

Final
CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, September 15, 2026
Commerce Township Hall
2009 Township Drive
Commerce Township, MI 48390

CALL TO ORDER: The Meeting was called to order by Chairperson Matta at 12:02pm.

Downtown Development Authority:

Present:

Debbie Watson, DDA Director
Steve Matta, Chairperson
Larry Gray, Township Supervisor
Jose Mirkin, Member
Tim Hoy, Vice Chairperson
Derek Tuck, Member
Brian Winkler, Member
Susan Spelker, Member
David Smith, Member (arrived at 12:04)

Absent:

Spencer Schafer, Member (excused)

Also Present:

Melissa Creech, DDA Secretary, Township Clerk
Katelyn Massey, DDA & Township Treasurer
Jason Mayer, Township Engineer, Giffels-Webster
Chris Martella, Dawda, DDA Attorney
Dave Campbell, Township Planning Director
Randy Thomas, Insite Commercial (*exited the meeting 12:28pm*)
Sgt. Matt Leggat, OCSO

Item 1: Approval of Minutes

MOTION by Mirkin, seconded by Spelker, to approve the DDA Meeting Minutes of August 18, 2026.

MOTION CARRIED UNANIMOUSLY

Item 2: Public Comments

Chairperson Matta – How did you fare in the storm?

Ray Golota, 1595 Vanstone, Commerce Township – 36 hours without power.

Chairperson Matta – Not too shabby.

Ray Golota – My neighbor sent his generator down to Florida because he has a condo down there. He loses power a lot during hurricanes. I would always tap into his generator.

Chairperson Matta – So it goes.

Item 3: OCSO Update

Chairperson Matta – Sergeant, that's you.

Sgt. Leggat – I think people have been seeing on the Commerce Township web page, we're having a lot of porch pirate issues, especially in my neighborhood. There's always an uptick in that when school starts and kids go back from vacation. Hopefully we have leveled it out. We're maintaining a pretty high presence of deputies in the area after hours.

This weekend, we are doing our first e-bike detail. It will be more education based. We have no intention of trying to impound too much. But any of the motorcycles, those are getting impounded. That's what's causing the accidents. The e-bikes, which are allowed on trails but not on Township property, we're going to focus on trying to educate parents. We'll stop kids and we'll have the parents come pick up the bikes so that we can have a face-to-face interaction and hopefully start at least curbing the problem.

Chairperson Matta – And the distinction there is that it has to have pedals, right?

Sgt. Leggat – So, there's actually quite a few distinctions. There's three classes of e-bikes, and then the different levels are whether it's pedal with just motor assist and no throttle; second class is a throttle assist but they can't go past 20 mph, and I think the third class goes up to 28 mph. Anything over that is considered a motorcycle, pedals or not. A lot of parents, even when they buy the small ones, don't realize it. If it doesn't have pedals, then it is technically a vehicle that needs to be registered.

Chairperson Matta – Right, that's regardless of how fast it goes.

Sgt. Leggat – Yes, if it has no pedals.

Chairperson Matta – Okay, right.

Sgt. Leggat – A lot of parents don't know that. Our aim is to educate and potentially solve at least the motorcycle portion of the problem.

Vice Chairperson Hoy – Are there any kids that are going into sidewalks? They can't ride on the road, can they?

Sgt. Leggat – The same laws that apply to bicycles apply to e-bikes. The only difference is going to be any pathways, because then it's Township or city. Any natural paths, gravel things like that, there's rules that it can't be motor assisted. Commerce Township has an ordinance where they can't be on any Township property at all, which covers our pathways, but it doesn't cover all the sidewalks, streets, private subdivisions, et cetera. There's a lot to it.

Chairperson Matta – Are the manufacturers not putting out information on what these things constitute, and how fast they go, and that kind of thing? It's crazy.

Sgt. Leggat – They're supposed to, but it's not ... I don't know who is regulating it. They're supposed to stamp it. The power is supposed to be 750 watts and less. The e-bike, anything over 750 is a motorcycle. I have literally asked permission to look at a couple people's bikes in my neighborhood and I can't find anything. It doesn't say anything on there.

Chairperson Matta – Right, nothing on it.

Sgt. Leggat – I can see serial numbers, but that's it. Nothing that tells me how many watts or what the mileage is, things like that. But our first weekend coming up is going to be our first attempt at trying to take the problem head-on.

Chairperson Matta – Good. Where's that at?

Sgt. Leggat – Everywhere.

Chairperson Matta – Got it.

Sgt. Leggat – Our focus will probably be the Airline Trail and where it crosses Maple. I think we've had a problem there.

Chairperson Matta – Yes, hate to see anyone get hurt, that's for sure. Thank you very much.

Item 4: Insite Commercial Report

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

- 5 & Main:
 - There is an LOI that is close with the developer and Aikens on Building G, the shoppette. On discussing timing, I just found out that Aikens does have permits. He is pushing for the developer to get going this year. The developer is thinking he wants to do it in the spring, but I know Aikens wants to get this rolling.
 - There is an LOI that is out for signature with one of the grocery users. The other one is stuck with some of the restrictions. For example, Bruce would not be able to put in a wine store, or a bakery. Those are just some of the restrictions. I'm not at the forefront of those discussions, but I think that particular deal is getting tougher, and making the other one look better.
 - Everyone can see that the balancing continues, and has for a long time.
- Phase II, Unit 14: The piece that the DDA leased out to Continental, that is balanced. That should be okay. I don't know if anybody has looked at it to make sure, but that should be back to normal.
- On the rest of the parcels, I really don't have anything new. I do get phone calls, but nothing solid to report on with the balance of the properties.
- We are getting attention on Parcel M (Pad A), which is next to Walmart. We've sent information out. A lot of developers aren't sure what they want to do, and I don't think the DDA wants to sell the property unless we know what's going to happen there. I tell them, we really need to know what you want to do before we get too far down the road.
- I do have to leave here in a little bit.

Chairperson Matta – Any questions?

Director Watson – Randy, you spoke of Unit 14 where Wieland was staging for Springs. They have a \$175,000 bond. Their seed is starting to germinate. They did have to put in soil erosion fencing. I'd like to check with Andy Miller, Assistant Building Director, before releasing that bond to make sure that there are no soil erosion issues remaining.

Randy Thomas – If they haven't asked for it.

Director Watson – They have, and I told them they would have to seed it. They did that and it is starting to germinate now. I just want to make sure there are no soil erosion issues so those don't become our problem after their bond is released. Chris, do we need a motion to release the bond when the time comes, or do I just release that?

Attorney Martella – You do not need a motion to release it. Part of the bond is, once the work is complete and the site is restored, the terms of the bond are very clear. As long as they meet with your requirements and everyone signs off on it, you're good to go.

Director Watson – Good, thank you. And there was mention of the pathway at some point, Dave, and you and I talked about that yesterday. I don't think we can hold the bond up for the pathway. The pathway would be on the Township side, related to site plan approval.

Dave Campbell – I would agree with that.

Director Watson – Okay, good.

Randy Thomas – Chris, I have a question. It's more paperwork than anything else. Do we have the document with Aikens on the extension for Phase II?

Attorney Martella – It's sitting with his attorney. I'm waiting to get a signature back.

Randy Thomas – Okay.

Brian Winkler – Randy, I've got a quick question. This is probably my misunderstanding, but the shopette, I recall in the past was always 12,000 square feet, and now you've got 15,500 in the report.

Randy Thomas – That's the final. Initially it was going to be 12,000, and then they expanded it to accommodate a new tenant, and it grew from 12,000 to 15,500.

Brian Winkler – One more tenant, thank you, Randy.

David Smith – And that is sold, correct?

Randy Thomas – There's an LOI pending. It's site plan approved and he has permits. It's ready to build. The developer has an offer in front of Aikens, which economically has been agreed to, but timing is still out there. I think they want to build in the spring versus starting now, but they're ready to go. There's no reason to delay, unless you guys know of something. Construction numbers are being tossed back and forth. There's nothing I can do on it right now. Once they agree on timing, then we will move to the next step.

Chairperson Matta – Is Bruce waiting then to start, to see if he can get a deal? Or is he going to start and then sell it?

Randy Thomas – He's waiting to hear back from these guys. He told them, when we initially started the deal they were going to start construction early. When we met with them last week, they said they thought they may want to push construction until spring. Aikens wants to get it in the ground now to draw the rest of the tenants around the market.

Chairperson Matta – Right.

Randy Thomas – I will let you know. I would say one way or the other, I still think that center is going up.

Chairperson Matta – Same plan, same drawings right. So, if Aikens starts, he can pass it on later.

Randy Thomas – He may build it, and this guy may buy it.

Dave Campbell – There's no delay on the Township side of things. They're approved, and they have engineering approval, right Jason? Obviously site plan approved, and building permits. To the best of my knowledge, they're ready to go from the permitting side of things.

Chairperson Matta – Well, we can all go out there with some shovels if you need us to. Any questions for Randy? Hearing none, thank you very much, sir.

Item 5: Attorney's Report

Chairperson Matta – Did you already give report?

Attorney Martella – I already gave it. That's what's going on with the amendment. I know Randy, we talked at the last meeting about the restrictions on Pad A. We opened the conversation with his counsel, and she agreed that Randy and Bruce should talk together, so they're talking.

Randy Thomas – And right now, there's only a few restrictions to deal with; a coffee drive-through, Pilates, and a restaurant that serves only breakfast and lunch.

Attorney Martella – Those were the three they talked about.

Randy Thomas – Anything else is wide open right now. Once we have a use, there will be a reciprocal restriction on 5 & Main.

Attorney Martella – Now that we're feeling comfortable with that, we will keep pushing through the process to extract the parcel. Until I hear that the land balancing is done, the sewer is where it's supposed to be and all the rest of it, and it's in a condition to be handed over to us ... The hold up at this point is related to what needs to be fixed.

Chairperson Matta – Okay. It's down the road but we'll get there.

Attorney Martella – I'm not going to step on Jason's toes.

Item 6: Director's Report

Chairperson Matta – Hi Deb.

Director Watson – Hi.

Chairperson Matta – How was your meeting last Tuesday?

Director Watson – It was wonderful. It went very well. We got the cash advance approved.

Chairperson Matta – Did it go late into the night?

Director Watson – It wasn't as late as we thought it might be. They were pretty efficient and did not have quite as much public input as they thought they might have. It wasn't too bad. We've talked about the bond for Unit 14. I know Jason has a couple updates that are more recent than even my report from this past Saturday, so I will let him update on the pathway which is up on the screen.

Katelyn and I met with Heather, our representative at PNC Bank last week. Katelyn is now on the account for Commerce Towne Place, and everything is in order there. I also talked with Heather about getting a loan for the irrigation system to upgrade and do capital improvements; we need the well drilled eventually and a new pumphouse, so I think we're looking at anywhere

from \$60,000 to \$90,000. Our budget for Commerce Towne Place is only \$120,000 with reserves right now, so we will need to increase dues and get a loan. We're working on that. Last month, I reported that the Parkway was quite a mess due to drought and the irrigation pump that had failed. The pump is fixed, it's reinstalled, irrigation is on, and we're also obviously getting a good rain. United came in and cleaned up all the issues we had out there, so I'm definitely feeling much better about that. We are still cleaning up some of the fallen trees from the recent storms, and there were some significant ones. This one fell in front of the Township. Thank you, Dave, for these photos.

Dave Campbell – I was going to say, those are my pictures. I own the copyright on those.

Director Watson – Yes, you do. That one was huge, and there were 5 or 6 others down along the Parkway.

Randy Thomas – I actually saw that one fall. It was loud.

Director Watson – I bet, were you in your office?

Randy Thomas – Yes.

Chairperson Matta – How close were you?

Randy Thomas – Right there.

Director Watson – Thank God it went the way it did, but the tree did take down a light pole. We are still working on the trails to get those cleaned up, especially behind Walmart and Avalon area. The trail there is closed anyway, but there are some big trees down there, and debris on the other trails. They will be working through those, and I estimate we could have about \$20,000 worth of tree work and trail cleanup. So, yet another surprise for the CTP budget this year. The rest is in my written report.

Director Watson's written report of September 12th was included in the Board's agenda packet, and is included below.

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

• **5 & Main –**

- *Aikens has an extension from the Township Board to April 2027 for the Library parcel option. The DDA's Phase II option was extended until August 19, 2027.*
- *Rough grading is wrapping up at the Phase I site. Our new Assistant Building Official, Andy Miller, has been inspecting and monitoring site issues.*
- *Pad A; We await correction of the storm sewer. Jason Mayer will advise the DDA Board when the site is ready for us to take possession.*
- *The shoppette plans were approved in March. Engineering plans have been reviewed. Construction is scheduled to begin in November, either by Aikens, or the potential buyer, with anticipated occupancy in Spring 2027 or thereafter.*
- *Springs at 5 & Main; Wieland has cleaned up the staging area on the Phase II property (Unit 14). They have graded and seeded. Seed is starting to germinate and we can consider releasing Continental's bond once our Building Official confirms there are no remaining soil erosion issues onsite.*

- *Over the past week, Wieland began staging equipment at the Library parcel and work has begun to fix the storm sewers that were installed incorrectly.*
- *Dort Credit Union; The building is looking good. Their landscaping is progressing well. Completion of the project is anticipated soon.*
- *LaFontaine Automotive Group (LAG) – Pontiac Trail & Haggerty; LAG is working to get their final certificates of occupancy. The new sidewalk has been installed, which will connect to the CTP trail. The sewer contractor is working to clean up their construction site so that this pathway connection can be completed.*
- *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 and he will work directly with Aikens on any use restrictions as things progress. As for acquisition of the deed for Pad A, Attorney Martella will be starting the process and legal documents to extract the parcel from the 5 & Main condominium. As mentioned above, once the site meets Jason's approval, we can take possession.*

II. *MTT Judgments* – *As updates are available, reports are given at the DDA meeting. Lowe's is still pending, and Walmart is on the MTT docket for November.*

III. *Commerce Towne Place HOA Items* –

- A. *Treasurer Appointment – Katelyn Massey has been approved as the new CTP Treasurer. We met with Heather at PNC on 9/10.*
- B. *Budget – It is projected that dues will be increased for 2027 to offset rising costs of services, parts and labor, related to site maintenance and repairs, along with necessary replacements and improvements. Capital improvement financing is being reviewed. In addition, tree cleanup will be expensive after the recent storms.*
- C. *Dues – All dues are current.*
- D. *Tax Forms & Reports – The annual HOA report will be filed by the due date, October 1st.*
- E. *Lighting/Electrical – Shaw Electric; Eric Peterson, Adam Dornton & Matt Allen. BrightSource, Rich Walton*
 - *Numerous repairs were made throughout July.*
 - *We have placed another order to restock lighting supplies.*
 - *Fall maintenance of the lighting control panels is being scheduled.*
 - *In the storms on Thursday, 9/3, a very large tree fell in front of the OCSO. It blocked Martin Parkway traffic at the Township roundabout and took down a light pole. The Sheriffs, along with Dave Campbell and others, worked quickly to remove the hazard.*
- F. *Landscaping, Maintenance & Trails – United Lawnscape, Tara Marquart; Rousseaux's Excavating, Mark Rousseaux*
 - *We had some issues mid-August with weeds and overgrowth on the Parkway, but Tara was quick to get her teams onsite and clean everything up; mowing, trimming shrubs, weeding, trail trimming, and weed treatments were all completed in late August.*
 - *Our second tree fertilization will take place soon along the Parkway. We contracted fertilizing for Spring and Fall this year.*
 - *Phragmites will be treated in September or October, along with Purple Loosestrife which I discovered recently in our CTP wetlands. I will send out notices via email to the CTP directors when this is scheduled.*
 - *Lake Trail, between Avalon & Walmart, remains closed until further notice due to fallen trees and continued work in the area. The sewer contractor for the Haggerty Pump Station abandonment is wrapping up their work around the trail. Once they are done, millings can be added back into the area and the pathway connection can be*

made to the new LaFontaine sidewalk. The sewer contractor will access their project from Haggerty Road going forward.

- *The 9/3 storms took down numerous trees along Martin Parkway, and many more along the pathways. Maintenance cleared several at Parcel F and the Township Hall. Our tree contractors were able to stand a few trees back up in the Parkway. They will be returning to clean up trees on the nature trails next week as they are currently addressing other emergencies.*

G. Irrigation – Michigan Automatic Sprinkler (MAS)

- *This system was functional as of June 11th. A mid-season inspection was performed in late July. A few repairs were made and everything was functional.*
- *On August 14th, the irrigation pump failed. The technician confirmed that it is 10+ years old and that's the common useful life. We have since had that pump refurbished, and have also ordered a new pump. One of our developers recommended keeping a backup pump on hand for just such a situation. The irrigation pumphouse itself is also rusting out and the other components are aging. Replacement of the pumphouse is estimated at \$57,000. This is being considered for 2027-2028, and we will look at financing options.*
- *I am also working on a permit for an augmentation well, and to obtain quotes from well drillers. We were in a drought in August and the irrigation pond level was too low to run the sprinklers. In the future, we could keep the pond at an optimal level by utilizing an augmentation well, if the request is granted. I've been working with Giffels, the Building Department, Michigan Automatic, and other developers for guidance in this process, and I've been learning a lot. I've also reviewed options for a municipal connection for irrigation, which would require a backflow prevention device, but that would be an expensive alternative in times of drought. I will keep working on potential solutions for our irrigation system, but it will take time.*
- *As of 9/10, the irrigation pump has been reinstalled and the pond level is optimal so the irrigation system is back on. I have dialed down watering to 3 days per week. However, I am concerned about sediment in the pond and have requested that the catch basins be checked and cleaned in relation to construction at 5 & Main, as storm water from their site discharges to the irrigation pond.*

IV. Other –

- *We will be holding the Fall Martin Parkway Adopt-A-Road Cleanup, Friends of Larry Gray, on Saturday, September 19th from 9am-10:30 or so. We clean up both sides of the Parkway between Pontiac Trail and Richardson Road. The RCOC asks volunteer groups to hold two sessions per year, one in the Spring and one in the Fall. If you can join us, we will meet at the Township Hall at 8:45am.*
- *It is budget season, and we have been working through the 2026 amendments, and the 2027 proposed figures. The budget worksheet is on the September 15th DDA agenda for consideration.*
- *After brief discussion, the DDA's cash advance request was approved by the Township Board of Trustees on Tuesday, 9/8 for up to \$1.2 million. Trustee Long expressed his desire to see the DDA wrap up and he inquired about whether Administrative costs are declining. I've asked him to meet with me so we can discuss his concerns and I will work to answer any questions he may have.*
- *We are gearing up for the Outrun Hunger 5K race, which will take place on Saturday, November 14th. For more information, visit www.outrunhunger.org/.*

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

Township Board Update:

Secretary/Clerk Creech –

- I have two meetings to report on.
- The first meeting was August 18th, the same date as our last DDA meeting. It was a record; we were in and out of there in 27 minutes. It was wonderful. We were missing two Board members, I won't say who.
 - We reappointed Clarence Mills to the ZBA for 3 years.
 - We approved the amendment to the billing services agreement with the WRC, which extended the agreement to the end of March of next year.
 - We approved the Introduction to the Ordinance Amendment 1.078, which changed the requirements for fiber optic companies.
 - Approved the purchase of 20 ADA picnic tables for our parks
 - Approved the engineering for the pathway rehabilitation along South Commerce Road, and then we went home.
- And then we had a meeting on September 8th, and that was a little bit of a different story.
 - We had a full house and a full agenda.
 - We had three public hearings that no one was present for. They were all approved.
 - One was special projects 56. That was seven parcels for sewer and water.
 - The other two were for fire and police SADs.
 - We had two appointments for the Planning Commission for a 3-year term. One was Brian Winkler, the other one was Brady Phillips.
 - We approved the amendment to the Wingate Preserve Conditional Rezoning Agreement. They changed the layout of the streets; instead of cul-de-sacs, now it's just a straight street.
 - We approved some contracts; Huron Cemetery maintenance contract, Kerr Engineering contract, and the part-time Building Official contract.
 - We approved the installation of a fire hydrant at Fire Station #4.
 - We approved UFS to provide us with a cost of service study for our sewer system.
 - We approved adoption of the Amendment 1.078.
 - We approved the purchase of a Library wall feature, which is like a giant light bright and I can't wait to use it.
 - We held a dangerous building hearing, but there was no resident present. We had already tabled it and they had plenty of notice. They did not show, but we approved to have the attorneys move forward with that.
 - We approved changes to the lakeside accessory structures.
 - We approved the Conditional Rezoning agreement for the Commerce Lake Market. We also approved the zoning map amendment that goes with it.
 - We had a lengthy discussion with the residents of lower Mount Royal for their paving SAD. A lot of questions and answers, but not enough though because they are still submitting FOIA requests.
 - We approved the cash advance to the DDA.
 - We approved a donation agreement for Lot 1 of Maury's Golfview Subdivision.
 - We approved the Haggerty Pump Station Abandonment budget amendment.
 - Approved brush clearing at Dodge Park.
 - We set another dangerous building hearing for a different building in October.
 - We adjourned at 10:30.

Chairperson Matta – Any questions for Deb or Missy? Anything more, Deb?

Director Watson – No, I'm good.

Item 7: Engineer's Report

Jason Mayer –

- Haggerty Pump Station Abandonment – As Missy mentioned, the Board approved the budget amendment so we can finish the project. The contractor says they should be done with that by the end of this year. They have to order materials and get back out there. They did some restoration behind Walmart. They will finish everything once they're done installing that sewer. It should look a lot better when the LaFontaine pathway restoration is done.
- Spring at 5 & Main – They started repairing the storm sewers on 9/5 and they should be done by the end of today.
- Pad A – They have adjusted the storm sewer. That's one piece of the puzzle. I think they just need to finish grading it to the right elevation.
- Pad G, Shoppette – As was mentioned, they should be ready to go. Now that the storm sewer has been repaired, that is the storm sewer they're going to connect to, so I don't see anything that is holding them up besides whatever deals they're working on.
- LaFontaine Pathway – There are some pictures up on the screen. They should have everything done by the end of this week with adding millings and the concrete between Walmart and LaFontaine.

Director Watson – It's looking really good.

Jason Mayer – Should be done in time to have grass growing this year. Those are pictures from today. They were just grading.

Discussion took place regarding soil erosion measures. Director Watson explained to David Smith that the site is everchanging every day out there. They're working on it.

Item 8: Planning Director's Report

Dave Campbell –

- I think most of what I have is in my written report.
- We are going to have a public hearing at the Planning Commission meeting on October 5th for what they're calling the warehouse suites and flex spaces that are proposed on the south side of Oakley Park between Martin and Haggerty. Because it's a Special Land Use in the TLM zoning district, we have to have a public hearing at the October meeting.
- Last night, the Planning Commission saw a concept plan for a preschool daycare on the undeveloped property just east of CJ's bar/restaurant. The brand name is The Learning Experience, and the Planning Commission was receptive to that use on that piece of property, so they are likely to move ahead with that project.
- It sure looks like the Dort Financial Credit Union is pretty close to being ready to open. All their landscaping is in. They are inside hanging light fixtures and so forth. It looks really good. And at least there's one project that's nearing completion within the 5 & Main development.

David Smith – I was looking at the Springs apartments the other day. There's a lot of standing water around there.

Director Watson – Correct me if I'm wrong, Jason, but now that they're fixing the storm sewers and getting them at the right elevations, will that help some of that drainage?

David Smith – It looked like the road was lower than the catch basin.

Jason Mayer – I'm not sure. I can look at it, but they are adjusting the last outlet structure. I know there is some debris in the storm sewer system that they need to clean out. So, it could be a combination of those.

Dave Campbell – It's possible they may also still have a second layer of asphalt to add to bring it up to the storm sewer.

Jason Mayer – I'm not sure.

David Smith – It was more between the buildings, and it looked like poor landscaping.

Director Watson – Oh, up in the development. I thought you were speaking of Library Drive.

David Smith – There was a lot of standing water.

Chairperson Matta – What were you doing down there, David?

Director Watson – He's being nosy.

Chairperson Matta – I appreciate the updates, David. You're on top of it.

Director Watson – I'm going to start giving you assignments.

Chairperson Matta – That's great.

>> *Randy Thomas exited the meeting at 12:28pm.*

Item 9: Committee Reports

Chairperson Matta – We have a Finance Committee agenda here. How is that going to be handled?

- A. Finance Committee – Director Watson – I will start, and Katelyn can take over if she has anything to add. I will keep it brief and go over the memo that I had with the budget.

1. 2026 DDA Amended Budget –

- a. In 2026, our biggest change is to remove the sale of Parcel J, that's \$800,000. We took that off of the revenue. And then the appropriations were also adjusted by the \$650,000 that we expected for property disposition costs related to that sale, which would be the cost of the land, legal expenses and commissions. That was the biggest change to 2026 for the amendments.
- b. In addition, there were only two other significant items. One was a reduction to the Assistant fees. We have not had an Assistant this year, but I'm still keeping my options open, so I retained some of that budget.
- c. And then, Chris, on your budget I did reduce that by \$29,000. That would have been related to property sales, but I did keep some extra there because I know you're going to be working on Pad A matters.
- d. Those were the highlights from 2026.

2. 2027 DDA Proposed Budget

- a. A 4% increase is proposed for the Director's fee.
- b. A 3% increase is proposed for the Attorney fees. I moved that \$29,000 into 2027 for the Attorney in case we do have property sales come up, either Pad A or Parcel J, then the money is there and we don't have to go back to the Board right away for any amendments at that time.
- c. We have a 5% increase for insurance.
- d. HOA dues are going to increase up to 20%.
- e. Property Maintenance and Utilities; the cost of DTE for lighting the Parkway seems to be increasing, but we do get reimbursed 77% of that cost from the RCOC, specifically because they reimburse for the Pontiac Trail and Martin Parkway area.
- f. The interest we pay to the Township and for the bonds, that's the bulk of the increase for 2027, with about \$186,000 there. So, of the \$225,000 or so projected to increase in 2027, most of that is the interest.

Director Watson – Katelyn, did you have anything to add to that?

Treasurer Massey – No, you covered everything I was going to say.

Chairperson Matta – Last free pass, you're up next.

Director Watson – So, if I can answer any questions, let me know. Otherwise, I will take a motion to take this to the Township Board.

MOTION by Mirkin, supported by Hoy, to take the DDA Budget worksheet, covering 2026 Amendments and the 2027 Proposed Budget, to the Township Board for consideration. **MOTION CARRIED UNANIMOUSLY**

- B. Public Relations Committee – Jose Mirkin – Well, the art teachers are very quiet. They don't start selecting art until November/December for the May 2027 Art Exhibit. No big news in that area.

I was thinking, two of my friends have drones and they take very good pictures. I was going to ask one of them to take pictures in the area where Bruce is working right now, and send it to the Detroit News with help from Dave and Deb. But right now, it's only earth movement and there is nothing going vertical. I think I'm talking about the future, because there's nothing to show to the community yet since what was published two years ago. So, I'll be glad to see something going up so I can get drone photos and we can publish.

Director Watson – So maybe the shoppette?

Jose Mirkin – Yes.

Director Watson – Okay. And we also have access to Nearmap which gives us the aerial view, and this updates ... Is it every 2 or 3 months, Dave?

Dave Campbell – It's usually 3 times per year.

Director Watson – Oh, 3 times a year, okay. But yes, I love drone photos.

Jose Mirkin – So we will wait.

Director Watson – All right, thank you.

- C. Marketing Committee – David Smith – I just want to say, Jose, in my world, dirt moving is an exciting event. If you want to take drone pictures, let me know. I have nothing more to add to what we have reviewed with what's going on in the Township.

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

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

Item 11: Other Matters

- David Smith and Director Watson discussed the irrigation issues, pump repairs and the pumphouse to be replaced.
- Jose Mirkin inquired about the timeline for additional construction at the 5 & Main development. Dave Campbell replied that the next building to go up is Building G, the shoppette, and we heard Randy say that it is still to be determined whether they will break ground this fall, or whether they will wait until spring. Even if they break ground this fall, vertical construction still probably would not happen until spring. After that, the hotel, the grocer and all of the core retail on the interior is still to be determined. We have not seen site plans for any of those yet. We have an overall development plan, but we have not yet seen detailed site plans for those other buildings.
- Jose Mirkin also noted that he will be absent from the October meeting. Director Watson thanked him for the advance notice.
- Chairperson Matta addressed a member of the public who had arrived after public comment to see if he had any comments to add. The resident indicated he was only present to observe.
- Derek Tuck inquired about 5 & Main parcels and the development process. Dave Campbell explained that Aikens has indicated he would take the revenue from the sale of Building G and invest it into the purchase of the Library parcel from the Township, which is something that the Township has been waiting on for about 8 years. There is confidence that Aikens will sell off the hotel piece also. The grocery is currently in negotiations, and could be leased or sold, as Randy spoke of earlier. Chairperson Matta added that Aikens needs the Library parcel for the gourmet market, and also for the hotel. Dave Campbell hopes that Aikens will still be the owner of the interior core, the downtown portion. Director Watson noted that there is a requirement that Aikens needs to retain a certain percentage of ownership, 10%. Attorney Martella agreed. Dave Campbell added that there is language in the 5 & Main PUD agreement that Aikens' group shall remain the master developer, and that they are responsible for all of it.

Item 12: Adjournment

- Next regular meeting is Tuesday, October 20, 2026.

MOTION by Mirkin, seconded by Tuck, to adjourn the meeting at 12:41pm.

MOTION CARRIED UNANIMOUSLY



Melissa Creech
DDA Secretary

INVOICE APPROVAL (BY INVOICE) FOR COMMERCE CHARTER TOWNSHIP

EXP CHECK RUN DATES 09/15/2026 - 09/15/2026

POSTED AND UNPOSTED OPEN AND PAID

BANK ACCOUNTS: DDA H - DDA HUNTINGTON

Invoice Number	Bank Account	Description	Amount
DAWDA DAWDA MANN COUNSELORS AT LAW			
652626	DDA H	PROFESSIONAL SERVICES	2,854.00
Total For: DAWDA MANN COUNSELORS AT LAW			2,854.00
WATSON DEBORAH WATSON			
AUG/SEP 2026	DDA H	DDA DIRECTOR 8/14/26 - 09/09/26	6,887.50
Total For: DEBORAH WATSON			6,887.50
DTE DETROIT EDISON			
10/06 2579 LIBRARY	DDA H	ACCT# 9100 077 1100 5	25.19
10/06 2581 LIBRARY	DDA H	ACCT# 9100 077 1086 6	782.60
10/06 2660 OAKLEY	DDA H	ACCT# 9100 077 1065 0	146.92
10/06 3106 MARTIN	DDA H	CCT# 9100 077 1076 7	201.58
Total For: DETROIT EDISON			1,156.29
GIFFELS GIFFELS-WEBSTER ENGINEERS			
138446	DDA H	PROFESSIONAL SERVICES - LAG PATHWAY	4,483.50
Total For: GIFFELS-WEBSTER ENGINEERS			4,483.50
GM & SONS GM & SONS, INC.			
2260641	DDA H	LAG PATHWAY PAYMENT #2	24,140.77
Total For: GM & SONS, INC.			24,140.77
Report Total:			39,522.06

