

Final
CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, April 21, 2026
Commerce Township Hall
2009 Township Drive
Commerce Township, MI 48390

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

Downtown Development Authority:

Present: Debbie Watson, DDA Director
Steve Matta, Chairperson
Tim Hoy, Vice Chairperson
Derek Tuck, Member
Susan Spelker, Member
Jose Mirkin, Member
Brian Winkler, Member

Absent: Spencer Schafer, Member (excused)
David Smith, Member (excused)
Larry Gray, Township Supervisor (excused)
Melissa Creech, DDA Secretary, Township Clerk

Also Present: Molly Phillips, DDA Treasurer, Township Treasurer
Jason Mayer, Township Engineer, Giffels-Webster
Chris Martella, Dawda, DDA Attorney
Randy Thomas, Insite Commercial
Dave Campbell, Township Planning Director (*arrived 12:17*)
Sgt. Matt Leggat, OCSO
Pops Spelker, DDA Mascot

Item 1: Approval of Minutes

MOTION by Spelker, seconded by Mirkin, to approve the DDA Meeting Minutes of March 17, 2026. **MOTION CARRIED UNANIMOUSLY**

Item 2: Public Comments

Ray Golota, 1595 Vanstone, Commerce Township – A question; the new light at Walnut and Pontiac Trail, if you're going east on Pontiac Trail, is there ever going to be a left-turn signal to turn into Continental?

Chairperson Matta – That's probably one for Dave Campbell more than anybody, but Jason do you know?

Director Watson – Do you mean a green arrow?

Jason Mayer – I don't know off the top of my head.

Derek Tuck – It seems like it needs one.

Director Watson – I'll check in to see what qualifies it for that. Hopefully it will be added soon.

Ray Golota – My comment would be, how else would you get into Continental? I just came from there and I had to wait for a yellow.

Chairperson Matta – It's a tough left-turn there. It's a good suggestion.

Director Watson – It's a good point.

Chairperson Matta – It's also going to be an entrance into 5 & Main.

[Alarm beeping]

Ray Golota – Is that a fire alarm?

Treasurer Phillips – Do you want me to send someone to look at it?

Director Watson – I talked with Maintenance. They have been on the roof working since early this morning. The alarm has been on and off. I asked them if they could turn it off for the noon meeting. It was off, but now it's back on.

Chairperson Matta – Anything from you two?

Unidentified Resident – We're just here to listen to the progress on 5 & Main.

Chairperson Matta – All right.

Item 3: OCSO Update

Sgt. Leggat – Nothing major. We had the Multi-Lakes event, which I'm sure people have heard about. Traffic ended up being more of an issue than we thought. It was perfect weather. They expected up to 2,000 cars and they had 5,000 cars with 10,000 people. Quite a few of us got called in to help out with that one.

From the other side of things, we've had a couple of incidents. We arrested somebody that was in crisis and wanted the police to end his life. He was arrested and luckily talked down before anything happened. He's a veteran with PTSD.

Chairperson Matta – Well, tragedy averted.

Sgt. Leggat – That's about it. We have a detective sergeant who is retiring in June. I don't know if any of you know Sgt. Wooster. He has been behind the scenes in Commerce Township since 2012.

Chairperson Matta – Well that's great. How many years on the force?

Sgt. Leggat – I think he's at 31 or 32.

Chairperson Matta – That's impressive.

Sgt. Leggat – He will be a loss. He knows his way around, all the court process and whatnot. His shoes will be hard to fill.

Chairperson Matta – Thank you very much.

Item 4: DDA Informational Meeting

Chairperson Matta – We have Item A, Insite Commercial Report.

A. Insite Commercial Report

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

Randy Thomas –

- Last month, for the main portion of 5 & Main, Aikens did receive site plan approval for the 12,000 square foot building with the drive-through, which is the shoppette.
- I have a meeting with him today. He wants to sit down with me to go over the outlots, because there have been some moving pieces, namely the market piece. We have two other national players. Both were in town over the last month. They would be lease deals versus selling the pad. We have hit a brick wall, and we've had a lack of response on the sale of the pad. I shared with Deb earlier, with the national users, you've got national credit, so that makes financing a lot easier. One of the users referred to Commerce as a food desert.
- So, this is moving down the pipe. I will know more later today. I'll see if Bruce has heard anything back. I know there are meetings being set up in Vegas with the two groups. I'm going to be there this year. I'll see if I can attend both of those.

Chairperson Matta – Is that in May?

Randy Thomas – Yes.

- We are getting action on some of the outlot parcels, especially due to the fact that the site is being balanced right now. It's saying a lot to the brokerage market. People are driving by and seeing something happening. So, hopefully the shoppette goes vertical this year, which is planned. That will help the impetus on the west of the outlots.
- We have interesting users that have come to the table, and two of them are not in the market right now.
- Lastly, Galbraith has what we refer to as Parcel H, which is on the northwest quadrant of the Pontiac Trail roundabout. You can probably do 4,500 square feet with a drive-through. When we get something, we generally make phone calls before we blast it out. We had two phone calls and we've got two interested parties. We anticipate that one of the two will probably come into the fold. That's now covering the frontage of Pontiac Trail.
- The rest is just going lag behind in phases. The good thing is that there are plans already with the market. I think Deb may have seen those. I feel pretty positive about it. Let me see where we are next month. This dovetails with the Library piece. The information I'm giving you is from the broker who I've known for 30 years. We have had a lot of conversations on the piece. He wanted to know if the DDA or Commerce was going to kick in and I clearly told him that they already did. You're looking at the land and the improvements.
- I update Deb as things happen. Hopefully next month, I will have a little bit more on this. I know that this is one of the top three sites they're looking at, and we actually have the other two sites they're considering.

Chairperson Matta – The shoppette is fully leased out, right? Or at least partially.

Randy Thomas – He’s got tenants for every spot. Not all leases are signed. That’s going to happen and he will need that to secure the financing.

- With the balance of the development project, I'm getting more calls on Pad A. Our sign is out finally.
- I'm also getting some action on Parcel J which is at Oakley and Haggerty. This is the time of year. People are coming back and we always get a pop of activity for 30 days, then it gets more normal.

Director Watson – As for Pad A, we had our call with Chris regarding whether or not to keep the parcel in the 5 & Main condominium.

Randy Thomas – Yes, I think we’re good on that. Chris, anything outstanding?

Attorney Martella – No, I’ll talk about my discussion with Bruce’s attorney. I’ll do that in my report.

Randy Thomas – That’s all I have to report.

Chairperson Matta – Nothing on Parcel F?

Randy Thomas – No, nothing on F. I think it will be the last piece. Our activity from this time last year to now has tripled.

Derek Tuck – Are the leases on those better for Bruce to build, or worse? If they’re leasing, he has to build them, right?

Randy Thomas – Yes. With the market, it’s probably a better deal overall because it’s going to kick off that portion of the development quicker. And the other outlots will be sold.

Discussion continued regarding tenant leases.

Chairperson Matta – Thank you very much, Randy.

B. Asset & Liability Report

Treasurer Phillips – I just wanted to let everybody know that the advance from the Township was \$1.8 million. So, it was below the \$2 million estimated, but more than the \$1.7 I thought. That went off without a hitch. The debt payments were made and everything else seems to be looking good for the upcoming audit.

Chairperson Matta – When is that audit?

Treasurer Phillips – I think they’re doing the first two weeks in May for their field work.

C. Q&A

None.

Item 5: Attorney's Report

Attorney Martella reported on the recent discussion he had with Bruce's attorney regarding acquiring the deed for Pad A. There have been delays and the proposed restrictions are unreasonable.

In addition, he reported that Walmart and LAG have had ongoing discussions over the easement and the Walmart access road that connects to LAG. He spoke with the attorneys involved and provided guidance regarding the association documents. He added that the Walmart local attorney happens to be a partner in his firm.

>> *Dave Campbell arrived at 12:17pm.*

Director Watson – I would note that Elizabeth from LAG was at the Planning counter recently regarding her attorney needing to verify something on behalf of the DDA. That was why I got you involved with the easement, and it sounds like it's being settled.

Attorney Martella – It sounds like it's being settled, and I don't know if it was my discussion with the Walmart attorney. I think the delay was with Walmart corporate.

Item 6: Director's Report

Director Watson – So, Pad A is on the overhead, and you can see the extra soil is still there. This picture is from last week when I was onsite. I did follow-up with Jim Fielder and he said that they are trying to get site balancing scheduled, but there has been a lot of complaining from contractors about the weather and soil conditions. So, it is on his agenda and he will keep us posted as to when he can get that cleared.

The only other thing I have from my report is that we did the Adopt-A-Road cleanup this past Saturday. We had 7 people present and I think we picked up about 25 bags of trash. Thank you Jason, Dave and Molly for being there. It was a good morning. It was a little rainy of course, as it usually is, but it went very well.

Director Watson's written report of April 9th was included in the Board's agenda packet, and is included below, along with any relevant updates.

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

- **5 & Main –**
 - *The 5 & Main Tenant Handbook and the site plan for the shoppette were both approved, with conditions, at the Mar. 9th Planning Commission meeting. A few items will be worked on administratively with a Planning Commission work group.*
 - *Grading continues on the Phase I site.*
 - *Work continues on plans for the gourmet market.*
 - *The Phase II option extension was approved thru Aug. 20, 2026.*
 - *The Library parcel option extension request is on the Apr. 28th Township Board agenda, which is a quarterly discussion meeting.*
 - *Springs at 5 & Main; Continental anticipates a final decision in April from MSHDA regarding their Brownfield Plan proposal.*
 - *Construction is progressing at Dort Federal Credit Union. They estimate completion by Fall 2026.*
- *LaFontaine Automotive Group (LAG) – Pontiac Trail & Haggerty; Nothing new to report.*
- *Parcel F / Unit 7, in front of the Township Hall – Nothing new to report.*

- *Parcel J1, Haggerty & Oakley Park – Nothing new to report.*
 - *Parcels M & N (or Pad A & Pad B) – Randy Thomas is actively marketing these parcels. Attorney Martella is working through the process to acquire the deed for Pad A.*
- II. MTT Judgments** – *As updates are available, reports are given at the DDA meeting.*
- III. Commerce Towne Place HOA Items** –
- A. *Budget – The 2026 CTP budget was approved.*
 - 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*
 - *Shaw performed spring maintenance on the electrical panels.*
 - *Repairs and reinstallation of light poles will be scheduled when weather and soil conditions permit.*
 - *We await payment on a claim for an accident that occurred on Feb. 27th.*
 - E. *Landscaping, Maintenance & Trails – United Lawnscape, Tara Marquart; Rousseaux's Excavating, Mark Rousseaux*
 - *Tara and I have coordinated on spring cleanup efforts, mulch and planting projects. The Parkway is shaping up nicely. Deep root tree fertilization is also scheduled.*
 - *Trail inspections and cleanup will also be scheduled soon.*
 - *Lake Trail, between Avalon & Walmart, remains closed until further notice in conjunction with the Haggerty Pump Station abandonment project. The closure is posted on the Township website.*
 - F. *Irrigation – Michigan Automatic Sprinkler (MAS)*
 - *The system is scheduled to be opened on May 2nd.*
- IV. Other**
- *The Martin Parkway Adopt-a-Road cleanup, Friends of Larry Gray, was done on Sat, Apr. 18th.*

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

Township Board Update:

Treasurer Phillips – At the April 14th Township Board meeting:

- We started out with a Boy Scout leading us in the Pledge of Allegiance, which was nice.
- We had some changes. We did not have a presentation from Bruce, so that was removed from the agenda.
- We approved the Island Club Paving SAD.
- We approved the Phase I Sidewalk Repair SAD.
- We approved the special projects number 55 SAD.
- We reappointed Shane Lakner and Donald Peterson to the Library Advisory Board, each with a term ending May 31st of 2029.
- We untabled and talked about the proposed abandonment of part of Marshalsea Drive and Mario Drive, but apparently we're waiting for information from Oakland County Road Commission before we can finalize that. So, we tabled it again.
- We talked about the pathway plan.
- We approved a bond counsel letter of engagement for the bonds we'll have to issue for the pathways if they pass on the ballot.

Chairperson Matta – Is that Dickinson Wright?

Treasurer Phillips – Yes.

- We're going to renew the Richardson Center liquor license and leave it in escrow for one more year.
- We talked about the language for the ballot for the pathway millage.
- Jason updated us on a program where they're going to start to do sanitary sewer rehabilitations because some of our infrastructure is old and it's starting to fail. We don't want that.
- We went into closed session to discuss the purchase of properties on which we took no action.
- We adjourned at 8:10pm.

Susan Spelker – Oh my goodness.

Chairperson Matta – That's efficient.

Director Watson – You got a lot done in that time.

Jose Mirkin inquired about the rescheduling of Bruce Aikens' request, which is now on the April 28th agenda for the Township Board quarterly discussion meeting.

Brian Winkler – Jason, regarding the sidewalks and pathway improvements; have you done any engineering for any of those yet?

Jason Mayer – No.

Brian Winkler – So, it's a guesstimate as far as cost?

Jason Mayer – Yes. I mean we've walked all the sites. Are you talking about for the pathway millage project? There are two sidewalk projects; one is repairing sidewalks and one is new sidewalks. We have not done any engineering for the millage projects. We have done preliminary estimates, site walks and we've calculated the estimated number of easements we would need, along with any major issues. Possibly, the Board may approve us to start on engineering before the November election, but that has not happened yet.

Chairperson Matta – Nice segue, Brian. Thank you very much.

Item 7: Engineer's Report

Jason Mayer –

- Dort Financial; they have their underground utility work completed.
- Haggerty Pump Station Abandonment; We submitted a revised plan to EGLE for the wetland and we're waiting on that permit. Then, we have to get a sewer permit from EGLE, and pricing from the contractor. We're trying to keep that one moving and get the last section of sewer in so we can abandon the pump station.
- Springs at 5 & Main; I also talked to Jim Fielder the other day. He has not heard anything from Continental about the sewer repairs. He was going to follow-up and if either of us hear anything, we will let each other know. There are probably 10 storm sewers onsite that got installed incorrectly.

Chairperson Matta – So they've done nothing to repair any of that yet?

Jason Mayer – Our inspector was out there watching them put in new storm sewer, but they didn't do any work on the existing sections. Continental's attorney sent a letter to Raymond Excavating, who was the contractor, saying fix it or we're going to hire somebody to fix it. That's the last we've heard.

Chairperson Matta – The new ones went in at the right elevation?

Jason Mayer – Yes.

- Pad A; Debbie covered that. They're going to lower it. I think they talked about putting a swale on the east side because drainage was running off into the road there. Sounds fine to me.
- Pad G, the shoppette; As Randy mentioned, they got Planning Commission site plan approval. We have not yet received any engineering plans on that.

Item 8: Planning Director's Report

Director Watson – Dave, we had a question earlier from Ray Golota. He was wondering if Pinewood Avenue would ever have a green arrow at the traffic signal.

Dave Campbell – They evaluated whether it was warranted based on projected volumes and how many people are going to be making that movement. It was determined by the Road Commission that, based on projected volumes, it's not warranted. As 5 & Main builds out and if those projections need to be updated, then it might be something that gets reevaluated, however, it did not meet the threshold.

Treasurer Phillips – So they're not expecting anyone in the apartments to use that eastbound left turn? That's a lot of apartments.

Dave Campbell – There is a science to this. I don't pretend to be an expert on the science, but any time you take to dedicate to a green arrow, that's time you're taking away from the through traffic at the green light. If you provide a left-turn arrow with the green and yellow time that goes along with that, and everybody else going through has to stop, that creates its own challenges, especially when you want to coordinate with the signal to the east at Pontiac Trail and Haggerty and make everything work with the roundabout as well. There is a formula that goes along with all that and I trust that the Road Commission and the traffic engineers understand that formula better than any of us.

Chairperson Matta and Sgt. Leggat discussed the impacts on traffic and accidents, along with the other entrances into 5 & Main.

Dave Campbell – I apologize for being late. Part of the reason I was late is I went to a ribbon cutting, in Mr. Gray's absence, for a new restaurant at Martin and Richardson, Gordon's Kitchen. They took over what used to be the Twins Brunch. Hopefully everybody gets a chance to go try that out.

Treasurer Phillips – What kind of food?

Dave Campbell – It's breakfast and lunch food, so they're open from 7am to 3pm. It's a condensed menu. A lot of times when you go into a coney island, they have so much stuff on the menu, and they have a lot of things that they do pretty well. I want to think this place has a few things that they do really well. The menu looked really good to me. Everybody else got to stay there and eat, but because this meeting is so important to me ...

As we're talking about traffic, we have had more meetings about the roundabouts for the intersections of Martin and Richardson, and Richardson and Union Lake. Lots of meetings with the Road Commission and with the adjacent property owners, Bay Pointe Golf Course and McDonald's. We have one coming up with the Montessori up the street here. So, those roundabouts are projected to be constructed in 2028, which we all acknowledge is going to be a painful summer. No matter how they stage it, no matter how they do detours, no matter what they keep open and what they close, it's going to be painful. But hopefully by the time it's done, having a pair of roundabouts through there is going to really help with moving the traffic through this corridor.

Derek Tuck – Are they doing both at the same time?

Dave Campbell – Yes. We got federal dollars to do this, but it came from two different sources. So, at one point they were talking about doing one in 2027 and one in 2029. And we thought that would just spread the pain out. Let's just have one painful construction season and get it all done, so they did some accounting tricks to make it all happen in 2028.

Ray Golota – This year, on the west side of Commerce Township and Wixom, they're going to be putting in a roundabout at Duck Lake, Sleeth and Wixom. If you think about it, the only way you can go north now is to come up Benstein and go to Commerce, or go to Milford Road.

Dave Campbell – Yes, that's going to be a painful detour. Proud Lake State Park is there and there's no way to cut through State Land.

Discussion continued regarding roundabouts and road construction.

Brian Winkler – I have two Planning Commission items related to 5 & Main. One was that the Planning Commission, through a subcommittee, approved the 9-foot wide parking spaces, provided that Aikens double stripes. I don't know if the DDA was aware.

Chairperson Matta – Yes, we talked about it last time.

Brian Winkler – And then we're awaiting updated tenant standards for 5 & Main. The subcommittee will review those standards in more detail.

Item 9: Committee Reports

A. Finance Committee –

Chairperson Matta – We've heard everything, right Molly?

Treasurer Phillips – Yes.

B. Public Relations Committee – Jose Mirkin – The art teachers of Walled Lake Schools are selecting the paintings and artwork for the May Art Exhibition at the Township Library. We have the dates. That's my report for today.

C. Marketing Committee – Covered under Insite Commercial Report.

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

Jose Mirkin – Dave, can we put the American flags on the Campbell bridge? The Fire Department will help you.

Dave Campbell – Yes, in fact the Fire Chief already has a weekend designated for that. We try to get them up a week or two ahead of Memorial weekend, and then we take them down a few weeks after Labor Day weekend. I'll confirm with Chief Dundas which Saturday we have that scheduled for.

Jose Mirkin – Great. I'm asking because Susan said we will have nice weather from now on. She promised no more snow and no more cold weather.

Susan Spelker – We all know, because I say something, it happens.

Chairperson Matta – I like where you put the Hellebuyck sign. That was a good choice.

Dave Campbell – Yes, that worked out okay. We had to do some surgery on the banner. It got really beat up and we learned some lessons of what it takes to hang a banner from a bridge over an expressway. We mended it back together and gave it a second life at the pickleball courts.

Chairperson Matta – Yes, that's great. It looks good there.

Item 12: Adjournment

- Next regular meeting is Tuesday, May 19, 2026.

MOTION by Spelker, seconded by Mirkin, to adjourn the meeting at 12:38pm.

MOTION CARRIED UNANIMOUSLY



Melissa Creech
DDA Secretary

INVOICE APPROVAL (BY INVOICE) FOR COMMERCE CHARTER TOWNSHIP

EXP CHECK RUN DATES 04/07/2026 - 04/21/2026
 POSTED AND UNPOSTED OPEN AND PAID
 BANK ACCOUNTS: DDA

Invoice Number	Bank Account	Description	Amount
CITIZEN CITIZENS INSURANCE COMPANY			
STATEMENT 4/3/2026	DDA	CUSTOMER# 1523278918-001-000	2,478.00
Total For: CITIZENS INSURANCE COMPANY			<u>2,478.00</u>
DAWDA DAWDA MANN COUNSELORS AT LAW			
643265	DDA	PROFESSIONAL SERVICES - MARCH 2026	2,079.00
Total For: DAWDA MANN COUNSELORS AT LAW			<u>2,079.00</u>
WATSON DEBORAH WATSON			
MAR/APR 2026	DDA	DDA DIRECTOR FEE	4,277.50
Total For: DEBORAH WATSON			<u>4,277.50</u>
DTE DETROIT EDISON			
05/07 2579 LIBRARY	DDA	ACCT# 9100 077 1100 5	22.79
05/07 2581 LIBRARY	DDA	ACCT# 9100 077 1086 6	1,020.03
05/07 2660 OAKLEY	DDA	ACCT# 9100 077 1065 0	157.14
05/07 3106 MARTIN	DDA	ACCT# 9100 077 1076 7	203.72
Total For: DETROIT EDISON			<u>1,403.68</u>
MISC JOSE MIRKIN			
REIMBURSEMENT	DDA	GIFT CARDS FOR ART EXHIBITION	100.00
Total For: JOSE MIRKIN			<u>100.00</u>
USBANK US BANK			
8118079	DDA	REFUNDING BONDS, SERIES 2019	500.00
Total For: US BANK			<u>500.00</u>
Report Total:			<u>10,838.18</u>