

Final
CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, June 17, 2025
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
Larry Gray, Township Supervisor
Jose Mirkin, Member
Spencer Schafer, Member

Absent: Brian Winkler, Member (excused)
David Smith, Member (excused)
Susan Spelker, Member (excused)
Derek Tuck, Member (excused)

Also Present: Sandy Allard, DDA Assistant
Molly Phillips, DDA Treasurer
Melissa Creech, DDA Secretary
Chris Martella, Dawda Mann, DDA Attorney
Jason Mayer, Township Engineer, Giffels-Webster
Randy Thomas, Insite Commercial (*exited 12:10pm*)
Dave Campbell, Township Planning Director
Lt. Wendy Reyes, OCSO Substation Commander
Lt. Hix, OCSO
Robert Blacksher, DTE Representative
Jim Fielder, Director of Operations, Robert B. Aikens

Item 1: Approval of Minutes

MOTION by Mirkin, seconded by Hoy, to approve the DDA Meeting Minutes of May 20, 2025.
MOTION CARRIED UNANIMOUSLY

Item 2: Public Comments

No comments.

Item 3: OCSO Update

Lt. Reyes announced that she is retiring as of next Wednesday. She introduced her replacement, Lt. Hix, who greeted the Board.

Vice Chairperson Hoy – We're happy for you.

Lt. Reyes – I appreciate it. It has been great working with you guys. I can't wait to come down and see the finished downtown project. Yes, 37.5 years is plenty. Thanks for having me in Commerce. I grew up in Commerce, so it was fun being at the Bicentennial event.

Chairperson Matta – Wonderful, well congratulations. Enjoy your retirement.

Item 4: Insite Commercial Report

Randy Thomas provided an overview of the Insite report submitted in the agenda packet.

- Congratulations to all that helped put on the Bicentennial event this past weekend. I thought it was great and hopefully it goes on into the future. Great job. We would like to help out next year and participate. We did fly over and I will send out some photos.
- 5 & Main:
 - We have some easements to discuss. I'll let Chris discuss those.
 - Bruce and I met with the market last week. The conversation went very well. We're down to about five lease items. That is being redrafted. It has been about 5 years so some things have changed, but that is moving in the right direction.
 - Phase II – Nothing new to report.
- Parcel J1 – Oakley & Haggerty: I get quite a few gas station calls.
- Parcel M/Pad A, 1.09 acres: We have spoken to another group regarding Parcel M. They have not disclosed the use. We will see if they come back.

Item 5: Attorney's Report

A. AT&T Easement Request – Pad A/Parcel M

Attorney Martella approached the overhead and gave a presentation.

- As we discussed last month, there has been a lot of discussion about where the DTE easement is currently, and two other easements have come up in the meantime with AT&T and Consumers.
- Just so everybody knows, there currently happens to be a DTE line in the proposed easement area which powers this box. There's also a DTE loop that comes from the southwest up this side, and there is a box to the west.
- DTE put these lines in to get power over to Continental. They went out to shoot final grade and found out that there are several areas where the gas and electrical lines are at insufficient depths. They are too shallow.
- Last week, we had a conference call with DTE, and they were not aware that the DDA was involved. They would have talked with us before installing the lines had they known, and they were very apologetic. They have asked us, after the fact, if we will grant them an easement, which the Board saw last month.
- The electrical switch box that's there is energized with three open switch points available to add power to Pad A. That's a great thing.
- The concern, or the big ask of DTE at this point is that they make the site safe by burying lines to the proper depths and get it to final grade.
- And then, talking about what we're going to do in this easement area and how it may or may not encroach on our buildable space. Randy and Giffels both talked to me about buildable area. This does not shrink our buildable envelope.
- Consumers and AT&T are also asking to use the same easement area.
- Continental is not electrified yet and they need electricity to get their project done. They were supposed to have power in November, and they are waiting on this final easement. I believe we have somebody here representing DTE, along with someone representing Bruce's project. They can talk about that more than I can.
- When I spoke to Bruce's attorney, our biggest ask was the lines need to be buried to grade. In addition, because this was "cart in front of the horse", if sidewalks or other improvements are put in this area, in the event that DTE has to tear it out for repairs, they will restore it. That was our ask back to Dawn.
- I did discuss this with Derek Tuck and moving all of this would be a major event.

Director Watson – Plus, as we can see, the depths are sufficient in that specific area of the easement.

Attorney Martella – Correct. So that is where we are. Unless you have questions for me, I will hand it over to Mr. Fielder and Robert from DTE.

Supervisor Gray – I wasn't here last month. So, this western side, the green area, is that feeding anything right now?

Attorney Martella – That's part of the loop. It's probably better that they explain it, but they have feeds coming this way.

Supervisor Gray – So is that power serving the residents, or is it just power for that site?

Attorney Martella – It's power for this site.

Attorney Martella reviewed the plans in detail with Supervisor Gray. He explained that another feed runs up to Walmart.

Chairperson Matta – All right, so we have someone from DTE here to address this today?

Attorney Martella – We do.

Director Watson – And Jim Fielder is here; he works for Bruce Aikens. Welcome, Jim.

Vice Chairperson Hoy – If you're laying out all of this electrical, is that going to impact where Bruce can put a building or move a road? His plan isn't completely done and we don't know exactly what will be built or where.

Jim Fielder – The short answer to your question is no. We have a temporary overhead that is still feeding the senior center which runs up by Library Drive. When we finalize the buildings, that is supposed to be removed and that would be going underground as part of the extension of the utilities to service the rest of the site.

Attorney Martella – And Tim, as to the easement they're asking us for, it is primarily right here. There is another easement down here, and a switch box here also. So, there are other switch boxes that will feed other parts of the project. Interestingly enough, this one box here, the one in question on the Pad A site, that will be a direct feed to us. Dort will have a box right about there. They took out all of the overhead lines that ran along Pontiac Trail and buried them. Part of burying them was installing the switch boxes.

Supervisor Gray – Isn't that Bruce's property?

Chairperson Matta – No, we have rights to say where the utilities go in our Pad A agreement.

Supervisor Gray – That's not Pad A, is it?

Attorney Martella – This is Pad A, it's the bottom of the parcel here.

Supervisor Gray – Okay, I got it.

Dave Campbell – It's not oriented north to south.

Chairperson Matta – All right, we'll turn it over to you gentlemen.

Jim Fielder – Are you aware that there is an existing DTE easement that runs along Pontiac Trail? It encompasses the easement that we're requesting. You did that in 2017 for Walmart.

Robert Blacksher – There's an easement down there already. Everything we put in is on top of that existing easement, we just needed to record it with this project here. Walmart has a cable pole that runs to the west of your property down to a switch cabinet, and that's all in a 15' easement that has already been recorded. We just put the new easement, where we need to go into the sub, where it showed going back out to the switch cabinets.

We were going to put 10 overhead poles with wires, but Jim came to us and said that's not going to look nice and we don't want the overhead poles. I'm sure you guys don't want them either. So, we went with two switch cabinets where we can service everybody on those two sites; Pad A, and the one on the other side, plus the apartment complex.

All this stuff took place and I'm sorry that we didn't have the Township involved. I had no clue that the Township should have been involved with this up front. I think there's some back and forth right now, and once we get everything resolved, I think it will look nice when it's done with no poles and no lines across there. The switch cabinets are going to provide services, and there's already a spare positioned in there. Whatever you guys put in there with a transformer, it comes from that switch cabinet and you're going to pay the minimum. If we didn't put in the things we put in, you guys would probably be looking at \$200,000 to \$300,000. But, it was all done up front with this project where everybody can get things all at one time. We normally direct bury on sites, where we just put cable in the ground, but we took the time to put everything in conduit as it was talked about that you will have sidewalks on this site.

I have 53 years at DTE. I started off as a lineman, climbing poles for 20 years, then I went into planning 30 years ago. So, all the things we're trying to do is to make sure everybody is going to be happy in the end. Jim was kind enough to stop us with the overhead poles and get that taken out, so we put switch cabinets in over top of the Walmart easement that goes through there. The only thing we need to do is record it with the apartment complexes. The Walmart easement only had the cable going down the road with Walmart. All these other entities are coming in, with the Township taking Pad A, and the project on the other side.

That's why we decided to put a new easement in there with these things recorded. It's our standard document. We want to work with everybody. There were a lot of meetings that went on. I took the job over from another guy, and it was a headache. It's one of the toughest jobs I've had to work because there are so many people involved, but we got it done. We run into things that don't always look right during construction, but when it's said and done, you can beautify it with no poles out there. This is going to be a nice project, but there are a lot of people involved. Now, they have new individuals because I think Rob's gone and Nancy's gone, so now we have to go talk to someone else.

I think my error, for not reaching out and asking if the Township was involved, that's on me. I thought they would have had everybody at these meetings and you guys weren't included. I apologize to you. DTE is not out to try to do things without your involvement. We want to make sure we get this right. I'm not saying it's in and that's the way it's got to be, but if you want it moved, it's going to cost somebody something. The switch cabinets are right on top of the existing easement. If you want to put trees around it, just leave 10' spacing so we can open the doors on both sides.

Robert Blacksher continued to elaborate on the project, involvement by the Township (DDA), backorders that have caused delays, a hold on the meters for the apartment buildings, and other issues that remain to be resolved.

Supervisor Gray – You said you need 10' by the box for the swinging doors. Is that 10' all the way around, or just on the door sides?

Robert Blacksher – Just the door sides, front or back.

Supervisor Gray – How are the doors placed?

Robert Blacksher – They open up into the property and into the road.

Supervisor Gray – Can they be rotated?

Robert Blacksher – No. I mean it's in the easement already.

Supervisor Gray – Okay, so I'm just saying it has to be 10' and they can't be moved 90 degrees?

Robert Blacksher – No.

Dave Campbell – It's a prefab thing, right?

Robert Blacksher – Yes, and the conduit comes in. To try to turn that, you'd create a bunch of work. It just can't be done. Most switch cabinets open into the roadside. The fusing side goes into the property. To rotate it would cost a lot of money.

Director Watson – Chris, could you speak to this 2017 easement they're referring to?

Attorney Martella – So, the overlay of the easement; there were overhead lines running here in the right-of-way. We talked to Giffels and this new easement appears to be an expansion as it's not in the exact same area. If you look at the master deeds, and even up to the 7th amendment, you will see that it shows the overhead lines, and there was one that went very close to the road.

Jim Fielder – That's all underground.

Attorney Martella – Yes, it's underground now.

Director Watson – Yes, and I don't disagree that it's a huge improvement.

Jim Fielder – I'm looking at the easement and it is an underground easement, it has been since 2017.

Director Watson – But the box is outside of that easement.

Jim Fielder – This is not outside of that easement. The box is placed in the existing easement.

Robert Blacksher – If you look at the Walmart easement that's exposed, those boxes are inside that.

Director Watson – Okay.

Jim Fielder – This is the 2019 survey that shows the easement coming all the way across.

Jim Fielder approached and provided copies of the easement in question for the Board and counsel. As the documents were reviewed, open discussions continued regarding existing and proposed easements in the area, locations for the switch cabinets and potential screening.

Director Watson – If they had not already installed lines in the ground, and they were just here talking about the easement, would we change anything that they had done? I don't believe that we would because, as I've spoken with Dave about, Pad A is located in a PUD and this is not infringing on our buildable area. The easement is the setback and we won't have any additional setback, over and above the limitations of the DTE easement right now. So, I think we can cut to the chase.

The problem is, Chris has submitted his comments and changes to Dawn, Bruce's attorney, which then get forwarded to DTE, and I think the DTE attorneys have not responded quickly enough. Dawn responded to DTE in February and she never received a reply to her comments, therefore, we never saw this until May. She didn't share it with us because there was nothing to share yet. So now, we're waiting again on DTE's attorney to respond to the comments made.

Robert Blacksher – I'll get with the attorney.

Jim Fielder – That's above his pay grade. This is the standard easement.

Robert Blacksher – He's right, but I probably didn't really have to do an easement along the front because we had one. The only thing I need one for is coming through here.

Director Watson – I'll wait for Chris to confirm these documents.

Jim Fielder – I've got Giffels' drawings of these.

Open discussions continued regarding the new easements along Pinewood Avenue. Dave Campbell noted that Robert would argue, these switch boxes are less ugly than overhead poles and cables. Chairperson Matta agreed. Extensive discussion also took place regarding resolving the issues with the depths of the wires. That is a top priority.

Supervisor Gray – All you're looking for is an easement from us to run north. The box is where it's at. Is anybody upset about that? The box is fine and we're putting that to bed. And they need to fix the depths, right? That's where we're at.

Jim Fielder – Pretty much, yes.

Supervisor Gray – Let's take a vote on that.

Robert Blacksher – Thank you for that.

Chairperson Matta – Thank you for coming out here.

Attorney Martella – Is there a proposed sidewalk along Pontiac Trail?

Jim Fielder – Yes.

Dave Campbell – Walmart has their sidewalk here. This is a temporary driveway, so it will be removed and the sidewalk will connect here.

Director Watson – And it meanders.

Dave Campbell – We want it to connect to this and continue on, and yes, it will meander to go around things like switch boxes. Yes, we want there to be a frontage sidewalk along Pontiac Trail.

Jim Fielder – The best part of putting in a sidewalk is that this is all in conduit. If there is a short, they can replace the line without digging up the site.

Dave Campbell – How about tall grasses around the switch box? Do you guys just trample them if you have to?

Robert Blacksher – You can do whatever you want. Our easement provides us with the ability to maintain the equipment. As long as you have a gate for access to the cabinet and the doors can be opened, you can do whatever you want.

Spencer Schafer – I've dealt with this a lot. So in front and back, you need 10' or else they will cut it down.

Robert Blacksher – They would cut it down. The problem is that the front side is right on the road in the right-of-way.

Chairperson Matta – All right, we will call for a motion to allow our attorney to negotiate that easement and get this done. I guess the first part would be to approve the positioning of the current switch box that is there as an addition to our easement.

Dave Campbell – I think they're saying the switch box is in the easement.

Attorney Martella – So, approval of the as-built locations.

Chairperson Matta – Let's do the first motion to approve the as-built switch box where it exists currently in the easement.

MOTION by Hoy, supported by Schafer, to approve the as-built DTE switch box where it exists currently in the easement.

MOTION CARRIED UNANIMOUSLY

Chairperson Matta – Now we need a second motion to allow our attorney to negotiate the easement that runs approximately north/south from the existing 15' easement off Pontiac Trail into Pinewood Avenue, and to work that out so they get the right depths. We also need sidewalks over it, correct?

Attorney Martella – Yes, and I would also ask that you expand that to allow for negotiations with all public utilities, AT&T, Consumers and DTE, et cetera.

Robert Blacksher – When you say all public utilities ...

Attorney Martella – All public and private.

Robert Blacksher – Public utilities to us is Comcast, AT&T, but not sewer and water.

Chairperson Matta – Yes, I don't think they'll run in there.

Director Watson – AT&T is trying to collocate with DTE.

Attorney Martella – And Consumers Energy.

Robert Blacksher – So, you're right to say all public utilities, which is cable and communication...

Chairperson Matta – Power and gas, right.

Attorney Martella – Water and sewer are on Main Street. So, the current easement exhibit is for two areas; the Pontiac Trail easement and along Pinewood.

Supervisor Gray – That's already there.

Chairperson Matta – It's there, but it doesn't mention sidewalks, and it's for overhead. We're going to make sure they get what they want to do, and also that we get what we want.

Spencer Schafer – I presume these easements account for the traffic signal and that's why they're flared out.

Robert Blacksher – Yes, and someone is working on the signal there right now.

Dave Campbell – Do you know where that's getting energized from?

Robert Blacksher – Yes, across the road. I met with them five weeks ago on that.

Dave Campbell – Is it the south side of Pontiac Trail?

Robert Blacksher – They're going to put a pole in with a transformer and feed it across under the road. They can't come out of the switch cabinet on your property.

Discussion continued regarding the new traffic signal and all of the utility work taking place around the new Pinewood Avenue.

MOTION by Mirkin, supported by Hoy, to allow the DDA Attorney to negotiate and finalize the Pad A easements for public utilities and sidewalks, including the locations and depths for the lines to be run.

Discussion –

Hoy – What is the biggest sense of urgency here? Is it the apartments?

Jim Fielder – Yes.

Watson – They want their clubhouse energized and they need internet so they can begin leasing and occupying the apartments.

MOTION CARRIED UNANIMOUSLY

Robert Blacksher – Thank you. I'll let them know that the project is no longer on hold.

Dave Campbell – Bob, are you our Planner Township-wide now?

Robert Blacksher – No, Alex is the Planner. I'm the PDC, Planner, Developer, Coordinator. I have 17 new guys I'm training. They won't be fully trained until 8 years from now.

Dave Campbell – So, we all miss our friend, Mr. Woodby.

Robert Blacksher – Woodby was trained by me. Alex Slade is the new Planner for you guys.

Jose Mirkin – One last item; tell your lawyer to get in touch with our lawyer.

Robert Blacksher – Okay, I don't know who that is, but I will talk to Sebastian.

B. Brownfield Act Amendment – TIF Capture Program

Chairperson Matta – We have a handout here talking about what Continental Properties wants with regard to the availability of the Brownfield TIF financing.

Director Watson – Dave put this so eloquently, so we took an excerpt from his report.

Chairperson Matta – I understand what it is, I just don't understand the resolution of how it impacts our capture.

Director Watson – Molly or Chris?

Treasurer Phillips – My understanding from Oakland County ... And I'm taking it with a grain of salt because they already made errors on our first Brownfield which is the Reserve at Crystal Lake, although they tell me this one will be smoother because the State Land Bank Authority will not be involved, because it's not a remediation project.

Technically they can't capture on any of the taxes that the DDA already captures on. What they're looking to capture is State Education Tax (SET) and Walled Lake Schools Operating. They won't capture the debt or the sinking fund. They might also capture Oakland County ISD. The DDA does not capture on any of those.

If they want that, they have to get approval from the State because the State is losing out on the SET and then the State would basically be telling Walled Lake that they're taking their money.

Director Watson – But, the State has a School Aid Fund which then pays that back.

Treasurer Phillips – It pays that back. The other piece for Walled Lake is that, with the apartments coming in, and some of them will be family units, they will have an increased headcount and they'll get that much more money from the State.

Chairperson Matta – How would they not object?

Director Watson – They get reimbursed.

Chairperson Matta – They would have to ...

Attorney Martella – There is a School Aid Fund and part of their pitch is that, if approved, the School Aid Fund will reimburse them.

Treasurer Phillips – It will reimburse them for some of it. If the development wasn't going in, they wouldn't be getting anything, and after the development is done collecting for 15 years, then Walled Lake would have a windfall.

Jose Mirkin – And the schools are going to break even? They lose on one side and get money from the other side?

Treasurer Phillips – I'm not sure if it will be full reimbursement from the State for the lost operating, but they're going to collect that much more in debt and sinking funds.

Discussion continued regarding the proposal, the net present value, the potential for capturing of the "uncapturables", and how the funds are related to infrastructure in this new program.

Chairperson Matta – What do you need from us?

Attorney Martella – That's a really good question.

Treasurer Phillips – They're working on additional numbers because their spreadsheet didn't necessarily make sense to me.

Chairperson Matta – I don't think I'm comfortable with the knowledge base to ask for a motion of any kind.

Treasurer Phillips – My contention is that they need to prove to me that they're not going to capture anything that the DDA is already capturing, because technically they're not allowed to. I asked them to reorganize their spreadsheet to show the taxes they propose to capture in one place, and everything the DDA captures in another, and then the SEV and taxable values would show the increased revenues to the DDA that aren't going to get touched. They were revising that so it would make more sense.

Chairperson Matta – I assume there's no urgency for this.

Attorney Martella – There is for them.

Treasurer Phillips – They need to get it done.

Jose Mirkin – Do we have an option to say yes or no?

Treasurer Phillips – If they're not touching anything that the DDA captures, I don't think we have an option to say no.

Chairperson Matta – I understand that, but Walled Lake Schools might, but then they have something on the other side and that's fine. I just want to know for sure DDA capture is not being affected.

Attorney Martella – We have not seen their final spreadsheet. They presented it to us twice and both times we requested revisions. When we talked about the uncapturables, the school funds, they admitted that they would have to go back to Lansing and have this discussion about how much reimbursement might be, et cetera. We were very clear from the start, if you don't touch our capture, we don't really have a say in it.

Chairperson Matta – Why did they come to us?

Director Watson – They talked about pass-through initially. They wanted to capture some of what we capture. We said we're happy to look at the spreadsheet with zero pass-through. If you're capturing those uncapturables that we don't currently capture, what is the net to you? Can you recoup your costs? Yes, they can, over 15 years without disrupting us. So, show us the spreadsheet without pass-through.

Treasurer Phillips – They were also talking about some of the stuff that would be captured from the State could be given back to the Township to recover infrastructure costs, including the building of Martin Parkway. That would have to come back to the DDA, but the DDA has to make its own money because it has other debt.

Director Watson – And we built the road 16 years ago. It seems odd that we would start collecting on the new Brownfield/Housing Crisis program to pay us back for infrastructure that is serving this entire area, not just the apartments.

Treasurer Phillips – The only detriment affecting the Township is the difficulty for me to do the Brownfield collections, disbursements and calculations.

Chairperson Matta – So we have to collect it for them and then give it to them?

Director Watson – Yes, it burdens the Treasurer.

Treasurer Phillips – It's ultimately between the State, the Oakland County Brownfield Authority, and the developer.

Director Watson – But, they want support from us. They probably want a motion from this Board, at the very least, that says we support this, and a motion of support from the Township Board, showing we are in favor of their application, right?

Dave Campbell – I think by law, they need a resolution of support from the Township Board. I don't think the Township Board is going to give that resolution unless they know they have the blessing of the DDA.

Director Watson – Right, and it has to make sense. It has to be simpler than the spreadsheet we saw.

Treasurer Phillips – Right, they have to be able to prove that they're not taking anything from the DDA. We don't want to see them take from the DDA and then give it back to the Township.

Discussion continued regarding this opportunity and how it would help Continental's project.

Jose Mirkin – Do we have enough information to make a decision today?

Director Watson – No, we are just giving you a heads up.

Attorney Martella – As counsel, I would say that this would be no sooner than next month, once the revised spreadsheets are received and Molly is able to do the analysis and figure out ...

Treasurer Phillips – Well, I don't want him to just come get our blessing. He has to get the information from the State. He said he needed to talk to the State again.

Chairperson Matta – Are we talking 60 or 90 days?

Attorney Martella – I'd say 60 days.

Treasurer Phillips – I would hope he's back in July.

Dave Campbell – Part of this is that they have to sell this to the State. Usually the State wants to see that the locals have some skin in the game. That's where they were talking about some sort of pass-through where they might capture some of the DDA capture. The DDA made it clear, no. No money is coming out of the DDA's pocket. So now they have to go to the State and sell that concept. I think part of how they're going to sell it is, the DDA already put skin in the game when they built Martin Parkway, and all of the infrastructure.

Treasurer Phillips – And they're still paying the debt.

Director Watson – That's our contribution.

Dave Campbell – So they have to sell that to the Michigan State Housing Development Authority, MSHDA. They were supposed to have a meeting coming up with MSHDA. If they get a good response, then they will be back here to formalize the Brownfield plan.

Director Watson – Yes, they ran into issues with the deep sewer and dewatering. What else was costly?

Treasurer Phillips – The backfill; they couldn't use it because it was clay.

Director Watson – So they had to take that offsite and import good soil.

Chairperson Matta – They had some unexpected things. I get it.

Director Watson – Yes, and this new Housing Crisis plan does not require that it be contaminated soil or anything like that.

Chairperson Matta – They're a little too far along to stop. They're about to turn the spigot on. Okay, well we appreciate the update.

Item 6: Director's Report

Director Watson reported that her written report was included in the packet. The June 11th report is included here below in its entirety, 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 –**
 - *Bruce Aikens will need to reschedule the 5 & Main Update with the DDA Board.*
 - *Jim Fielder may attend the June 17th DDA meeting to discuss easements.*
 - *Continental continues to progress and anticipates occupancy of the first units in August. We had a meeting with them June 3rd to discuss a new TIF program.*

- *Merrill Park – Nothing new to report.*
- *The Avalon of Commerce Twp. – Nothing new to report.*
- *Barrington – Nothing new to report.*
- *Wyncliff – Nothing new to report.*
- *Public Storage – Nothing new to report.*
- *The Space Shop, Self-Storage – Nothing new to report.*
- *Higher Ground, Guidepost Montessori – Nothing new to report.*
- *LaFontaine Automotive Group (LAG) – At Pontiac Trail & Haggerty; Progress continues. Occupancy for Genesis is anticipated in August, and Hyundai a few months later.*
- *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 – Inquiries have increased with activity at 5 & Main.*

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*
 - *We received our lighting order and are scheduling repairs soon.*
- E. *Landscaping & Maintenance – United Lawnscape, Tara Wiacek; Rousseaux's Excavating, Mark Rousseaux*
 - *Maintenance is being performed regularly with no major issues to report.*
 - *A tree was reported down on the trails last week, and it has been removed.*
 - *Parkway tree removals and replacements are being reviewed and scheduled.*
- F. *Irrigation – Michigan Automatic Sprinkler*
 - *The main line has been repaired which was damaged by construction activity.*
 - *There were numerous breaks in the electrical that powers the irrigation system but their team was diligent in troubleshooting and making repairs. The system is now on and functional, with the exception of two zones near the construction zone.*

IV. *Other*

- *Attorney Martella has made progress regarding the Pad A easement issues, which are on the June 17th agenda for action by the Board.*
- *The Township Board approved the Acuity Eye Care 5K at the June 10th meeting.*

Township Board Update:

Supervisor Gray reported the following:

- We had our meeting last Tuesday.
- Robert Smiley came in to introduce himself. He is our new Oakland County Commissioner for the south side of Commerce.
- We appointed a new Planning Commissioner, Mickey McCanham. He will be appointed for three years. He replaced Bill McKeever who was on the Commission for 23 years.
- The big discussion we had that night was the Island Club sanitary sewer. Long story short, we agreed to give them a 15-year SAD to fix the sewer line, with no administration fees. They will be coming back looking for an SAD for the roads.

- Saturday, for those who made it to the Bicentennial, it was a huge success. I talked to SEMCOG yesterday and we're going to see if we can track how many people brought their cell phones, as we did with the traffic study. I'm guessing we had over 7,500 people there throughout the day. We had ax throwing, golf simulator, petting farm, pony rides, a cornhole tournament, about 50 vendors, a magician, a juggler, kickoff summer reading for the kids, a 5K in the morning, and a pancake breakfast. It was a good time. I had at least 100 people mention that we should do this annually, so Molly said she's going to spearhead that.

Treasurer Phillips – Is that because I left early?

Supervisor Gray – I'm sure this will be a discussion with the Township Board in July. It was a great event.

Director Watson – It was spectacular. It was well planned and well thought out. We had tons of positive feedback at the information booth. I was there for a couple hours and Dave was there. It was positive feedback about the event and about the downtown. It was a great day and beautiful weather.

Chairperson Matta – Great.

Item 7: Engineer's Report

Engineer Mayer discussed the following with the Board:

- There's not really a lot going on out there as far as utility installation.
- Springs is obviously working on this issue, and they've got to get the paving in, but I think their first phase could get started as soon as they get all of the approvals. They should get their C of O. They have Phase II and III water mains still being installed, which is directly related to the fill issue.
- At LaFontaine, the buildings are going up and the curb cuts are in.
- The Haggerty Pump Station Abandonment should be starting in July.

Chairperson Matta – Thank you very much, Jason.

Item 8: Planning Director's Report

Dave Campbell, Township Planning Director –

- I think we've covered a lot of the things that are taking up a big chunk of my time.
- The former Dick Morris Chevrolet at Walnut Lake Road and Haggerty is now LaFontaine. They have Acura in there now, and the Planning Commission just approved them to make some adjustments to their building to add Mitsubishi. It will be a dual-branded new car dealership.
- Across the street from here is where Taco Bell got approved, where currently there are two older homes. That turned into a quagmire due to some platting issues and the boundaries of a plat. It sounds like we finally have a path forward with that. The attorneys had to go all the way to the Attorney General's office.

Director Watson – Wasn't that like three years ago?

Dave Campbell – It sure feels like it.

Chairperson Matta – Are they replatting?

Dave Campbell – That's the thing, they don't have to. Now they think they can do it just as a consent judgment.

The last thing I will mention is that Smart bus was considering a bus stop and layover stop at the existing Walmart. They were talking to the Planning Department about how they could reconfigure the Walmart parking lot to fit in a bus stop and a bus shelter. It sounds now like Smart is pulling the plug on that, at least for now. There were too many logistical issues, so I don't know if we will have a Smart bus stop in Commerce or not. It remains to be determined.

Item 9: Committee Reports

A. Finance Committee – Treasurer Phillips – I don't have anything to report.

B. Public Relations Committee – Art Supplies

Jose Mirkin – I received a message from the art teacher, Brandy Carson, who is the coordinator of the K-12 Art Exhibition. She thanked us for the DDA's wonderful support through the years. She also thanked us for the financial support; we provided gift certificates for the awards at the K-12 Art Exhibition. She spoke with the team about the art supplies they need and would like to stock up on. She provided the spreadsheet to me of the supplies needed for the next Art Exhibition.

MOTION by Gray, supported by Mirkin, to donate up to \$300 for art supplies for the Walled Lake Schools K-12 Art Exhibition, per the request submitted to the Public Relations Committee. **MOTION CARRIED UNANIMOUSLY**

C. Marketing Committee – No report in David's absence.

Item 10: Approval of Warrants and/or Carryovers, Add-ons, Revenue & Expenditure

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

Item 11: Other Matters

None.

Item 12: Adjournment

- Next regular meeting is Tuesday, July 15, 2025.

MOTION by Hoy, seconded by Schafer, to adjourn the meeting at 1:11pm.

MOTION CARRIED UNANIMOUSLY



Melissa Creech
DDA Secretary

INVOICE APPROVAL (BY INVOICE) FOR COMMERCE CHARTER TOWNSHIP

EXP CHECK RUN DATES 05/27/2025 - 06/17/2025

POSTED AND UNPOSTED OPEN AND PAID

BANK ACCOUNTS: DDA

Invoice Number	Bank Account	Description	Amount
ADKISON ADKISON, NEED & ALLEN MAY 2025	DDA	DDA MATTERS	408.00
Total For: ADKISON, NEED & ALLEN			408.00
DAWDA DAWDA MANN COUNSELORS AT LAW 616660	DDA	PROFESSIONAL SERVICES THROUGH MAY 31, 2025	2,968.50
Total For: DAWDA MANN COUNSELORS AT LAW			2,968.50
WATSON DEBORAH WATSON MAY/JUNE 2025	DDA	DDA DIRECTOR 5/15/25 - 6/10/25	5,194.00
Total For: DEBORAH WATSON			5,194.00
DTE DETROIT EDISON 07/07 2579 LIBRARY	DDA	ACCT# 9100 077 1100 5	132.14
07/07 2581 LIBRARY	DDA	ACCT# 9100 077 1086 6	710.21
07/07 2660 OAKLEY	DDA	ACCT# 9100 077 1065 0	120.02
07/07 3106 MARTIN	DDA	ACCT# 9100 077 1076 7	103.11
Total For: DETROIT EDISON			1,065.48
GIFFELS GIFFELS-WEBSTER ENGINEERS 134895	DDA	DDA GENERAL ENGINEERING	409.20
Total For: GIFFELS-WEBSTER ENGINEERS			409.20
MISC JOSE MIRKIN REIMBURSEMENT	DDA	GIFTCARDS FOR ART EXHIBIT	120.00
Total For: JOSE MIRKIN			120.00
SANDYB SANDY ALLARD MAY/JUNE 2025	DDA	DDA ASSISTANT 5/15/25 - 6/11/25	876.38
Total For: SANDY ALLARD			876.38
Report Total:			11,041.56