

**CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, May 18, 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 12:03pm.

Downtown Development Authority:

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

Absent: Melissa Creech, DDA Secretary (excused)
Molly Phillips, DDA Treasurer (excused)

Also Present: Thomas Rauch, DDA Attorney
Matt Schwantz, Giffels-Webster, DDA Engineer
Dave Campbell, Township Planning Director
Randy Thomas, Insite Commercial
Bruce Aikens, Robert B. Aikens, Five & Main

Item 1: Approval of Minutes

MOTION by Lublin, seconded by Mirkin, to approve the Regular Meeting Minutes of April 20, 2021 as presented. **MOTION CARRIED UNANIMOUSLY**

Item 2: Public Comments

Ray Golota, 1595 Vanstone Dr – If it's okay, I'd like to do a one-minute infomercial.

Chairperson Gotts – That's fine.

Mr. Golota – I'm the Treasurer of our Pontiac Club. Every year for the last 6 years, we've hosted a car show at Baker's in Milford. This year is our 7th year on July 10th. We put this show on for charity. For the last two years it has been the Joe Kosher Foundation for Children, to which we donated \$12,500. Previously, it was the Children's Miracle Network and we donated \$13,000. I figured this is a good audience, and I see Bruce is here. I have a sponsor package, and we're looking for any individual or company that would like to sponsor our show. We have different sponsorship levels. I'll be here at the end of the meeting if anybody wants a flyer.

Item 3: Commerce Downtown II, LLC – Request to Extend Option Agreement

Acting Director Watson – Mr. Aikens was recently approved at the Township Board for an extension on his option for the Library parcel. That was conditional upon his attendance at quarterly Township Board meetings to provide updates.

Today, we're reviewing the extension of the option agreement for Phase II. My only recommendation would be that we also request quarterly updates so that hopefully we would also see Bruce again before the DDA Board in October.

Chairperson Gotts – Are you looking for a motion?

Acting Director Watson – Yes. But first, Bruce, would you like to say a few words to the Board to bring them up to speed? I know you gave a detailed review for the Marketing Committee, but for the others, could you provide a brief review of where you're at? Thank you.

Mr. Aikens – It's wonderful to be here. Hopefully it is a sign that we are finally emerging from a really dark time last year. COVID basically stopped our industry. It was a tough blow to retail, and tenants are still suffering from it as far as their sales compared to 2019.

We are finally seeing things snap back at the Village of Rochester Hills. Our WHBM store is having the best sales they've really ever had over the last few weeks. It's one of the best stores in their district, which encompasses five states.

We're finally seeing this turnaround from a sales perspective for event apparel. Weddings are going to start again, and hopefully people who are going back to work will go buy a tie or a pair of shoes. That will accelerate.

With that, it's now time for us to dust off the leases and deals that we had prior to COVID, get those reengaged, get back to marketing the property and get this project in gear. We are very optimistic. We feel that Five & Main is in a better position to get leased than it was before the pandemic. A lot of things that were occurring previously, such as the slow death of the retail malls, has accelerated.

This product that we have the opportunity to develop is the product of choice for national retailers. We have done a great job of putting Five & Main on the map amongst the national retailers. They know the quality of the site and the opportunity. We believe that when retailers get the green light to start working on new stores for '22 and '23, Five & Main is on the top of many of their lists.

We're still standing. The Village has come through this better than we ever could have hoped for. That's a testament to the power of the outdoors during the pandemic, and we think that is not going away. We're extremely upbeat and excited to get back to work.

Chairperson Gotts – Thank you, Bruce. Are there any questions of our developmental partner? Hearing none, we will entertain a motion to approve.

MOTION by Lublin, supported by Smith to approve the Request to Extend the Phase II Option Agreement with Commerce Downtown II, LLC, for a term of one-year, through October 31, 2022, with required quarterly updates from Mr. Aikens, starting in October 2021.

MOTION CARRIED UNANIMOUSLY

Item 4: Insite Commercial Report

Randy Thomas provided an overview of the Insite report submitted in the DDA Board's packet.

- Parcels A&H – Shapiro's Barrington development; There's not much to report. Their construction progress exceeds 50%. They'll be done at the end of this year. I'll be meeting with Jim next week. They're very happy with the progress, as well as the

velocity they're getting with leasing. They have started to balance the pads that front along Martin Parkway. Once Bruce gets his buildings going, then they'll probably start working on what happens with that frontage.

- Parcel B1, Phase I – Aikens, Five & Main; Are there any questions with Bruce that I can clarify in some way?

Brian Winkler – Randy, I thought we were going to get an update from Bruce today.

Randy Thomas – In the Marketing Committee, he did give a broad explanation, as he typically does, because we ask details of him. Generally, in a public meeting, he doesn't want to give out names of the tenants just yet until he is further down the road. That is typical in most developments.

Brian Winkler – When do we expect to hear from Bruce again?

Randy Thomas – He is required by the Township, and now by the DDA, to come back in and give full progress reports. We will know what's happening with percentages of leasing to the whole project, what pads were sold and where he's at in the process of financing. The Township Board has seen a dashboard. I will circulate it to Deb, but I would like to get Bruce's buy-in before that comes out. I'm working on that right now. Then, he will start that every quarter from October 2021 going forward, before both the DDA and the Township Board.

Supervisor Gray – Randy, could you give the 30,000-foot view of what Bruce talked to the Marketing Committee about, for those that weren't here.

David Smith – I can do that. Bruce gives a pretty dynamic preview of what he's looking at. Obviously, COVID has been detrimental to a lot of things. On the positive side, he is working with Walmart on the setbacks, and Walmart is working with him. We learned a couple new phrases. I like that junior box thing, which is 25,000 square feet, and there's a lot more interest in that.

Partridge Creek is not doing very well. Somerset and 12 Oaks; a lot of the tenants are trying to leave that type of establishment now. They want the open-air environment more than the inbox type of thing.

He has another grocery chain that wants to get in, but it's probably not a good match for him. There's still one box store that's very interested in what he's doing. He said his financing is opening up more, which is good for us. I like the way he put it; the tenant interest is very robust right now, especially for smaller, high-dollar stores. He wants high-dollar women's stores in there, along with restaurants. There has been a big separation in the market. Some are going down, while some are up.

In his case, everybody knows the Five & Main development. Now that the mask mandate is being lifted and vaccinations are increasing, hopefully we're looking toward a brighter future. It's looking brighter for him, so he would possibly have some construction starting in 2022. It's a revolving site plan. Residential is a powerhouse right now, but the big deterrent, which no one usually talks about, is the inflation part of it. Construction costs are just astronomical right now. I think he would be more inclined, as would tenants, to move forward but construction costs are a real deterrent for any type of building.

As far as the Village, he has tenants banging at the door. He's opening up new venues and outdoor concerts. It's rolling, and one of his recent tenants is the Robert Redford Sundance store. It's one of twelve in the nation and it's a unique store.

He gave us a very positive speech.

Randy Thomas – So what you're saying is just be cautiously optimistic right now.
David Smith – Very good, thank you.

Tim Hoy – Is he still going in the same direction in terms of the mix?

Randy Thomas – There's a possibility there may be some junior box components, which is 25,000 square feet or less. That's to make up for entertainment component. There was a movie theater, a live theater, and a family activity center. Those are gone. He looked at that and then integrated the residential component, but that's really where the major changes were. Minor changes happened within the village area, where it's walkable with restaurants, and where you have the park. The only thing in there that I've seen is that he has made the sidewalks bigger and he has taken the curb elements away on the east and west side of the park. That is so he can open that up, close the streets off and the park area becomes that much bigger.

The forced redesign due to COVID is bringing positive aspects for the design of the center. I think that's good long-term. They're going to have delivery windows. At least they're going to have a provision that you can put a delivery window in there. There's certain elements like that. I think the bigger elephant that we're not focused on, as Dave mentioned, is where construction costs are going to be and what the lending environment is going to be. We've see a lot of things in the past couple months that developers are watching. I want to make sure that this group understands that aspect.

Tim Hoy – Home Depot is running a sale on 8-foot 2x4s for \$7.69.

Randy Thomas – That's a sale? We have a slew of projects that we're working on. They're approved, but we don't know if they will get built this year. That's the reality.

Discussion continued regarding supply and demand of building materials, shortages, pre-buying and rising construction costs.

Randy Thomas –

- Parcel B1, Phase II – Aikens, Five & Main; Nothing to add.
- Parcel B2 – Granger, First & Main; Nothing new to report. I just know that they were in due diligence. I checked last week with my contact there, who said it is moving through. It is an owner-operator, because Granger was the owner and they had a different operator. Their problems came from an operational standpoint in a big way which led to their exiting the industry.
- Parcel C – The hard corner of Pontiac Trail and Haggerty Road; I've gone back and forth with a group that has looked at other parcels of ours. They definitely want to be in Commerce. He has looked at Parcel L, J1, he's looking at C right now.
- Parcels D&E – Pulte, Merrill Park; Nothing new to report. It looks like Pulte is getting ready to work on the Townhomes to the north.
- Parcel F – The acreage in front of the Township Hall; I do get general inquiries. We do want to get our sign back up. My guess is that this piece will lag behind what Bruce has.
- Parcel G – Wyncliff; Nothing to report.
- Parcel I – BBI Holdings, Gilden Woods; North of the Township Hall; Nothing to report.
- Parcel J1 – 2.38 acres on the hard corner of Oakley and Haggerty; Again, I talked to a gas station jobber. I let them know there was some positive discussion on potentially

allowing a gas station; however, the Township has not supported gas stations in the past couple years. He will take a look and let me know.

- Parcel J2 – Public Storage, Beyond Self Storage; Accents on the building were recently painted orange in the Public Storage rebranding.

Supervisor Gray – They repainted it back to blue, everything. The wrap-around and the top, they painted it all back the way it was before.

Dave Campbell – Are you serious?

Supervisor Gray – Yes, I saw it yesterday.

Randy Thomas – I didn't see it.

Dave Campbell – Now I've got to go look at it.

- Parcel K – The orphan piece across the street; RCG out of Atlanta with the storage facility. Dave, is there anything new to report?

Dave Campbell – The Space Shop got their site plan approved. I think they still want to get going on it this year.

David Smith – We haven't sold that yet.

Acting Director Watson – They're in their due diligence phase. Dave, you spoke with them recently and they speculated they might be closing in June.

Dave Campbell – They want to close by the end of June. They're aligning both of their closings; Parcel K with the DDA, and the larger private property.

- Parcel L – 1.8 acres on Haggerty Road; Goddard School remains interested. I didn't get much activity this past month.
- Parcel M&N – These are the two out-lots that are being retained by the DDA within Five & Main.

Item 5: Director's Report

1. Updates on Developers – Covered by Randy's report.

2. MTT Judgments – Pending cases will be addressed when final determinations are issued.

3. HOA Items –

A. **HOA Budget** – The 2021 budget was approved in early January

B. **Dues** – 2021 Dues are current, with the exception of First & Main. Last month, I spoke with their representative who explained they have a pending purchase agreement for the property. They expected dues to be paid at closing by the buyer. A lien was filed with the County on April 22nd as Treasurer Phillips and I discussed the last meeting.

C. **Tax Forms** – Taxes were completed and have been mailed.

- D. **Lighting – CJs Lighting, Chris Niestroy; Shaw Electric, Mark Fetters**
- CJs was delayed on multiple repairs due to inclement weather. He has rescheduled and I anticipate our lighting system will be back on track very soon. We currently have 8-10 drivers to replace.
 - Accidents and claims: No new insurance claim payments have been received in the past month, and there are no new accidents to report. I continue to follow-up with Geico regarding a light pole claim from February involving a rental car.
- E. **Landscaping – United Lawnscape, Jim Parkinson; Mark Rousseaux; Westside Forestry**
- United has been active, cleaning up the site, fertilizing, mulching and cutting grass.
 - Things are starting to look much better onsite for Spring.
- F. **Irrigation – Michigan Automatic Sprinkler, Mike Rennie**
- Michigan Automatic was onsite to open the system and start it up on April 24th
 - Their list of repairs was submitted, estimated at \$5,000, and on May 5th I authorized that work to be completed.
 - There are additional repairs to be made and we are on their schedule.
- G. **Memorial Benches** – As I mentioned last month, we have had two requests to donate memorial benches in honor of Mark Stacey. I have worked with counsel to draft a consent action and bench policy for Commerce Towne Place, which mirrors the Township’s policy created by the Parks and Recreation Department. Once the action has been approved by the CTP Directors, we can move forward on these projects.

4. Other –

- A. Maintenance – The Township Maintenance Department continues to help with projects in the CTP area, and their support and assistance is appreciated beyond words.
- B. Township Email Addresses – I believe that everyone has now converted to using their Township email addresses for Township business. Thank you.
- C. Township Board Meeting, May 11th: At last Tuesday’s Board Meeting, the Board unanimously approved a one-year extension of library parcel option, with the condition that Aikens provide the Board with live quarterly updates starting in October 2021.
- D. COVID – In-person meetings continue at the Township and have been going very smoothly overall. Supervisor Gray polled board and staff members, and 70% are in favor of continuing in-person.
- E. Graffiti – A plan is being implemented. An update was emailed recently. Issues continue throughout the Township.
- F. Sign Bandit – Issues with signage continue, and action is also being taken on these matters.

Discussions took place regarding efforts throughout the Township to apprehend vandals, deter vandalism and clean up the graffiti.

Jose Mirkin – What is the latest update with the M-5 bridge panels? They were supposed to be fixed and replaced.

Acting Director Watson – I would defer to Dave Campbell on that.

Dave Campbell – The latest I have on that one is, MDOT is working with a private company that does this aluminized zinc coating. I don't know the chemistry of how that works, but they took a

test panel, coated it with aluminized zinc and then did a salt test. Basically, they blast it with a salt fog for 10 straight days to see how the metal reacts. Apparently the panels passed the salt fog test. The next thing they had to do was ensure that when they put the blue powder coat back on the aluminized panels that it would adhere. Last I heard they were going through that test. Assuming they pass that test, then they will take the panels, aluminize zinc coat them, put the blue powder coat on them and then reinstall. MDOT has that targeted for July, but I can't guarantee their schedule.

Jose Mirkin – The reason I ask is, in the subdivision where I live, all the neighbors know that I am a member of the DDA. They said why did you remove the panels? They were beautiful.

Dave Campbell – We had to remove them because they were rusting. The other update would be, because they were rusting, they were streaking down on the white concrete fascia of the bridge itself, so it looks like the whole bridge is rusting. It's not, it's just stains from the blue panels. When they go to put those blue panels back up, they'll also power wash the bridge and put a fresh coat of white concrete sealer over it to cover the rust stains, at which point, it should look good as new.

Jose Mirkin – Thank you.

Item 6: Attorney's Report

Attorney Rauch – I have two matters to discuss briefly. First, all of the Board members have responded to the periodic survey that we do to ensure compliance with the majority of the DDA Board having an interest in property in the DDA district. As we expected, the DDA continues to be in compliance with that requirement. Thank you for your replies. Remember that you do not need to be a fee owner of property, or for that matter, a tenant. You can be an officer, director or LLC member of an entity that has such an interest, which is actually how some of our members do demonstrate their interest in property in the district. We will retain those files in our office.

The other item I wanted to bring to your attention is the draft of the Bylaws which I forwarded to you last week. I apologize that I forwarded an earlier draft which was not the final. We are working remotely, as is my paralegal and my assistant. There were a couple of typos that will be corrected. In addition, the attorney who assisted me in reviewing the Bylaws for consistency with the recodified statute and the Open Meetings Act, had suggested the inclusion of a provision; however, that was not deemed necessary for that provision to be included in the final version.

It would be appropriate for a motion to approve the Amended and Restated Bylaws.

MOTION by Spelker, supported by Mirkin, to approve the DDA Amended and Restated Bylaws.
MOTION CARRIED UNANIMOUSLY

Item 7: DDA Annual Meeting, Election of Officers & Committee Appointments

Acting Director Watson – I spoke with Molly and Missy, both of whom were unable to attend today's meeting. They have agreed to continue serving the DDA. I did receive email replies from Jose Mirkin, David Smith and Susan Spelker. All three would like to continue chairing each of their Committees.

At this time, if someone chooses to make a motion, I recommend that it mimic last year's motion, to continue with our current Chairperson and Vice Chairperson, retain our Committee Chairs, and continue with our officers.

MOTION by Mirkin, seconded by Hoy, to continue to have Jim Gotts serve as DDA Chairperson, Dan Lublin serve as DDA Vice Chairperson, to reappoint Molly Phillips to serve as DDA Treasurer, and Melissa Creech to serve as DDA Secretary, along with retaining the subcommittees in their current form, with Susan Spelker for the Finance Committee, Jose Mirkin for the Public Relations Committee, and David Smith for the Marketing Committee.

MOTION CARRIED UNANIMOUSLY

Jose Mirkin – I think those people deserve a round of applause.

Acting Director Watson – I agree. Thank you all for serving the DDA.

Item 8: Director's Contract

Acting Director Watson – I've spent quite a bit of time working with the Township Attorney on finalizing insurance matters to coordinate with my new contract. Jim Gotts has been instrumental in assisting me with questions and in my pursuit of the new policies. I have secured the policies, and it has been over 90 days since I was appointed as Acting Director. If you see fit, I would appreciate it if you could approve the contract as presented, and also appoint me as permanent DDA Director. I really enjoy the position. I also look forward to having an assistant one day soon.

I did interview one person for the assistant position yesterday. She may or may not be taking the job here. She has one other option she is pursuing. We will see how that goes, and I'll be talking to her again in a week. I will continue to perform the duties of both positions as long as needed, and I will stay within the budget.

MOTION by Smith, supported by Mirkin, to approve the Director's contract as presented, and to approve Deb Watson as DDA Director. **MOTION CARRIED UNANIMOUSLY**

Chairperson Gotts – Thank you, Deb. You're doing a phenomenal job and we appreciate it.

Acting Director Watson – Thank you. This will go to Township Board on June 8th for final approval.

Item 9: Engineer's Report

Matt Schwanitz, Giffels Webster – It has been a quiet month. We've had just a few informational requests, but virtually no activity.

Item 10: Planning Director's Report

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

- I have just a couple updates on projects that are in the DDA district.
- Midtown on Haggerty is a mixed-use commercial and residential project on the west side of Haggerty Road, just north of 14 Mile. They have their recommendation of approval for the PUD from the Planning Commission. They want to proceed for final approval from the Township Board. They're hoping to do that in June. The developer, their attorney and our attorney are working out some of the finer details of the PUD agreement.
- At the June Planning Commission, one of the projects will be a new Culver's along Haggerty Road. There is a bank that has been vacant for some time on the west side of Haggerty, between Applebee's and McDonald's. They want to demolish the bank and build a Culver's in its place.
- Randy Thomas and I have had discussions with a prospective developer of the vacant property on the south side of Oakley Park, east of Martin Parkway, across from the

Detroit Gun Club. The buyer wants to develop it with independent living. We have had discussions with them about what that process might entail. They would have to get that property rezoned in order to do residential on that parcel.

- I think Randy did mention that Pulte is moving ahead with their Townhome development, north of Merrill Park on the former driving range property. They're calling that Townes of Merrill Park. They have their engineered construction plans approved, so they're closer to breaking ground.
- Deb mentioned the new Bench Donation Policy. We already have at least one donor for that, the M. Shapiro Real Estate Group, led by Mr. Galbraith. They have donated for a bench in Mark Stacey's honor. They have delivered a check, so now it's up to Deb and I, and whomever else wants to be involved, to figure out where that bench should go. We want to pick a nice spot where people would want to sit and take a rest on a bench in Mark's honor. We also don't want it to be a target for vandalism, so we have to be strategic with where that bench will be installed.

David Smith – Is the Bay Pointe Golf Course proposal still going? Did it resurface?

Dave Campbell – Yes, in fact they are working on a traffic impact study to redevelop Bay Pointe Golf Course with a single-family residential development. It's very comparable to the residential development that they were on their way to getting approved back in 2005-2006. That project died due to the recession. I'm trying to remember the exact number of houses that they're proposing. Keep in mind, Bay Pointe actually straddles a municipal boundary between Commerce Township and West Bloomfield Township. I want to say it's 150 homes being proposed, most on the Commerce side, and a few on the West Bloomfield side.

Chairperson Gotts – Dave, have we had any coordinated discussion with West Bloomfield relative to this overall development?

Dave Campbell – I have had discussions with my peer in West Bloomfield, Amy Neary, who is their Planning Director. I think she has a fancier title now. We've had informal discussions about it, but no formal joint meeting. That might not be a bad idea once they get a little bit further along. Right now, they're looking at traffic counts and impacts, which will be the biggest point of discussion for any development on the Bay Pointe property.

Discussions continued regarding building challenges on the site, along with lake access.

Item 11: Committee Reports

- A. Finance Committee – Susan Spelker – It's great to be back. I don't have a lot to report this month, but I do want to let everyone know that we have provided the auditors with all of the necessary information with regard to projected sales and tax capture predictions. They have been appropriately updated with everything that they really need to know.

David Smith inquired about tax capture. Acting Director Watson would follow-up on his inquiry. Discussion continued regarding the dividing lines for tax capture in the DDA and the spreadsheet of information prepared for the auditors.

- B. Public Relations Committee – Jose Mirkin – Representing the Public Relations Committee, I contacted the DIA to request another display of excellent reproductions of masterpieces from their collection to be installed in different sites in Commerce Township.

As everybody remembers, in the past we had those reproductions in the entrance of the Township Hall, at the Richardson Community Center, at the Library, and at other business sites.

Unfortunately, because of the pandemic, the museum was closed for a long time. Since they've reopened, their activities and programs are slowly returning. The Inside/Out program is one of them.

The manager of that program left during the pandemic and I have been trying to contact the secretary of the Director, President and CEO, Salvador Salort-Pons, for a while. Finally, a couple of days ago, I found out the name, phone number and email address of that person. I am waiting for a response to my email and phone messages. Hopefully by the next meeting I will be able to provide more details.

I did not hear any feedback from Walled Lake Schools regarding the Annual K-12 Art Exhibition that we coordinate together, usually at the end of May, at our community Library. I am also waiting for a response from the art teacher that coordinates this event.

- C. Marketing Committee – David Smith – I'm almost all talked out. I think Randy did a fine job. I really like Bruce's comment about robust tenant interest. I thought that was a very positive statement. I think we have a great piece of property. I think it's unique in its character, and I think everyone is looking for more openness.

Item 12: Approval of Warrants and/or Carryovers, Add-ons, Revenue & Expenditure

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

Item 13: Other Matters

Jose Mirkin – My neighbors inquired about the assisted living facility at Haggerty and Crumb Road, the Ivanhoe development, plus others. Do we have any traffic studies that can show people that we are thinking ahead, 5 years down the road? Traffic is going to be so complicated in Commerce. What kind of answer can we provide to the people asking for traffic studies?

Dave Campbell – We have a traffic study that was done for the Rolling Hills development, which is the one being built at Haggerty and Crumb Road. Further south is the project they're calling Midtown on Haggerty. That's a mixed-use project, north of 14 Mile. There is a traffic study for that one also.

As far as the east side of Haggerty Road, the Ivanhoe development and so-forth, that's West Bloomfield Township. I would have to check with them to see what studies were done for those projects. I'm confident that traffic studies were done. As far as improvements we can expect along Haggerty Road, Midtown on Haggerty will be obligated to put in a new traffic signal at Haggerty Road and Spring Vale. I know with the Ivanhoe development, where their main driveway lines up with the Meijer main drive, they had to upgrade that traffic signal. All of those traffic studies are publicly available. We can provide a summary of the traffic improvements that are being required along Haggerty Road for those developments.

Jose Mirkin – Do you know, 7-8 years ago, there was an idea to widen Haggerty Road between 14 Mile Road and the golf course. Commerce was in support of widening the road, and West Bloomfield said no, we don't want to do it. Any update on that situation?

Dave Campbell – I don't have any update. That has always been my understanding, going back even more than a few years ago. West Bloomfield has always been resistant to Haggerty Road becoming any sort of bigger traffic corridor than what it currently is.

David Smith – Isn't there a four-towns agreement?

Dave Campbell – There was. I've heard that it exists but I've never seen it.

Matt Schwanitz – I don't think Haggerty was part of the four-towns restrictions.

Dave Campbell – That was more resistance to widening Union Lake Road, wasn't it?

Matt Schwanitz – It was Union Lake Road and the extension of M-5.

Discussions continued regarding the history of objections to widening roads in the community, challenges incurred with road widening, such as the Buckeye Pipeline along the west side of Haggerty Road, potential solutions for improving the traffic situation from Martin Parkway to Union Lake, and related costs exceeding \$20 million. Neither the Road Commission nor the Township are ready to incur those sort of expenses.

Tim Hoy – Who is responsible Commerce Crossing Road?

Dave Campbell – The RCOC would be.

Supervisor Gray – I just had a yearly call with the RCOC. That is one of the roads that will be put on the list to be fixed. That should be repaved this year.

Chairperson Gotts – I'd like to take this opportunity to thank you for the re-election of our officers and committee appointments.

The next regularly scheduled DDA meeting is Tuesday, June 15, 2021 at 12:00pm.

Item 12: Adjournment

MOTION by Spelker, seconded by Mirkin, to adjourn the meeting at 1:05pm.

MOTION CARRIED UNANIMOUSLY



Melissa Creech
DDA Secretary

05/12/2021 12:13 PM
User: JBUSHEY
DB: COMMERCE

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF COMMERCE
INVOICE ENTRY DATES 05/12/2021 - 05/12/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: DDA
DDA WARRANT REPORT
MAY 18, 2021

Vendor Name	Invoice Date	Description	Amount	Check #
1. COMMERCE TWP. GENERAL FUND	05/12/2021	REIMB FOR SUPPLIES TO INSTALL CAMERA IN TUNNEL.	184.58	Void
2. DEBORAH WATSON	05/12/2021	ACTING DDA DIRECTOR 4/15/21 TO 5/12/21	4,700.00	
3. KEMP, KLEIN, UMPHREY & ENDLEMAN, PC	05/07/2021	PROFESSIONAL SERVICES THROUGH APRIL 30, 2021	7,552.48	
TOTAL - ALL VENDORS			12,437.06	
FUND TOTALS:			12,437.06	
Fund 499 - DOWNTOWN DEVELOPMENT AUTHORITY			12,252.48	

05/17/2021 02:16 PM
User: JBUSHEY
DB: COMMERCE

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF COMMERCE
INVOICE ENTRY DATES 05/17/2021 - 05/17/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: DDA
DDA WARRANT REPORT ADD-ON'S
MAY 18, 2021

Vendor Name	Invoice Date	Description	Amount	Check #
1. DETROIT EDISON				
	05/14/2021	2660 E OAKLEY PARK	84.79	
	05/14/2021	3106 MARTIN PARKWAY	86.54	
	05/14/2021	2581 LIBRARY DR	489.85	
	05/14/2021	2579 LIBRARY DR. IRRIGATION	56.79	
		TOTAL	<u>717.97</u>	
TOTAL - ALL VENDORS			717.97	
FUND TOTALS:				
Fund 499 - DOWNTOWN DEVELOPMENT AUTHORITY			717.97	