy Reyes, OCSO Substation Commander

Item 1: Approval of Minutes

MOTION by Spelker, seconded by Mirkin, to approve the Regular Meeting Minutes of July 20, 2021, 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.

- This time of year, activity levels drop because people are traveling. It spikes back up in the first week of September.
- Parcels A&H – Shapiro’s Barrington development; Nothing new to report.
- Parcel B1, Phase I – Aikens, Five & Main:
 - Bruce has a redesign, nearly completed if not already. I'm sure he’s going to be spending some time with Dave in the near future to go over that and get some

- comments. He'll be back in front of the Planning Commission to change his site plan within the PUD.
- After this meeting, I'll be flying another major retailer that he has coming into town.
 - I know he has a couple parties at the table with respect to the multi-family.
 - Right now, he's deciding where he will place the junior boxes and the multi-family. That will be the large redesign from what we've seen in the past. Everything from that Village area, west of where the theater was, has largely remained intact. The area that will change is where the theater was and some of the entertainment components.
 - We still don't know if we could put a theater deal together today, let alone get them financed, and likewise with the hospitality. Those are two of the unknown moving pieces.
 - Hopefully he will be doing that in October, and I know that they have another group coming into town early September that they have asked us to fly over.

David Smith – What is the hospitality?

Randy Thomas – The hotel.

David Smith – Okay. The movie theater is a wild card. Has he labeled the grocery store?

Randy Thomas – For all intents and purposes, the grocery store deal is done. Costs need updating, but the market deal has been negotiated. The tenant is very anxious and is really looking forward to opening up the market. He thinks it will outperform both of his other stores because of the lack of availability of a specialty market.

David Smith – So he's waiting for a couple other major anchors, and for prices to go down?

Randy Thomas – You know as well as I do, construction costs right now are outrageous. The market expects those costs to come down probably in November or December. Prices started to drop a couple months ago relative to lumber. That will be good for him.

David Smith – I have not seen the site plan in a while. Is that still proprietary? Can we get some information next meeting?

Randy Thomas – I think Bruce planned to come in front of you with an update. I don't know when he will make that submission. I'll try to find out today. I know he's planning on being in front of the Planning Commission in October to amend the site plan.

- Parcel B1, Phase II – Aikens, Five & Main;
 - Bruce still does not have any solid plans for Phase II. He may transition that into potentially the theater and hospitality and try to tie that in as a future part of the development. He knows he has a deadline on that.
 - The multi-family will probably be the first to come out of the ground and then the development of the lots along M-5 and the internal ring road. That would be followed by the village component in the next construction season.

- From what he has said, the junior box deals and apartments are today deals. He's just deciding who would be the best partner. He's breaking it up into a few different components.

Supervisor Gray – I heard you say Bruce is going to the Planning Commission and he will come to the DDA. Isn't he supposed to come to the Township Board?

Randy Thomas – Yes, he's scheduled with the Township Board.

Director Watson – At the quarterly Township Board meeting at the end of October.

Randy Thomas – That's still in motion. I think he's planning on making his application prior to that meeting. Dave and members of the Planning Commission will see it. I have not seen it yet.

- Parcel B2 – Avalon; Nothing new to report.
- Parcel C – The hard corner of Pontiac Trail and Haggerty Road; We've had inquiries, but nothing solid to report. I think that real estate gets better over time as Bruce starts to develop.
- Parcels D&E – Pulte, Merrill Park; Nothing new to report.
- Parcel F – The acreage in front of the Township Hall; Nothing new to report. It has been fairly quiet this past month.
- Parcel G – Wyncliff; Nothing new to report.
- Parcel I – BBI Holdings, Gilden Woods; North of the Township Hall, Nothing new to report.
- Parcel J1 – 2.38 acres on the hard corner of Oakley and Haggerty; I have had inquiries. Last month, I told you that a local developer is taking a hard look at this. He has asked for additional information. We also had two gas station inquiries on other parcels. I've told them to talk to Dave Campbell.
- Parcel J2 – Public Storage; Nothing new to report.
- Parcel K – The orphan piece; We closed last month. They are clearing and balancing the land and getting ready for construction.
- Parcel L – 1.8 acres on Haggerty Road; Goddard School remains interested and I talk to them on a regular basis. The other nearby school will open in the next 90 days. That's the one that got in the way of this location moving forward. Once it opens up, they will do a cannibalization study based on zip codes. If they determine that the parents aren't driving all the way from Pontiac Trail and Haggerty to 13 Mile Road, it could be feasible. It's a totally separate market.
- Parcel M&N – These are the two out-lots that are being retained.

Item 4: Director's Report

Chairperson Gotts welcomed Lt. Reyes to the meeting.

Director Watson provided an overview of the report included in the Board's packet.

I. Updates on Developers –

- Aikens/Five & Main – Refer to Insite report

- Merrill Park – Their HOA will be updating their landscaping at the north entrance and they sought assistance with the project from CTPA. The proposal is a major improvement.
- Avalon (*formerly First & Main*) – Sale closed July 28th; dues paid.

Discussion took place regarding the new ownership of the senior living facility.

- Shapiro/Barrington – Nothing new to report
- Wycliff – Nothing new to report
- Public Storage (*formerly Beyond Self-Storage*) – Nothing new to report
- The Space Shop – Parcel K, Climate-Controlled Self-Storage; The closing was finalized on July 30th. There is a post-closing item that Attorney Rauch will address under his report.

II. MTT Judgments

Treasurer Phillips – We did receive a bill for the ones that came through last month. It was \$13,000.

Director Watson – And we've adjusted for that in our budget. Thank you.

III. HOA Items –

- HOA Budget** – The 2021 budget was approved in early January
- Dues** – 2021 Dues are current
- Tax Forms** – Taxes were completed and have been mailed.
- Lighting** – **CJs Lighting, Chris Niestroy; Shaw Electric, Mark Fetters, Adam Dornton**
 - CJs is scheduled to complete lighting repairs soon.
 - We have not had any additional electrical issues since our last meeting.
 - Accidents and claims: We have not had any accidents resulting in property damage since our last meeting. We received one insurance claim check today and we await one more.
- Landscaping** – **United Lawnscape, Jim Parkinson; Mark Rousseaux; Brian Servello**
 - United is working to improve their staffing and services. I've asked Jim to schedule spraying and cleaning up of the roundabouts. The medians have weeds growing and they all need some attention.
 - The July 24th storm took down multiple trees on the east and west sides of Martin Parkway, primarily on the trails, some of which were impassable. Rousseaux and Servello cleared and removed trees from the stream to prevent water backups.
 - Rousseaux cleared fallen trees from the trails as of August 7th so that they are now passable. A caution message is on the website alerting residents of the storm debris they will encounter.

- Rousseaux is coordinating tree removal contractors and scheduling the final cleanup within a couple weeks, once everyone is done addressing emergencies. He also plans to brush hog the trails to open them up more as they have become overgrown again, especially with the significant rainfall we've had this year. Re-grading of the pathways will also be necessary to smooth out the ruts left by the heavy equipment.

F. Irrigation – Michigan Automatic Sprinkler, Mike Rennie

- Mike made numerous repairs to the system during the mid-season checkup in July.
- Some sprinkler damage was due to mowers, but mostly it is just due to aging of the system as some heads were still from the original installation.
- I have asked Mike to schedule preparing the irrigation specs for us in January 2022. Since he took over, which I believe may have been in 2014 or earlier, he repaired the system that was poorly installed by the previous contractor. They had not provided full specs, and what they did install and provide to us was questionable at best. It will be beneficial to have these specs on file for future reference.

David Smith encouraged that Director Watson inquire with Matt Schwanitz for maps of the irrigation system.

G. Memorial Benches –

- The Parks & Recreation Department will keep us posted on the status of Mark Stacey's Memorial benches. We look forward to seeing them installed on the pathway, at each opening of the tunnel under the Martin Parkway bridge.
- I am hopeful that the timing of the installation might coordinate with the tunnel painting to give that whole area a fresh, clean look in honor of Mark.
- I was informed that if we use anti-graffiti paint on the benches, we will void the warranties. I will refrain from using that unless the Board recommends otherwise.

IV. Other –

1. Maintenance Department –

- A. Our Maintenance team is busier than ever since the recent storm damage as several parks were hit hard with downed trees, especially Hickory Glen.
- B. They are still assisting us with security issues and other projects when time allows.
- C. We will be coordinating with both Maintenance and the Boy Scouts on developing a plan to paint the tunnel this fall.

2. Graffiti –

- A. Regarding the vandals caught in June, I submitted a restitution letter to the Sheriff's Office. They will forward it to the Prosecutor being assigned to the pending case in Oakland County Juvenile Court.
- B. As for fines that can be imposed, Township Counsel reviewed prosecution guidelines of the ordinance.

Director Watson reviewed the report from Township Counsel and conferred with Lt. Reyes on the prosecution process. Chairperson Gotts and Lt. Reyes discussed restitution with regard to the vandals who were recently captured. Security measures are regularly increasing to combat issues.

3. Sign Bandit – We have increased our efforts and continue to work with the Sheriffs to resolve these matters.
4. Township Board – I will defer to Supervisor Gray for an update from the Township Board for their August 10th meeting.

Township Board Update

Supervisor Gray –

- The Township is still trying to catch up from the storms. We're working on getting the paths cleared at Hickory Glen which was the hardest hit park. We had an insurance claim for that.
- The cemeteries had trees come down that blocked some fences and possibly ruined some headstones. We're working on that.
- With Parks and Recreation, we will be posting signs. We have had people taking eggs, snakes, turtles, et cetera. from the parks. We passed a resolution to post signs that prohibit the removal of wildlife from the parks. You will still be able to fish, but it is only catch-and-release. We were having issues at Long Park, but we will be posting the signs in all parks.
- We're looking at putting in a parking lot at Wise Woods, on the north side of Wise Road, as well as in Victory Park. We hope to open up a dog park in the next couple years.
- The Starr family has decided to take the splash pad to a different community.
- I've received a few calls on the Union Lake Road closure. It may reopen soon if the project is postponed until next year.
- Budget season is beginning. Next month will be fun and exciting.

Chairperson Gotts – We did acquire the former boat launch.

Supervisor Gray – Yes, we're waiting for the final paperwork, but that should be coming in September. It will be a pocket park until Union Lake Road goes through there.

Item 5: Attorney's Report

Attorney Rauch discussed a post-closing matter related to the sale of Parcel K, The Space Shop, which is being developed on the adjacent larger parcel. The DDA's Parcel K provided access from the site to Pontiac Trail.

The developer, Stein Investment Group, had applied for their construction loan. The lender had issues with the DDA's Repurchase Option included in the closing documents, which allows the DDA to buy back Parcel K if the site is not developed in three years. It was surprising that the issue with this option had not been raised prior to closing.

Their lender requested a blanket subordination, which was objected to. A compromise was suggested and a revised proposal was received this morning. The DDA can agree to subordinate on the lien, in the event of foreclosure, but only in the event that the two parcels will always remain combined. It was important to preserve the advantage that Parcel K brought to that project, so that the larger property could be better developed as a result, and that benefit will remain in perpetuity. In addition, the Township will retain some control over what gets developed on the site as the subordination agreement requires the developer to comply with all rules, regulations and the Commerce Township Zoning Ordinance.

Chairperson Gotts – Would it be possible to combine both properties under one Sidwell number?

Attorney Rauch – They have told us that's what they're doing.

Dave Campbell – They are doing that.

Attorney Rauch – Which helps dramatically because splitting it up would be a problem due to the Land Division Act.

Susan Spelker – Combining it under one Sidwell would prevent us from repurchasing during foreclosure. We couldn't demand first right of refusal.

Vice Chairperson Lublin – Are all of the subordination conditions relative to what we want for the future? Will they be maintained in the subordination?

Attorney Rauch – All we are changing is that we agree, if they default and the lender forecloses, we won't have the right to buy the little piece back from the lender, provided that the property is sold with both pieces together, and that they comply with all of the laws, rules and regulations, including the Zoning Ordinance, giving the Township the ability to have a considerable amount of control over what gets built.

Susan Spelker – How are we going to exercise the right to take it back in three years if they don't develop?

Attorney Rauch – If they don't develop in three years, and they pay off the loan and go somewhere else, we would still have the ability to purchase a piece of the overall parcel, and I suppose we would split it back off, but that would be irrelevant.

Susan Spelker – Wasn't the real issue that we wanted it developed in three years? It seems to me that's getting lost.

Director Watson – Well, it isn't because they are applying for their construction loan for a significant amount of money, and they've already started construction.

Attorney Rauch – Yes, remember that the only reason I'm here with this is because their lender said, *We don't want them to be able to buy that little piece off.* They don't want to do what we don't want them to do anyway.

Chairperson Gotts – Is there any further documentation for the record?

Attorney Rauch – The subordination contains a warranty of representation that the people who sign it are authorized, so I would like a resolution authorizing the signatures on the subordination with the changes negotiated by counsel.

MOTION by Smith, supported by Lublin, to approve a resolution authorizing the signature of the Parcel K subordination agreement with SIG Pontiac Trail with the changes as negotiated by counsel.

Discussion –

Smith – We have an interest in the small piece, even though it's an interest in the entire piece. We are subordinate to the loan, but we will always have an interest.

Rauch – We'll have an interest until they foreclose. If they foreclose, they'll be bound to keep both properties together, and they'll be obligated to comply with the laws, rules and regulations for development, including the Zoning Ordinance, with the Township then controlling what gets built there.

MOTION CARRIED UNANIMOUSLY

Item 6: Engineer's Report

No report in the absence of Engineer Schwanitz.

Item 7: Planning Director's Report

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

- We have a preconstruction meeting with the contractor for The Space Shop this afternoon. They're ready to go, and in fact, they probably got ahead of themselves a little bit with as much dirt as they've moved over there. Hopefully the item that Tom described will be a moot point. They want to have the shell of the building up before the snow flies this winter.
- The Townes at Merrill Park; they're taking down the office building out front. That is the key piece. They want to get that out of there and then I think you'll really see some activity going on that property.
- I had a meeting last week with Mr. Galbraith and Mr. Kassab from the Shapiro group about the Barrington project. They are likely to propose building three additional apartment buildings along their Martin Parkway frontage, on what is Unit 11 of the Commerce Towne Place condominium. This is an area where they originally envisioned doing some sort of commercial retail. They were hopeful that this business would siphon off from Mr. Aikens development. They have come to the conclusion that they do not want to wait any longer and they want to finish off their project with 36 additional apartments. They will likely be before the Planning Commission at the October meeting.

Chairperson Gotts and Dave Campbell discussed traffic impacts of the additional apartments, compared to other more intense uses that could be built on Unit 11. Dave Campbell also noted that one of the two curb cuts that currently exist would be eliminated. Therefore, this might be beneficial for traffic flow, with one less point of access onto Martin Parkways, especially in close proximity to the large roundabout. Open discussions continued regarding traffic flow for the Barrington development.

David Smith asked when 84 Lumber would start construction. Dave Campbell stated that they have a preconstruction meeting scheduled this week.

David Smith asked about the progress on the M-5 pedestrian bridge. Dave Campbell stated that MDOT has not provided a firm estimate on when the panels will be reinstalled.

Supervisor Gray expressed his opposition to additional apartments. He does not really agree with the traffic studies and is not in favor of increasing density. He discussed several multi-family developments in adjacent communities. He questioned; at what time will these apartments no longer be luxurious? What will they look like in 25 or 50 years? He feels this is not the best choice as Commerce may not be the destination anymore at some point in the future.

Susan Spelker stated that even if a restaurant were put there, at some point, it might not be the popular restaurant anymore. She felt that the argument stands for any development. The way the Board has looked at this in the past is to consider whether the development complements what is being done now, because we can't know the future.

Supervisor Gray inquired about the zoning of Unit 11. Dave Campbell replied that it is zoned Towne Center, with a base zoning of single-family residential. The Towne Center Overlay envisions a mix of uses. From a zoning standpoint, the three new residential buildings proposed are compliant with the Towne Center Overlay. It's a use that is permitted there.

Susan Spelker assured Supervisor Gray that all of the Board Members share his concerns. David Smith reflected that one of the selling points was that in 10 years, the apartments would become condominiums, and the hope is that the price would dictate that it's a high-value community. Discussion continued regarding aging apartment buildings in other communities and the risks associated with these types of developments.

Item 8: 2021 DDA Budget – Amendment & Advance

Director Watson – Thank you to Molly for her brilliance in preparing these. I'll defer to her for comments.

Treasurer Phillips –

- The suggested amendments are highlighted.
- We had some MTT judgments and we received a bill for \$13,000. I think there are a couple more that will settle by the end of the year. Therefore, increasing that to \$20,000 should cover it.
- We're knocking the interest down as we're not making any interest income in any of our bank accounts.
- We had the proceeds from the sale of Parcel K, which we did not budget to sell this year.
- As far as the income statement, it's just those three lines.
- For the expenditure side, we have the cost of the disposition of Parcel K. That's the land costs, closing costs, commissions, legal fees, et cetera.
- Those would be my proposed budget amendments for the DDA.

MOTION by Spelker, supported by Mirkin, to approve the 2021 DDA Budget Amendment as presented.

MOTION CARRIED UNANIMOUSLY

David Smith – I didn't realize that we pay for MTT judgments.

Director Watson – That's the reduction in property taxes.

Treasurer Phillips – Our portion.

David Smith – Oh, that's our portion.

Treasurer Phillips – Yes, the Township had to pay also, and all of the other departments pay their share. It can be retroactive.

Discussions continued regarding recent MTT judgments.

MOTION by Spelker, supported by Lublin, to approve the DDA Advance Request from the Township for September 2021 as presented. **MOTION CARRIED UNANIMOUSLY**

Item 9: 2022 DDA Budget

Director Watson – Molly and I went over the numbers and made a few minor edits to 2022. One change we made was to electric bills. We pay for lighting at the roundabouts. We do receive reimbursement from DTE for a portion of the lighting costs at the Pontiac Trail roundabout up to the Library roundabout. Anything further north should be transferred to the Commerce Towne Place budget, which is about \$5,000 per year. Molly, did you want to go over any of the notations?

Treasurer Phillips – I'm happy to answer any questions.

Director Watson – Susan, did you have any comments from Finance Committee?

Susan Spelker – I just wanted to say that Molly was kind enough to meet with me and go over the figures. I appreciate that. As always, I'm impressed by Molly's excellent judgment and her skill set. I think it is a really sound budget. I wanted to note that continuing with the way that things have always been done, Molly is again approaching this from a very conservative standpoint. Because of that, I think she continues to show a great deal of fiscal responsibility. This should put us in a good situation.

With the proposed budget as I see it from 2022, we may very well wind up better than the budget predicts, but because she is so conservative, it's highly unlikely we'll wind up in a worse position. Thank you, Molly.

Director Watson – Yes, thank you, Molly.

David Smith – That was a nice way to regale that.

Director Watson and Treasurer Phillips discussed banking alternatives. Currently, PNC holds the letter of credit agreement until September 1, 2022. The Township Board will consider a request for proposals at that time.

Treasurer Phillips – Let me comment on the cash advance proceeds. On the September 2021 request, the \$2,750,000, added to the \$1,750,000 that we took in March equals what we budgeted of \$4.5 million in the debt sinking fund.

For 2022, I don't know that it needs to be approved, other than the fact that it's another \$4.5 million. That will go into the debt sinking budget at the Township level. We're not increasing it from what we took this year, and I don't think we will need to increase it for the next 4 years, and then it should start to come back down. I don't think you need to do anything with the 2022 cash advance worksheet.

MOTION by Lublin, supported by Mirkin, to approve the DDA 2022 Proposed Budget as presented, to be forwarded to the Township Board for consideration.

MOTION CARRIED UNANIMOUSLY

David Smith – Our revenues, when it comes to tax capture, are they slowly increasing?

Treasurer Phillips – Yes, and I only put a 2.5% increase in there, because of the MTT judgments that came through after COVID. Those are now significantly lower than they used to be, but in general, the Township for the last six years has seen property values go up anywhere from 4.2% to 4.7% per year. So, the 2.5% increase is again, conservative.

David Smith – That’s good. I’d rather be conservative and I appreciate that.

Item 10: 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 11: Committee Reports

- A. Finance Committee – Susan Spelker – I think it has all been covered.
- B. Public Relations Committee – Jose Mirkin stated that he was in a recent meeting with his subdivision of more than 100 condos. His neighbors asked him about the DDA, who they are and what they do. He discussed the Five & Main development and plans for the future downtown of Commerce Township. He feels that many residents are not aware that DDA members are volunteers, and they are not aware of the positive things the DDA has done and continues to do for the community. He discussed public relations and sharing information with the community through local press, which was handled by a PR company in the past. He would like to see monthly updates provided to start promoting the DDA. He had met with counsel and staff this morning to discuss pros and cons of his proposal.

The proposal inspired extensive discussion. Vice Chairperson Lublin suggested sending a monthly summary directly to the homeowners. Attorney Rauch felt that the cost and structure of that could present a burden. He weighed pros and cons of publicizing. He suggested that any press releases might be timed with the two informational DDA meetings that are held annually per the statute, and that guidance and direction should be sought from the Township Board, in addition to the DDA Board.

Susan Spelker shared a story of her interaction with the press, in which a reporter twisted her words into something completely different and negative. Although a retraction was printed in the next issue, it was lost somewhere in the cooking section. Since then, she has a great deal of trepidation but has learned how to handle the press. A PR company takes a great deal of time, effort and expense building relationships with various media people and venues, and they know who they can trust. Even if it’s a written statement, they might not print it correctly. She encouraged Jose to proceed with a lot of caution. Director Watson agreed.

Discussion continued addressing the pros and cons. Vice Chairperson Lublin suggested encouraging residents to attend the DDA's open public meetings. Director Watson noted that since meetings are midday, Susan Averbuch used to strongly encourage at least one nighttime meeting per year.

Jose Mirkin felt Director Watson had a good point in their earlier meeting; Bruce is coming in with revised plans in October, and the informational meeting is in November. A press release could wait until then to share positive news and updates.

David Smith noted that the DDA was responsible for the M-5 extension. Director Watson added that a traffic study had been conducted which reviewed where the community would be without these road improvements. This might be information to share on the website so that people could understand the benefit of what the DDA did here initially by putting in the roadway. David Smith commented on how the infrastructure created a significant draw of traffic from adjacent communities.

(Spelker exited the meeting at 1:12pm)

Tim Hoy shared his expertise regarding advertising and marketing. He discussed utilizing the Township website, specifically the DDA web page as a landing page, along with Google analytics, Google ads, and similar platforms to reach the public directly. The advantage of the internet is that you can control the content. Discussions continued regarding demographics, newspapers, local TV news, and the various ways that people obtain their news through modern platforms. Chairperson Gotts discussed creating a position of media coordinator. He felt it was important to be communicative, but also to be in control of the information that is disseminated.

Jose Mirkin stated that the last articles published regarding Five & Main were in April 2018 and December 2019. He agreed that there are pros and cons, but he feels it is important to notify the public of what the DDA is doing to benefit the community. He strongly encouraged that an update for the press be prepared, for release in November, and he would work with staff, counsel and the Boards accordingly.

- C. Marketing Committee – David Smith – Randy did a stellar job regaling us on everything that is happening in the Township. We did not have a marketing meeting, and we have no active prospects right now.
I do think it's interesting that Shapiro decided they don't want commercial, and they want apartments instead.

Director Watson – They want to get done and move out. They could do the pads this year, right Dave?

Dave Campbell – Yes, their hope is to have the pads done before winter.

Vice Chairperson Lublin discussed a shortage of new and used housing in Oakland and Macomb counties. They're following good business sense.

David Smith – I agree. I'm not doubting that whatsoever, but you have to pace yourself too.

Discussion continued regarding rentals versus condos and single-family residential.

Item 12: Other Matters

None.

Chairperson Gotts – The next regularly scheduled DDA meeting is Tuesday, July 20, 2021 at 12:00pm.

Item 13: Adjournment

MOTION by Lublin, seconded by Mirkin, to adjourn the meeting at 1:22pm.

MOTION CARRIED UNANIMOUSLY



Melissa Creech
DDA Secretary

User: JBUSHEY
DB: COMMERCE

INVOICE ENTRY DATES 08/10/2021 - 08/10/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: DDA
DDA WARRANT REPORT
AUGUST 17, 2021

Vendor Name	Invoice Date	Description	Amount	Check #
1. ABIGAIL ROSE MUNDY	08/10/2021	DDA DIRECTOR ASSISTANCE 7-12 TO 8-10-21	920.00	
2. ADKISON, NEED & ALLEN	07/31/2021	DDA MATTERS	861.00	
3. DEBORAH WATSON	08/10/2021	SECURITY CAMERA AND MEMORY CARD	392.07	
	08/10/2021	DDA DIRECTOR 7-15 TO 8-10/2021	4,800.00	
		TOTAL	<u>5,192.07</u>	
4. KEMP, KLEIN, UMPHREY & ENDLEMAN, PC	08/06/2021	PROFESSIONAL SERVICES THROUGH JULY 31, 2021	10,268.90	
TOTAL - ALL VENDORS			17,241.97	
FUND TOTALS:				
Fund 499 - DOWNTOWN DEVELOPMENT AUTHORITY			17,241.97	