

Final
CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, May 19, 2026
Commerce Township Hall
2009 Township Drive
Commerce Township, MI 48390

CALL TO ORDER: The Meeting was called to order by Chairperson Matta at 12:00pm.

Downtown Development Authority:

Present: Debbie Watson, DDA Director
Steve Matta, Chairperson
Tim Hoy, Vice Chairperson
Derek Tuck, Member
Jose Mirkin, Member
David Smith, Member
Spencer Schafer, Member (*arrived 12:08pm*)

Absent: Susan Spelker, Member (excused)
Brian Winkler, Member (excused)
Larry Gray, Township Supervisor (excused)
Randy Thomas, Insite Commercial

Also Present: Melissa Creech, DDA Secretary, Township Clerk
Molly Phillips, DDA Treasurer, Township Treasurer
Jason Mayer, Township Engineer, Giffels-Webster
Chris Martella, Dawda, DDA Attorney
Dave Campbell, Township Planning Director
Sgt. Matt Leggat, OCSO

Item 1: Approval of Minutes

MOTION by Mirkin, seconded by Hoy, to approve the DDA Meeting Minutes of April 21, 2026. **MOTION CARRIED UNANIMOUSLY**

Item 2: Public Comments

Ray Golota, 1595 Vanstone, Commerce Township – I'm just curious. LaFontaine, on the corner of Pontiac Trail and Haggerty, they have a Commerce Township sign there. Is that going to be lit up at night?

Dave Campbell – It should be already.

Chairperson Matta – Yes, I think it is. I think I've seen it.

Ray Golota – Last week when I went past it, it wasn't.

Dave Campbell – Do you remember what time of day it was? I assume they have it on some sort of a solar timer.

Ray Golota – It was toward the evening or night.

Dave Campbell – Okay. I've got pictures of it lit up; the letters are backlit. The letters are raised from the brick and there's lighting behind it so it's a halo effect.

Chairperson Matta – It's a bright intersection though so maybe headlights or something obscured it.

Dave Campbell – Maybe. I saw pictures and it looked pretty cool. Maybe they're still working on the timing of it. I can double check. It's working, but I know that something happened with the electrician and somehow the wire to it got severed, so there was a delay with getting it working. They were pretty excited when it was actually working and they sent me pictures.

Ray Golota – Great.

Item 3: OCSO Update

Sgt. Leggat – Nothing major to report. No news is good news, but there's does seem to be an uptick in traffic accidents. I'm not sure why.

Chairperson Matta – Yes, I noticed damages at the roundabout, as well as the curb which is hacked up.

Sgt. Leggat – A lot of that is happening on midnights. Drunk drivers go through there and they just get out of Dodge, so we're left picking up the pieces. Any time there's sign damage, we write the report number on the sign.

Director Watson – The Road Commission handles the signs, and if there's damage to trees, turf or light poles, then I take care of that.

Sgt. Leggat – Yes, we put the number on anything that's damaged.

Director Watson – Yes, I see that in the reports.

Chairperson Matta – Then they know who to go after.

Sgt. Leggat – Yes, they know there was a report made and hopefully an insurance claim can be filed.

Director Watson – Yes, your photos and reports are excellent and really help us to recover those funds.

Sgt. Leggat – Well, with the Flock cameras, that's another thing, accountability. We had a hit and run yesterday, and we were able to find the fleeing vehicle and thereby not only get the tickets issued, but now the victim has an insurance company to go after.

Dave Campbell – So that's part of filing a report, if somebody does knock over a road sign or a guardrail, you get that information to the Road Commission?

Sgt. Leggat – If it's a Road Commission sign down, we notify the Road Commission right then and there. If it's anything having to do with Township property, like Debbie was saying, normally we just try to keep a copy of the report with Carol so she can find out, or send it directly to her.

Director Watson – Thank you.

Vice Chairperson Hoy – Do you get a lot of drunk driver arrests on that road?

Sgt. Leggat – Yes, when I used to work midnights, I would average about a one per night, or maybe every other night, specifically going through the roundabouts because that is the way to get from everywhere you're going to drink south if you live north.

Chairperson Matta – Yes. It's interesting that people still just don't know how to drive in roundabouts. My niece came over the other day and she's a 17-year-old driver. She had never seen one before and she got confused. Nothing happened but she was complaining about it and she wanted to avoid them.

Sgt. Leggat – There's a lot of question about who has the right of way, and the answer is, whoever is in the roundabout first.

Chairperson Matta – That's true, but it's interesting because of the lanes, especially in the big one; if you're in one lane and you really meant to go straight, and somebody else is meaning to go that way, it gets confusing, but you have to be in the correct lane.

Sgt. Leggat – Did you hear about the rollover accident we had last week? It was a Jeep Wrangler. It was lifted and that's what happens with those things. It was a very similar situation. They were changing lanes in the roundabout, and somebody was entering the roundabout eastbound on Pontiac Trail. They entered as the Jeep was changing lanes and they were arguing about who was at fault. The car entering was at fault because the Wrangler was already in the intersection. But, just because of incidental contact, he hit the curb and rolled.

Chairperson Matta – Can you change lanes in the roundabout?

Sgt. Leggat – The one at Pontiac Trail and M-5 is not solid, and you almost have to crossover to continue, depending on which way you're going.

>>*Spencer Schafer arrived at 12:08pm.*

Discussion continued regarding roundabouts and changing lanes, and the new roundabouts planned within the Township.

Item 4: Insite Commercial Report

Randy Thomas provided his Insite Report in the DDA Board's packet.

Chairperson Matta – We do not have Randy today. Deb, did you need to say anything?

Director Watson – No, but if anyone has any questions for Randy, I will certainly relay them.

Item 5: Attorney's Report

Attorney Martella – All of the dirt being moved at 5 & Main, I'm being told they are grading the site. We still have an issue of who is paying for reinstallation of the Walmart light poles.

Chairperson Matta – Now they have graded but there is a pile there. Are they removing that?

Attorney Martella – From my understanding, they're keeping the dirt there at the moment because they're not sure where else they might need it for grading, whether it's on our site or where the shoppette and things are going. I know this; the utility companies are pleased at grade. There are some leftover spoils that need to be pushed around, but some of that pile is going to the corner or further west. That's what I was told a week and a half ago.

Director Watson – Jason and I also spoke with the contractor by phone on or around May 5th and he was going to be grading that site. He was just confirming a few things with us.

Discussion continued regarding the status of Pad A, potential restrictions and the 5 & Main condominium association. Attorney Martella discussed the reasonable right to approve a user or occupant of the property, along with terms that are being negotiated.

Attorney Martella – On another issue, I will restate that the LAG agreement with Walmart has nothing to do with us. They are in communications. There was a final easement agreement and utilization agreement that was circulated to Walmart’s in-house people in Arkansas.

Director Watson – So Dave, has Elizabeth asked you anything more on that since her last email?

Dave Campbell – I’m trying to recall where we left that. At one point, the Township was ready to take the position of, LaFontaine has done everything they can do to get Walmart to come to the table to essentially accept the reciprocation of the easement, but they can’t get Walmart to come to the table to accept. We can’t hold LaFontaine up on their final occupancy permits, based on Walmart’s non-responsiveness. When I said that to LAG’s attorney, she said give me a couple more days to reach out to Walmart’s attorney.

Attorney Martella – Which is one of my partners, and I know she has pushed it forward to corporate. I also talked to LAG’s attorney to follow-up.
And last but not least, this is onto the annual meeting. As all of you know, there is a survey that has to be done by each member of the Board. A Docusign email was sent to each member, and I’ve brought in paper copies if you prefer.

Item 6: DDA Annual Meeting

A. Election of Officers & Committee Appointments

Director Watson – I spoke with Larry and he was fine with continuing with our current Officers. I also spoke with each of our Officers and Committee Chairs, and everyone was willing to continue in their roles if that is acceptable to the Board.

Chairperson Matta – We do have an open seat, correct?

Director Watson – We do have an open seat for the Finance Chair. Molly has been overseeing that.

Chairperson Matta – Any volunteers? I don’t see any. Okay, so you need a motion.

Director Watson – Yes.

MOTION by Smith, supported by Schafer, to continue with the current officers for another year, from 2026 to 2027, with Steve Matta serving as DDA Chairperson, Tim Hoy serving as Vice Chairperson, Molly Phillips serving as DDA Treasurer (until her retirement), and Melissa Creech serving as DDA Secretary, along with retaining the subcommittees in their current form, with a vacancy for the Finance Committee, Jose Mirkin as Chair of the Public Relations Committee, and David Smith as Chair of the Marketing Committee.

MOTION CARRIED UNANIMOUSLY

B. Bylaws

Director Watson – The Bylaws were also included in the agenda packet. I did not see any changes to be made. Did anyone else see any changes or have any comments?

Chairperson Matta – Anything anyone wants to add to the Bylaws?

Director Watson – Hearing none, if there are no changes, we do not need a motion. Thank you.

Item 7: Director's Report

Director Watson – Besides what is in my report, Dave and Jason will address the pathway connection under the Engineer's Report.

Wyncliff has contacted me regarding installation of a light pole at their entrance. This is something they inquired about a few years ago. We have discussed that Merrill Park has light poles at their entrance and Wyncliff does not. I explained that roundabouts are all lit and Merrill Park happens to have an entrance at the roundabout. They do not have a light pole at their other entrance; they have alternative lighting there. I discussed this matter again with their Treasurer, Patrick Yono. CTP did contribute \$1,000 toward their lighting project in the past and it is still in their bank account. They wanted to do an SAD which I explained would go on the property tax roll. I spoke with Treasurer Phillips and we are following up. They do have electricity there now.

Chairperson Matta – What is the need?

Director Watson – The kids are in the dark at the bus stop, and several residents have complained that it is too dark at night at the entrance. I will continue working with them. I have explained the Martin Parkway dark sky project. We are encouraging them to explore alternative lighting projects and other funding options. Their median is very small, but they can light up their sign, and they can be creative with lighting on either side of their entrance. They can use residential type lighting as opposed to a full-size light pole.

Director Watson's written report of May 7th was included in the Board's agenda packet, and is included below, along with any relevant updates.

I. Updates on Developments – Please refer to the Insite Report and the Planning Director's Report for additional information.

• **5 & Main –**

- *At their Apr. 28th quarterly meeting, the Township Board of Trustees approved a one-year extension for Aikens' option on the Library Parcel.*
- *Randy and Bruce will be attending the May ICSC in Vegas. They will be discussing opportunities with potential tenants, and meeting with national retailers regarding the gourmet market.*
- *Grading continues on the Phase I site, including balancing of the DDA's Pad A.*
- *Aikens' Phase II option was extended by the DDA Board through Aug. 20th.*
- *The shoppette plans were approved in March and the project is expected to go vertical this year.*
- *Springs at 5 & Main; Continental is in the final stages with OCBRA and MSHDA for their Brownfield Plan proposal. They also provided detailed statistics recently which were shared with Board members. The Springs project is progressing well.*
- *Dort Credit Union; Construction continues with completion anticipated Fall '26.*

- *LaFontaine Automotive Group (LAG) – Pontiac Trail & Haggerty; LAG is finalizing easements and working to get their final certificates of occupancy.*
- *Parcel F / Unit 7, in front of the Township Hall – Nothing new to report.*
- *Parcel J1, Haggerty & Oakley Park – Nothing new to report.*
- *Parcels M & N (or Pad A & Pad B) – Randy Thomas is actively marketing these parcels. Attorney Martella is working through the process to acquire the deed for Pad A.*

II. MTT Judgments – *As updates are available, reports are given at the DDA meeting.*

III. Commerce Towne Place HOA Items –

- A. *Budget – Nothing new to report.*
- B. *Dues – All dues are current.*
- C. *Tax Forms & Reports – Nothing new to report.*
- D. *Lighting/Electrical – Shaw, Eric Peterson, Adam Dornton, BrightSource, Rich Walton*
 - *Repairs and reinstallation of light poles will be scheduled when conditions permit.*
 - *We received payment of \$8600 for a recent light pole claim.*
- E. *Landscaping, Maintenance & Trails – United Lawnscape, Tara Marquart; Rousseaux's Excavating, Mark Rousseaux*
 - *United completed planting projects in the roundabouts. Deep root tree fertilization was performed. Spring cleanup efforts have the Parkway in decent shape.*
 - *Tree removals, trimming, site maintenance, and trail cleanups will be scheduled soon. I walked the west side trails on May 6th, noting several issues that will be addressed.*
 - *We had an accident on Apr. 22nd in front of Avalon involving two vehicles that both jumped the median into the oncoming lane, taking out trees and damaging turf. We await quotes. An insurance claim is being prepared.*
 - *Lake Trail, between Avalon & Walmart, remains closed until completion of the Haggerty Pump Station abandonment. This closure is noted on the Township website.*
- F. *Irrigation – Michigan Automatic Sprinkler (MAS)*
 - *Technicians began the process of opening the irrigation system on May 2nd.*
 - *There are numerous repairs to be made, and extensive electrical issues to be addressed before the sprinklers will be fully operational.*

IV. Other

- *Wyncliff has contacted me regarding installation of a light pole at their entrance. They had inquired about this a few years ago, and their Treasurer, Patrick Yono, would like to see this project finally move forward. They are reviewing the process, obtaining quotes, and considering financing options.*
- *Election of DDA Officers and Committee chairs will be on the May 19th DDA Agenda for our annual meeting, along with review of the bylaws.*

Director Watson – I will defer to Missy for the Township Board update.

Township Board Update:

Secretary/Clerk Creech – At the May Township Board meeting:

- We had a new appointment to the Parks & Recreation Committee, Mark Giromini. He's on the Committee for 4 years.
- We awarded the contract for the Pontiac Trail and Beck Road water main.
- We had an introduction amendment to the code of ordinances to establish standards for testing and certifications of backflow prevention.

- We approved the purchase of security cameras to be installed at four of our parks.
- We approved the purchase to move to BS&A Cloud for the tax and assessing programs.
- We approved the Conditional Rezoning for Bogie Lake Residential, along with the zoning map amendment.
- We approved the ballot language for the pathway bond and millage that will go on the November ballot this year.
- We approved to replace the decking and the handrail at Byers on the old, existing bridge. It's a hazard right now.
- We approved a change in control for Priority Waste, which is really no change for us. It's a technicality, based on our contract, we had to give written consent. They have bought equity and if anything, it's a benefit for us from what we heard at the meeting.
- We approved to repave the parking lot at Fire Station #2.
- We approved the issuance of the special assessment bonds for Island Club Paving.
- Last, and under protest, we accepted Molly's letter of resignation effective June 30th.
- Our Heart of the Lakes Festival is on June 13th. It's at Commerce and Commerce, same as the Bicentennial Celebration we had last year, but it will now be an annual event.

David Smith inquired about backflow prevention with Engineer Mayer.

Director Watson – Missy, you reminded me of the situation with the recycle bins. You said open recycle bins are no longer allowed in the Township, is that correct?

Secretary/Clerk Creech – Yes, I was reading the emails and I did not know that Shearwater also uses them. So, Shearwater and Barrington both still have them?

Director Watson – Yes.

Secretary/Clerk Creech – I'm wondering if that was an agreement that they had originally because they did not want the big containers.

Director Watson – It could have been, but Mark Kassab is changing all of those to enclosed cans now. This matter originated when I walked the trails recently and noticed that there was trash everywhere next to Barrington. You could tell from the direction of the wind, it was all coming from their neighborhood and blowing right to the edge of the property and into the wetland. I went right back out and picked up seven bags of trash myself because I wanted it done right, and I let them know. Jim Galbraith referred me to Mark Kassab. Mark was wonderful in his follow-up. He apologized and he is working to get over 300 bins converted to enclosed recycling cans. In addition, he would also like to partner with the Township at least once per year on some type of a community clean-up event.

Item 8: Engineer's Report

Jason Mayer –

- Dort Financial; their site utility work has been completed.
- Haggerty Pump Station Abandonment; We believe we have a route we can use to cross the wetlands. We have all the permits. We're just waiting on pricing from the contractors and information back from the geotechnical engineers. Hopefully that gets built within the next few months.
- Springs at 5 & Main; I talked to Jim Fielder here and there. I have not heard any updates on the storm sewer issues. Last we saw was a letter from Continental's attorney to Raymond.

- Pad A; As Debbie mentioned, we talked to the contractor's contractor and he wanted to make sure what he was doing before he went out. Jim called me last week and said it's not done. We basically said we wanted it graded flat to the curbs and drainage off to the ...

David Smith – If they don't fix that storm sewer, we've got to raise the site.

Chairperson Matta – Yes.

Jason Mayer – That's why they haven't done anything because the road hasn't been cut. I know a lot of the dirt that was out there, Jim mentioned to me that they thought there was going to be 2 inches of topsoil across the site and there's like 8 inches or a foot, and that's why they're short on dirt.

Director Watson – Weren't they saying they needed soil from the Library site, but they didn't ask for that last month when they got their extension?

Dave Campbell – They did not make that ask to the Township Board because the priority was getting the extension on the sale of the Library parcel. Yes, Jim Fielder has been asking if they could take some of the dirt from that parcel to fill other areas of the site. They will need to formally ask the Township Board.

Discussion continued regarding grading of the 5 & Main site.

Pathway Quote

Jason Mayer – The other thing that got added to the packet was the LaFontaine Pathway. We were tasked with designing a connection from the DDA/Commerce Towne Place pathway through the south side of the LaFontaine out to Pontiac Trail and Haggerty. So, we did that. Dave's going to pull up the map here to show where it's at.

David Smith – So you can walk down the trail and go look at a Cadillac?

Jason Mayer – Well, you can get down to the West Bloomfield Trail at the intersection.

Director Watson – Yes, we're connecting communities with the pathways.

Jason Mayer – So, there's concrete along the LaFontaine parcel, and then millings connecting into the DDA pathway. There are some retaining walls that are required because of ditching there. Basically, the pink area is concrete and the orange is millings, and you can see where we have some retaining walls just because of the grades that were left there.

We've been working with the contractor, GM & Sons, to reduce costs. He prepared the pricing that's in your packet today. That number plus \$2,000 because there's curb cuts at the shared access driveway between LaFontaine and Walmart. Those weren't on the bid form, so I called and asked what the price would be for that. So, it's that cost plus \$2,000.

I believe that the discussion today, that Debbie and Dave can lead, is a decision by the DDA if we want to actually install this pathway and it would involve some contribution from the DDA.

Dave Campbell – The DDA and Commerce Towne Place (CTP).

Director Watson – Right, DDA, CTP and Lafontaine; it's a partnership between the three. The DDA currently holds \$50,000, plus interest, at just over \$57,000 in a separate bank account.

Those funds came from Jim Galbraith for the conversion of his Barrington site. He was supposed to do commercial with profit sharing and he built apartments instead. So, he contributed \$50,000 to the DDA for the Commerce Towne Place pathways, for improvements or maintenance. So, that \$50,000 I think would be applied well to this project to complete the connection between the railway and Lafontaine's paved sidewalk, which then leads you out to the roadway to the sidewalk that runs along Pontiac Trail. There is a full sidewalk there in front of Walmart too, right, Dave?

Dave Campbell – Yes.

Director Watson – Yes, so this will connect down to 5 & Main, and it'll connect over to West Bloomfield there too. It's a much better connection through the wetland and along LaFontaine than it is currently, where it just ends at the Walmart parking lot. It's not a very attractive feature. So, that's a beautiful area back here. There's an easement there from Walmart to the DDA for us to connect the pathway through. And we could go a couple different directions, but this is what was planned with LaFontaine alongside their parking lot.

Chairperson Matta – Has the \$50,000 been earmarked for this?

Director Watson – It has been earmarked for the CTP Pathways.

David Smith – Not just this project.

Chairperson Matta – What is the number right now?

Director Watson – The number here is \$121,000, plus the other \$2,000 when we looked at the crosswalks and curbing. So, we are looking at a number not to exceed \$125,000 I would say.

David Smith – Who else is contributing?

Director Watson – LaFontaine has put in \$75,000 according to their site plan and requirements.

Dave Campbell – It's like \$75,200.

Chairperson Matta – So we have ample to do our share?

Director Watson – Yes. And right now, if we commit to this as not to exceed \$125,000, we can leave that \$7,000 in there collecting interest and keep that for the pathways.

David Smith – Is there no other place we might actually need some of this?

Director Watson – Not that I'm aware of. Have you walked the trails lately?

David Smith – I've never walked the trails.

Director Watson – Really? You should. They're beautiful.

Dave Campbell – I think there is some history that is relevant too. When the DDA sold this property here on Haggerty to become what is now a Montessori, part of the deal was meant to be that there was going to be a connection from Haggerty Road across this property to connect to the railway system that connects into Merrill Park, which then connects to all the other pathways

throughout Commerce Towne Place. The Montessori said, we don't really love the idea of a lot of strangers cutting across our Montessori, and this is their play area back here, and they had concerns about safety for the kids.

Director Watson – Plus, there are no sidewalks there.

Dave Campbell – Right. So, the discussion back then, which I think was 2022, was where might be a better place to have this connection to the sidewalks and pathways along Haggerty and Pontiac Trail. We said, well, when LaFontaine is up and running, then maybe this is the better connection, kind of snaking it along the side of Walmart's retaining wall here and connecting back in here where the pathway currently dead ends into Walmart's loading area.

Chairperson Matta – Are we anticipating signage to let people know that?

Director Watson – Actually, GPS takes you through the trails. It guides you through there and that's how most people would plan their route, but I think Parks has QR codes too on signs, where you can scan it and it will show you the trailways.

Dave Campbell – There's also people who upload it to Google Maps for biking routes and so forth.

Chairperson Matta – Got it. So, you need a motion from us?

Director Watson – Yes, so Chris, do you have any guidance for us on the motion at all?

Attorney Martella – It would be a motion to approve a contribution by the DDA and Commerce Towne Place of the determined amount.

Director Watson – The contractor's quote should not exceed \$125,000 with our contribution to that being \$50,000.

David Smith – Up to \$50,000.

Director Watson – Yes, so our contribution is up to \$50,000.

Spencer Schafer – Why are asphalt millings being proposed? West Bloomfield's trail is like crushed limestone.

Director Watson – It think it's cost and ...

Dave Campbell – And it's what's already there, too. Commerce Towne Place is asphalt.

Director Watson – I believe originally when these trails were constructed, back in 2009 or before, I think asphalt millings were permissible then. Jason, correct me if you think I'm wrong, but since the trails were built, they switched to recommending limestone. Asphalt millings are what is there, it's existing, so we're working with what we have.

Jose Mirkin – So we need a motion to approve, but what is the amount?

Attorney Martella – Not to exceed \$125,000 for the project, and the contribution is not to exceed \$50,000.

MOTION by Mirkin, seconded by Hoy, to approve up to \$50,000 toward the LaFontaine/CTP Pathway Connection Project, and the total project is not to exceed \$125,000.

MOTION CARRIED UNANIMOUSLY

Jason Mayer – The contractor said he could start mid-July and it would be two to three weeks.

Director Watson – The details of the contract can be worked out with Molly and Chris.

Item 9: Planning Director’s Report

David Smith – When do you think the roundabout construction will start?

Dave Campbell – 2028 is the year it is targeted for. There's federal money going toward it, which came from two pools of funding. One was budgeted for 2027 and the other for 2029. Everybody agreed it would be silly to do one, the two years later do the other. So, the Road Commission and SEMCOG did some creative accounting and have it all under the 2028 budget fiscal year.

Spencer Schafer – Are they going to be done at the same time, or one after another.

Dave Campbell – It will be one big project. How they stage and detour it, maybe this lane is open while that one is closed, but it is going to be painful. There's no way to do it and have it not be painful.

Discussion continued regarding accessibility during the future roundabout construction.

Chairperson Matta – Do you have anything else for us today?

Dave Campbell –

- We put up Jose's flags. The Fire Department put the flags up on the M-5 bridge. Those will be up from Memorial to Labor Day.
- I talked to the Taco Bell contractor yesterday. The Taco Bell is next door to Sonic on the south side of Pontiac Trail. There must just be a whole lot of bad soil in that neck of the woods because they ran into bad soil as well. They are bringing in good fill, and they still expect to have the new store open this summer.

Spencer Schafer – What happened with the rezoning at Bogie Lake?

Dave Campbell – The Conditional Rezoning; this is the south side of Bogie Lake Road next door to Walled Lake Northern High School, between the high school and the Westlake Campus. It's a set of properties assembled for a total of 15 acres. They got all of it rezoned to build 46 new single-family homes there. Now they still have to come back and get their condominium site plan approved.

Discussion continued regarding the Bogie Lake development lot sizes and the required fire suppression in the homes. There is only one point of access, and the Township does not allow gated emergency connections any longer due to issues.

Director Watson – Dave, do you not want to talk about data centers anymore?

Dave Campbell – We had a very enthusiastic meeting with the Planning Commission two Mondays ago. The Planning Commission and Township Board want to amend our Zoning Ordinance to have standards in place for if and when a data center were to ever be proposed in Commerce Township. We have looked at what's happening in some of our neighboring communities.

Discussion continued regarding news of data centers in other communities, along with relevant concerns. The Township received extensive public input at the May Planning Commission meeting. Dave Campbell discussed the research being done by the Planning Department during the 6-month moratorium on data centers.

Item 9: Committee Reports

A. Finance Committee –

Treasurer Phillips – There's nothing new to report. All of the debt payments have been made and we still have money in the bank. We start collecting summer taxes July 1st.

B. Public Relations Committee – Jose Mirkin – The Art Exhibition is still going on until the end of this week. The main event was last Wednesday, the reception. We've been doing this for 20+ years, and every year it has been a successful operation. The art teachers of Walled Lake Schools did an excellent job, of course, even though they were working without a contract. The selection of all the pieces took more time than ever.

I don't have the number of attendees yet, but in my opinion it was not as well attended as previous years when we had more than 1,000 people. I did not see that multitude as in previous years, although the parking lot was completely packed. At the next meeting, I will have the count of how many people attended the reception. The DDA participated in the Exhibition by providing gift certificates that were awarded to the kids.

I do want to thank Deb for attending. Hopefully you enjoyed the activities.

Director Watson – Yes, it was wonderful. I spent some time with Alyson, too. One thing she pointed out was that in prior years, the reception was only two hours long, and now they've increased it to a three-hour window. She felt like that was a little better as everyone wasn't standing shoulder to shoulder. So, that might be why it felt like less traffic to you. It was a steady flow of people when I came in after you left.

Jose Mirkin – We took a lot of pictures. I'm sure there will be an article of the Exhibition in the next bulletin.

Director Watson – Thank you.

C. Marketing Committee – David Smith – We've talked about roundabouts, data centers, pathways, 5 & Main ... I've got nothing to add.

Spencer Schafer – Has Bruce released his tenant line-up yet?

Attorney Martella – No.

Spencer Schafer – But it's set?

Chairperson Matta – At the shoppette, I think he has two there, a café and a national coffee user. I think the middle ones are a bakery and a dog groomer.

Spencer Schafer – And Pilates or something.

Attorney Martella – Yes, I think it was an exercise studio.

Discussion continued. David Smith noted that Randy and Bruce are in Las Vegas at the ICSC. He also mentioned that there was a restaurant group Bruce was working with. Chairperson Matta stated that he hopes they return with an update on the gourmet market.

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

Item 11: Other Matters

Jose Mirkin – I was going to say, congratulations to the Fire Department and to Dave Campbell for putting the flags up on the Campbell bridge. Thank you.

Treasurer Phillips' Resignation Letter

David Smith – Molly, you're going to be missed.

Director Watson – Does there need to be a motion to accept the letter of resignation?

Treasurer Phillips – I think there does need to be a motion.

Attorney Martella – There does need to be a motion.

Chairperson Matta – But it's not effective until June 30th?

Director Watson – Right, so she will still be here next month.

Chairperson Matta – Should we wait until next month?

Discussion ensued.

Chairperson Matta – All in favor of rejecting the letter?

Attorney Martella – As Missy mentioned, it sounds like the Township accepted it under protest. We can do the same.

Chairperson Matta – Well, what plans do you have?

Treasurer Phillips – Traveling, and not listening to my husband complain that I should be retired, because he has been for 4 years. It is my 40th wedding anniversary gift to him.

Chairperson Matta – Good for you.

Treasurer Phillips – I told him to be careful what he wished for.

Chairperson Matta – All right, I guess we reluctantly need a motion to accept this resignation letter from our Treasurer.

MOTION by Hoy, seconded by Mirkin, to reluctantly accept Treasurer Phillips' Resignation Letter, effective June 30th. **MOTION CARRIED UNANIMOUSLY**

Item 12: Adjournment

- Next regular meeting is Tuesday, June 16, 2026.

MOTION by Mirkin, seconded by Tuck, to adjourn the meeting at 1:08pm. **MOTION CARRIED UNANIMOUSLY**



Melissa Creech
DDA Secretary

INVOICE APPROVAL (BY INVOICE) FOR COMMERCE CHARTER TOWNSHIP

EXP CHECK RUN DATES 05/19/2026 - 05/19/2026

POSTED AND UNPOSTED OPEN AND PAID

BANK ACCOUNTS: DDA

Invoice Number	Bank Account	Description	Amount
DAWDA DAWDA MANN COUNSELORS AT LAW			
646476	DDA	PROFESSIONAL SERVICES - APRIL 2026	3,647.00
Total For: DAWDA MANN COUNSELORS AT LAW			<u>3,647.00</u>
WATSON DEBORAH WATSON			
APR/MAY 2026	DDA	DDA DIRECTOR FEE	3,929.50
Total For: DEBORAH WATSON			<u>3,929.50</u>
DTE DETROIT EDISON			
06/05 2579 LIBRARY	DDA	ACCT# 9100 077 1100 5	29.15
06/05 2581 LIBRARY	DDA	ACCT# 9100 077 1086 6	861.37
06/05 2660 OAKLEY	DDA	ACCT# 9100 077 1065 0	138.70
06/05 3106 MARTIN	DDA	ACCT# 9100 077 1076 7	159.55
Total For: DETROIT EDISON			<u>1,188.77</u>
Report Total:			<u>8,765.27</u>

