

**Final**  
**CHARTER TOWNSHIP OF COMMERCE**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Tuesday, November 17, 2020**  
**Commerce Township Hall**  
**2009 Township Drive**  
**Commerce Township, MI 48390**  
**12:00 PM**

In accordance with Public Act 228 of 2020, this meeting was held via Zoom, video conferencing technology.

**CALL TO ORDER:** The Meeting was called to order by Director Stacey at 12:00PM.

**Downtown Development Authority:**

**Present:** Mark Stacey, DDA Director  
James Gotts, Chairperson  
Dan Lublin, Vice Chairperson  
Brian Winkler, Member  
David Scott, Township Supervisor  
Jose Mirkin, Member  
David Smith, Member  
Susan Spelker, Member  
Tim Hoy, Member  
Steve Matta, Member

**Also Present:** Molly Phillips, DDA Treasurer  
Melissa Creech, DDA Secretary  
Debbie Watson, DDA Assistant  
Thomas Rauch, DDA Attorney  
Matt Schwanitz, Giffels-Webster Engineer  
Randy Thomas, Insite Commercial  
Dave Campbell, Township Planning Director  
Ken Milburn, Meeting Moderator, Merge Live  
Larry Gray, Township Supervisor-Elect

**Item 1: Approval of Minutes**

**MOTION** by Lublin, seconded by Gotts, to approve the Regular Meeting Minutes of October 20, 2020 as presented.

**ROLL CALL VOTE**

**AYES:** Lublin, Gotts, Matta, Winkler, Mirkin, Scott, Smith, Spelker, Hoy

**ABSENT:** None

**NAYS:** None

**MOTION CARRIED UNANIMOUSLY**

**Item 2: Public Comments**

Director Stacey – Ken, do we have any public on the line that would like to make a comment?

Ken Milburn – To any members of the general public that would like to speak, please press \*9 on your keypad to raise your hand. Caller -9408, please press \*6 to unmute and then state your name and address for the record.

Larry Gray, 2115 Glen Iris Ct., Commerce Township – I just wanted to let everybody know that I'm on the call. I apologize that I did not make the Zoom meeting, but I'm here to listen to the

call. I'm looking forward to working with everybody in the near future. I do have my Township email up and running, it's [lgray@commercetwp.com](mailto:lgray@commercetwp.com). My cell phone number is 248-361-9408 if you need to get a hold of me. Once again, I look forward to working with all of you in the near future. Thank you so much.

Director Stacey – Thanks for joining today, Larry. We look forward to meeting with you too and working together. Any other public comments?

Ken Milburn – I see no other hands raised at this time.

Director Stacey closed the public comments section.

### **Item 3: DDA Informational Meeting**

Director Stacey – This is our DDA Informational Meeting. As you may remember, according to the new DDA regulations, we have to hold two informational meetings. We had one in the spring and this will be our second for 2020.

We have invited all taxing authorities to participate. They were notified by mail. We do not have any on the call today, although they were given the information to join.

#### **A. 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; Construction is well underway. They are going to be delivering the first units in December. They've done a lot of work with landscaping at the front entrances on both Welch and Martin Parkway. They're going to be delivering one building a month. They estimate they'll be fully occupied by the first quarter of next year.

Director Stacey – When any of you happen to get a chance, please drive through that development, maybe on a Sunday. The landscaping looks stunning. He's got buildings completely done. In speaking with Derek, the construction foreman, he said they're ready to move people in. They just want to make sure they have the right mix of 2-stories and single ranches before they start delivering. Also, I know they are getting ready to work on the main entry feature at the Pontiac Trail roundabout.

Chairperson Gotts – Randy, we've had some incidents of vandalism onsite, is that correct?

Randy Thomas – As far as signs go, yes.

Director Stacey – Yes, they hit the Barrington sign at the main roundabout; they took that down twice. They've obviously destroyed Randy's signage, and the Aikens downtown signage was also stolen from the property.

We did do cameras but we were unable to pick up any pictures of the most recent vandalism on that site. The police department is aware of it and keeping an eye on it for us.

Randy Thomas –

- Parcel B1 – Aikens, Five & Main; Phase I
  - I talked to Bruce two weeks ago. He still fully intends on completing the loop road and delivering the out-lots. He anticipates that will happen next year.

- He has a deal with Shapiro on acreage for apartments. They told me that they plan on being in front of the Planning Commission at the January meeting. Dave, correct me if I'm wrong.

Dave Campbell – I would love to hear from them if that's their intent, Randy.

Randy Thomas – I just know that they're developing the plans. You'll probably be getting a phone call from him, but that was the timeline they had told me.

Dave Campbell – I've had lots of casual conversations with Mr. Galbraith about that. I don't know that we've ever zeroed in on a target date. If it's January, I will be talking to him soon about it.

Randy Thomas – I'll follow up just to make sure, Dave. The first buildings to go vertical will be those apartments. It's going to integrate more with Bruce's development.

Also from Bruce, I can tell you that a lot of tenants want to get out of the malls. What he's proposing to do is what these tenants are looking for. He's had more outreach from mall tenants. It's imminent you're going to see a big change in what happens within the malls.

- Parcel B1 – Aikens, Five & Main; Phase II – That's the 14 acres north of Phase I. Right now, he has until October 31<sup>st</sup> of next year to exercise that option. We have not discussed any plans on that piece.
- Parcel B2 – Granger, First & Main; Nothing new to report.
- Parcel C – The hard corner of Pontiac Trail and Haggerty Road; In the last couple days, I have been talking with a senior group called Avenida based out of Chicago. They were looking at this site quite hard before. It got pulled and then came back. They're looking at a couple aspects within the project area, but they seem to be focusing in on Parcel C at the moment. We also had two developers who had inquired before. They're asking what's going on with Bruce's project. I think they're tracking before they make any commitment. In addition, gas station guys don't stop calling.
- Parcels D&E – Pulte, Merrill Park; Nothing new to report.
- Parcel F – The acreage in front of the Township Hall; We never heard back from the medical users, and nothing happened this past month.
- Parcel G – Wynclyff; Nothing new to report.
- Parcel I – BBI Holdings, Gilden Woods; North of Twp. Hall, Nothing new to report.
- Parcel J1 – 2.38 acres on the hard corner of Oakley and Haggerty; We've had an increase in activity, but nothing other than people calling and asking questions.
- Parcel J2 – NorthPoint, Beyond Self Storage; Nothing new to report.
- Parcel K – The orphan piece across the street; We had a meeting about three weeks ago with Dave Campbell, Mark Stacey and the developers who are out of Atlanta. We told them, it has to be really high-end. Their development would encumber Parcel K and acreage that surrounds it to the south and to the east for a self-storage facility. They showed us various buildings that they've done, including one in Buckhead in the Atlanta market. It looked nothing like a storage. It looked like a high-end office building. They are going to come back and do a conceptual site plan review with Planning. We communicated to them that in order for it to get any traction, that building has to look really nice. I've had a couple conversations with them. They have sent us a letter of intent. We're going to wait until it gets through the conceptual site plan review before we respond.

Director Stacey – Randy, would you talk about ingress and egress on that piece of property?

Randy Thomas – Yes, if you really study that intersection and look at the parcels as you go from the roundabout to the east on the south side of the road, where the DDA's property is, that is the first curb cut. You're only going to get a right-in/right-out. It's a very tough piece to access. If you're going westbound, literally, you've got to go through the roundabout and circle back to get in there. It's not ideal ingress/egress for any typical retailers by it's inherent design, so close to the roundabout.

The developer is fine. They think they generate an average of 7-9 daily trips. It's not a high impact use for what they're proposing. If we had a restaurant there or other busy type of user, it's a tough piece of property to access.

Director Stacey – I think we had hoped to see office/medical or something along those lines to generate more bodies for downtown; however, once the ingress/egress issue was explained to me, that certainly is something that becomes more viable. Susan Spelker, you had pointed out that we needed to take a closer look at this and we are. If they can pull off a Buckhead type of building, that works. If they wanted the old style, that's not going to work, and they know it. We had a very good meeting with them. They're open to putting together their conceptual.

In addition, we brought up the Rails-to-Trails issue. That piece of property comes very close to being able to hookup to the new bridge and trail system. They are also very open to putting an easement through with that. Now we're not sure whether we can get all the way back there. There might be some MDOT property we have to deal with. We have a user that not only sees the value in that from their business side. They like having people come by and say, "That's where I want to store my stuff", but they also see the value for the community. That was a huge positive also.

Randy Thomas – I anticipate that they'll be in front of the Planning Commission at the December meeting. Hopefully we will have something to report to the Board on what direction this is going at the next meeting.

- Parcel L – 1.8 acres on Haggerty Road;
  - I told you last month that we have been working with Goddard Schools.
  - We got to the point where we got a purchase agreement close for the purchaser's execution, but then corporate put it on hold because of another site that's being built. They wanted to make sure they were not cannibalizing.
  - She called me last week and told me that she has a meeting setup with corporate. She's fighting for the site. I know she likes the site because she's continuing to work on it. Hopefully that goes well. We're really close to a point where we've got a deal signed.
  - I have reached out to other users in the category. I'm still waiting to hear back if any other parties are interested.
- Parcel M&N – These are the two out-lots within the Five & Main development that are being retained by the DDA. We're not actively marketing those, but once the ring road goes in, I would suspect we'll get increased activity.

## **B. Asset & Liability Report**

Director Stacey – This was included in your packet and is available for the informational meeting. Of course we have listed all assets of the DDA, cash, taxes, land held for resale, our debt, liabilities, and fund balances. You see that we are in a negative position. Of

course, we have significant debt above and beyond our cash balances. We knew that. It is based on selling land and future tax collections.

To add to this, during the last Township Board meeting, we were requested to re-run our projections for cash flow needed from Township Board. Molly and I met with Keith Szymanski at Plante Moran and worked on some scenarios of what could happen with the property. We're finishing that up and we'll be presenting back to the Township Board, then we'll be bringing that back to you.

Sufficed to say, between the DDA cash flow, the Township Board making contributions as expected, and potentially extending the time period where we're able to sell land, because we had projected significant sales next year, closing on Phase II, and being further ahead than we're going to be; even with all of those factors taken into consideration, I think the numbers came out pretty good. When we first started this project, Molly said something along the lines of this is not looking good, but by the end she was smiling. The reality is, yes, we're in a very similar position as last time even if we have to stretch out land sales. The Township will be able to continue funding the DDA through 2034, at which point we will then start paying back the Township for the indebtedness and everyone will enjoy the fruits of our labor.

**C. Q&A**  
None.

**Item 4: Director's Report**

- **Updates on Developers** – *(Covered by Randy Thomas\*)*
  - *Aikens – Five & Main* – \*
  - Merrill Park – The Christmas lights look absolutely fantastic.
  - First & Main – Nothing new to report.
  - Shapiro – Barrington – If you get a chance, drive through.
  - Wyncliff – Nothing new to report.
  - Beyond Self Storage – Nothing new to report.
  - *Goddard School* – \*
  - *Parcel K* – \*
- **MTT Judgments** – None.
- **HOA Items** –
  - **HOA Budget** – The 2021 Budget has been sent out to the Directors. We have received back signed consent agreements from everyone except Wyncliff and Granger. We're ahead of schedule on that.
  - **Dues** – All dues are current and paid in full.
  - **Tax Forms** – All tax forms are submitted.
  - **Lighting - CJs Lighting, Chris Niestroy; Shaw Electric, Mark Fetters**
    - We executed our order for new light poles, approximately \$20,000 worth. I think you have seen the bill for half of that which we pay up front. The expected delivery time is in January.
    - We have two light pole issues that we're dealing with.
      - First, we're waiting for payments for the one that was taken down at the Township roundabout. That went through the court system and we expect reimbursement from the driver.
      - Second, we just lost a light pole on November 7<sup>th</sup> at the Oakley Park roundabout. There was a police report made so we do have a name. It is our understanding that she is uninsured so that is a

problem. We will utilize the courts again to get a judgment for payment. We have that light pole cleaned up and secured.

- **Landscaping - United Lawnscape, Brian Sparks; Westside Forestry; Rousseaux**
  - United is done for the season.
  - Rousseaux finished up with everything he needed to do.
- **Irrigation - Michigan Automatic Sprinkler, Mike Rennie**
  - Winterized in October
- **Other**
  - **Outrun Hunger 5K Charity Race – Saturday, November 14<sup>th</sup>**
    - We had the event this past weekend. We did have some Township Trustees there.
    - The event was a success even with COVID. Everything was done outside, socially distanced with masks on.
    - 249 racers registered, 51 volunteers, 113 donors made donations
    - They raised a record \$22,189 for Hospitality House in Commerce and Open Door Outreach, which is in Union Lake / Waterford. This money is dedicated to feeding families during the Thanksgiving and Christmastime season. It should provide meals for approximately 1,109 families.
    - This was our 10<sup>th</sup> year of the Outrun Hunger event. I think we're on our way to \$150,000 that we've raised. It has become a meaningful annual event for Commerce Township residents and the Lakes Community. As a matter of fact, I got a text from my daughter that I made her Facebook ping of people that she knows who ran in the race. We must be doing something right if the kids are having fun, coming up and doing this.
    - Thank you for all your support. Thank you for the Township's support on this. It was the craziest year with COVID, but we pulled it off. Everybody had a good time and we raised a bunch of money to feed people.
  - **Graffiti under the bridge**
    - We had power washers come out. They spent hours with chemicals. It came out terrible. I finally said, okay, stop. I think we're making this worse. What's our next solution?
    - They recommended painting over this with anti-graffiti paint, and then the next time it's cleaned up, it will be significantly easier and come out better. The quote for painting was \$17,000 including materials and labor. This is just one estimate, but it's the graffiti paint that is so expensive. I believe Mark in Maintenance told me it was like \$250 per gallon, and there is a lot of surface area to paint.
    - We're not making a recommendation at all right now. The weather has changed and this isn't going to happen until spring, but we're going to have to do something to clean it up. That may be the ultimate solution once we get the graffiti issue under control.
    - Instead of trying to keep it clean, the secondary solution may be to embrace graffiti. If we were to go to the schools and work with Jose, maybe get the school art students. We could supply the paint and we know that it's graffiti that does not have an obscene connotation. I think that might be something that would be fun. I'll have to talk with the other members of the HOA, but it may be very similar to what you see in

downtown Detroit or Ann Arbor. There are two different examples of where they let the graffiti artists decorate the area. Maybe we approach it from that side instead.

Susan Spelker – I think had mentioned that a long time ago, Mark. Instead of trying to keep it cement and sterile, we embrace the artistic side of this and encourage some creativity. Let the community get involved. I'm not exactly sure how to pull it off either, but I'm thinking that Jose might have some resources. I'm thinking that it might turn out to be something that people really stop and look at, a little point of interest on their walk.

Chairperson Gotts – Mark, is there power access in the general proximity of where this vandalism is occurring? If so, can we look toward some sort of video monitoring for the situation, so we could actually make more of an impact and make the perpetrators and their families totally responsible.

Director Stacey – Yes, and I think whether we do a graffiti overlay or we clean it back up, we're going to have to do video monitoring.

Jose Mirkin – Mark, working with the art teachers of the Walled Lake Schools is a great idea. Instead of spending \$17,000 to clean up and wait for another vandalism to happen, maybe we can do as you suggested. It happens in Detroit, Ann Arbor and Chicago, they use those walls to do art. I will contact the art teachers by email and see what they think about it. I think it's a great idea, and I agree with Susan. It's much cheaper to do art and even posters and cover that graffiti.

Director Stacey – I think if we go that route, we still need some type of security system because then you'll have people come back in and spray paint over the graffiti with language or images that are inappropriate.

Susan Spelker – Potentially, you wind up with something that might be attractive, interesting and fun for people, but you still haven't solved the original problem which is the vandalism. Naturally, we're going to have to examine something as far as a video system or something like that, and we may very well have to assume that even the artwork is not going to be sacred and it's going to have to be redone. As we develop this plan, we might want to think about something where this is perhaps a contest in nature, so that the artist knows that this work is going to be painted over by the next person who is deemed a good person to paint this area. Maybe we can thwart the surprise that, *oh, it's vandalized again* by already planning on some sort of regular basis that the walls will get painted over. I'm throwing out an idea but I don't have it refined in my head. I can see something like that working.

Director Stacey – That may very well be a way deal with it. To deal with Jim Gotts' question about security questions. Obviously that was an issue that Deb spent a lot of time on over the last month. We went to Sonitrol, which is the security provider at the Township. We have talked to Comcast about providing internet security services for under the tunnel, and looked at different ways of securing that area. It's not as easy as putting up a Ring doorbell camera we found out. First of all, electrical service to that is not 110, which is what everything runs off of. It is commercial grade so we have to do some step downs for that to get it to 110. If we were to go an internet connection out there, Comcast puts it at somewhere in the neighborhood of \$7,000 just to bring the cable from the box to the tunnel, because you have no internet currently. Then that would allow us to put a hotspot out there. We also looked at doing a T-Mobile hotspot with a hookup to cell phone service. That may be significantly cheaper. It would generate cameras sending videos through T-Mobile, and I'm sure

we could do that through Verizon or anyone also for probably a better value, assuming that we only need one hookup rather than four. I think we need four cameras; two on each side, two at each end. We are exploring those options but we don't have an answer yet.

Chairperson Gotts – In regard to that, I think it might be beneficial to examine the utilization of trail cams, commonly used in hunting. Get some kind of signal on it, some way to closet it other than the lens.

Director Stacey – We already had trail cams out there. It didn't work. The ambient lighting was not enough. We didn't pick up any good pictures. We have had the police patrolling it. They're involved and cameras have already been involved trying to do what we can, but obviously we can't ask a police officer to sit there 24/7. With that said, I think we're closer to a solution today than we were at the last meeting. I think it's probably going to revolve around using cameras with cell phone hookups. That will be the most cost efficient way.

Susan Spelker – On the subject of security, I think getting together with the schools, the art teachers and having young people participate in this will also improve the security issue. Unless I'm mistaken, and Dave Scott please correct me if I'm wrong, most of these graffiti things are done by young people, that type of vandalism? Is that right?

Supervisor Scott – Actually, all of the people that have been arrested in Commerce Township have ranged in age, all of which are adults, being 17 years of age or older, that were prosecuted by the court. They were 17 to 44. The most recent arrest with this DDA property was a 44-year-old man, on parole, just out of prison. It's not kids.

Director Stacey – He was the last one who did it all last year.

Susan Spelker – Is he atypical?

Supervisor Scott – These are all adults. We aren't seeing any children with a can of spray paint going out and doing Pokemon.

Susan Spelker – I'm thinking that if the age range tends to be closer to the teenage population, then they would do some policing of their own. It might be a lot less expensive to offer a reward system of some kind.

Director Stacey – Dave Scott, I think we had talked about doing rewards through one of the tip services. Is that correct?

Supervisor Scott – We always have the award system that is set up through Crime Stoppers. It has served us well with Scarlet's Smile playground. The oddity when it comes to this site, the vast majority of walkers are coming in from points off of the DDA if you will, to get here and utilize 6 miles of trails. A great example, the 44-year-old, he came from a long ways away. He's not a guy who lived in Wynclyff or Merrill Park. He didn't even live in this portion of Michigan. There's some magnet that draws them here. I don't know what it is.

Director Stacey – Thank you. We will keep you up-to-date. We will do some more research before the next meeting. Hopefully we will have solutions to offer.



### **Item 5: Attorney's Report**

Attorney Rauch – As I said last month and the month before, things have quieted down dramatically. I think we're seeing a little fatigue here as well as the pandemic. Things have continued to be quiet.

I'm following up with Randy on projects that may require some activity, such as Goddard Schools where we were ready to sign an agreement, but the franchisor has not approved it as of yet. Also working with Mark and Dave Campbell on the possibility of the self-storage at the southeast corner of M-5 and Pontiac Trail. That hasn't gone beyond the very preliminary stage. We continue to be available.

### **Item 6: Engineer's Report**

Matt Schwanitz – Like last month, pretty much the same thing Tom said. We've just been assisting with information requests on various deals. It's extremely quiet. I might add, consider us blessed right now. The Brighton DDA meeting this morning, which I wasn't on, but we had a crew get bombed with 20-30 intruders and it was bad. They have no idea how they got in.

Supervisor Scott – They weren't using Merge Live.

Director Stacey – Matt has also put us in touch with SME for the environmental issues. We have retained SME to be back benching, waiting for that issue. In addition, we did retain Mark Jacobs.

Attorney Rauch – Mark Jacobs is at Dykema.

Director Stacey – That issue is still percolating and I'll keep you up-to-date on that.

### **Item 7: Planning Director's Report**

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

- Probably the most significant project in the DDA area right now is Pulte wants to do 103 townhomes across the street from Township Hall on the property that used to be the driving range.
  - They would tear down the existing office building and rebuild that whole site with the attached townhomes.
  - They are proposing a Conditional Rezoning in order to be able to do it.
  - That went before the Planning Commission last week Monday for a public hearing. The Planning Commission unanimously recommended approval of it.
  - They're on the Township Board agenda this evening for their consideration of approving the rezoning.
  - If Pulte does get it, they have to come back to the Planning Commission for approval of their site plan. One of the things I know the Planning Commission is going to want to see some upgrades on is some of the building materials, the design, and they want some upgrades to the garage doors, all of which Pulte said they're willing to do.
  - We'll see what the Board thinks of it this evening.
- 84 Lumber is another project in the DDA. They want to get on the Planning Commission agenda for January. They have their Conditional Rezoning approved. They're coming back to the Planning Commission with site plan.
- We covered the M-5 self-storage concept. That will be on the Planning Commission's agenda for a conceptual discussion at the December 7<sup>th</sup> meeting.
- On the M-5 bridge, I'm guessing anyone who has travelled on M-5 recently has noticed that they are taking down the blue wave panels. As I mentioned before, those panels will

go to a shop someplace where they will be cleaned up, sandblasted, galvanized, the blue powder coat will be reapplied and those will be reinstalled in the spring. The galvanizing was the step that was missed initially and resulted in rusting. We're obviously very disappointed that the panels rusted the way they did, but we're glad that they're being repaired and they're being repaired on the contractor's dime.

### Item 8: Committee Reports

- A. Finance Committee – Director Stacey – You'll note that I have not requested the approval of the 2021 DDA Budget yet. That is going to Township Board tonight for their budget approval. Once their budget is approved, it comes back to us, so we will be doing that at the December meeting. In addition, we hope to have those projections done so we will talk about that next month.
- B. Public Relations Committee – Jose Mirkin – As I said during our previous meeting, I am in contact with the DIA to coordinate the possibility of doing the Inside-Out Program in Commerce Township in 2021. Now based on your comments, Mark, and Susan's comments, I will start preliminary talks with the art teachers of Walled Lake Schools, through emails, to see how they feel about a contest sponsored by the DDA to cover all of the graffiti with art. I think we can do a lot of better things with \$17,000 than repainting to cover the graffiti, knowing that this is going to happen over and over. I will pursue that idea.

Susan Spelker – Thank you, Jose.

Director Stacey – Thank you.

- C. Marketing Committee – David Smith – As usual, Randy very eloquently stated all the aspects of land development in the Township. Just a couple comments. The Commerce Township bridge with the rust on it, that seems to have sparked quite a hot topic on the Facebook community locally. I'm glad that's being taken care of. I like the idea of the painting of the tunnel by local artists. The only thing that I would add to that is that there might be some sort of approval process for whatever someone might want to put in so we can make sure that whatever was painted there would be more politically correct than what's in there now.

Director Stacey – Thank you, sir.

### Item 9: Approval of Warrants and/or Carryovers, Add-ons, Revenue & Expenditure

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

#### ROLL CALL VOTE

**AYES:** Gotts, Mirkin, Hoy, Spelker, Smith, Scott, Lublin, Winkler, Matta

**ABSENT:** None

**NAYS:** None

**MOTION CARRIED UNANIMOUSLY**

### Item 10: Other Matters

Director Stacey – As you know, this is Dave Scott's last meeting. He has been a wonderful addition to the DDA Board. I'd like Brian Winkler to give me 20 seconds to walk down to Dave's office and go ahead and start talking.

Brian Winkler – I'd like to thank Jim Gotts as well as Deb for the honor of doing this. I've been asked to read a resolution in regard to Dave Scott's work with the DDA. (Director Stacey presented Supervisor Scott with a plaque.)

### **RESOLUTION**

***WHEREAS**, David Scott is hereby recognized for four years of dedicated service as the esteemed Supervisor of the Charter Township of Commerce, and as an active member of the Downtown Development Authority, for his support and endorsement of all DDA projects and endeavors; and,*

***WHEREAS**, David Scott has shown superior leadership skills with a vigilant focus on expanding emergency services, increasing staff, and planning new stations for the Fire and Sheriff's Departments to accommodate the increasing population and new developments in the DDA area, and throughout the Township, ensuring the safety and security of all residents; and,*

***WHEREAS**, throughout his career as a former Oakland County Sheriff, and former U.S. Army Law Enforcement Officer in Iraq, David Scott has proven himself to be a devoted investigator, committed to serving justice and coordinating apprehension of criminals. His expertise has benefitted the community immensely and as a result, Commerce Township was named "2020 Safest Community in Michigan with a population of more than 25,000 residents"; and,*

***WHEREAS**, David Scott has carried the torch as Supervisor to the Township, working diligently, identifying issues, facing adversity with perseverance, reinforcing existing partnerships, developing new alliances, determining viable routes to pursue, taking swift action to implement solutions, and providing continuity by supporting his successor as he passes the torch; and,*

***WHEREAS**, David Scott, through his vast knowledge, insightful updates and delightful stories, has kept everyone informed and involved, and has led with dignity, wisdom and charisma, promoting equality and earning respect and admiration for his ability to effectuate change, set clear objectives and accomplish the goals of the DDA and the Township, including studying traffic patterns, coordinating road improvements, securing funding, preserving amenities, supporting enhancements to the Michigan Airline Trail, furthering public safety and transportation, and providing meaningful coordination efforts through his speeches and active roles at federal, state, county and local levels of government.*

***NOW, THEREFORE, BE IT RESOLVED** that the Charter Township of Commerce Downtown Development Authority Board Members do hereby extend to David Scott our sincere and grateful appreciation for his dedicated service to the Charter Township of Commerce, and our best wishes to his for continued success, happiness, and good health in the years to come.*

***RESOLUTION ADOPTED** at the regular meeting of the DDA this 17<sup>th</sup> day of Nov. 2020.*

Brian Winkler – Thank you from all of us, David.

Supervisor Scott – I am honored to accept this. It was a pleasure. Pay attention, Clerk Creech and Mr. Campbell, Director of Planning. You could learn from this. Thank you. I am honored to have served Commerce Township. I am honored to help as a citizen. I am honored to help Larry as he moves into these seats to assist you as well. My phone number hasn't changed and I'll send out

an email to you all. It has been an honor to meet, to serve with you and to meet the challenges that the Township has. Thank you very much.

The Board Members thanked Supervisor Scott again for his dedicated service.

Brian Winkler – I'd like to make a brief statement. On the Monday before the election, as well as the day of the election, I actually worked the election as an absentee vote processor and tabulator. I know that most people already know this, but Commerce Township residents and others are really fortunate to have the Clerk's office that we have. We have such hard working people, coupled with the great people that worked the election. We are really fortunate to have a Clerk's office under Missy's direction working this election. I've never seen such a hard working group of people. Thank you, Missy.

Clerk Creech – Thanks, Brian.

Chairperson Gotts – Thank you very much.

David Smith – Nice job.

Clerk Creech – Thank you.

Director Stacey – Absolutely. Anything else under Other Matters?

Tim Hoy – I have one more here. Because of COVID, musicians have not been able to perform. And now that the bars and restaurants are being shut down again, these poor people don't have jobs for the most part. But for the community, we have been live streaming every concert every week. Tomorrow night is Chris Collins and the Cliff Monear Trio playing the music of Vince Guaraldi. If you don't know who that is, he wrote all the music for Peanuts cartoons. You'll recognize 70% of them and Chris is head of the jazz department at Wayne State University. We have a line, you can make a little donation to the musicians if you want. But honestly, most of these musicians, including the one that's live streaming here right now, most of them are tripping over each other to perform here, just for the opportunity to play. These are world-class pros. If you do, go to [steinwaydetroit.com](http://steinwaydetroit.com), tune in and listen to some great music at 7:00pm tomorrow night.

Susan Spelker – Thank you.

- Director Stacey – I'd like to wish everyone a wonderful Thanksgiving. Stay safe.
- **The next regularly scheduled DDA meeting is Tue., December 15, 2020 at 12:00pm.**

**Item 11: Adjournment**

**MOTION** by Gotts, seconded by Hoy, to adjourn at 12:55pm.

**ROLL CALL VOTE**

**AYES:** Gotts, Hoy, Spelker, Smith, Lublin, Mirkin, Winkler, Matta  
**ABSENT:** None  
**NAYS:** Scott

**MOTION CARRIED**



Melissa Creech  
DDA Secretary

11/10/2020 09:32 AM  
User: JBUSHEY  
DB: COMMERCE

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF COMMERCE  
EXP CHECK RUN DATES 11/17/2020 - 11/17/2020  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: DDA  
DDA WARRANT REPORT  
NOVEMBER 17, 2020

| Vendor Name                               | Invoice Date | Description                              | Amount    | Check # |
|---|--------------|--|-----------|---------|
| 1. DEBORAH WATSON                         | 11/10/2020   | DDA ASSISTANT HOURS 10/15/20 - 11/10/20  | 1,537.50  |         |
| 2. GIFFELS-WEBSTER ENGINEERS              | 09/30/2020   | COMMERCE DDA HAGGERTY ROAD PARCEL        | 6,072.50  |         |
| 3. KEMP, KLEIN, UMPHREY & ENDLEMAN, PC    | 11/04/2020   | PROFESSIONAL SERVICES THROUGH 10/31/2020 | 3,028.20  |         |
| 4. MARK STACEY                            | 11/10/2020   | DDA DIRECTOR'S HOURS 10/15 - 10/10/20    | 4,725.00  |         |
| TOTAL - ALL VENDORS                       |              |  | 15,363.20 |         |
| FUND TOTALS:                              |              |  |           |         |
| Fund 499 - DOWNTOWN DEVELOPMENT AUTHORITY |              |  | 15,363.20 |         |

11/10/2020 09:33 AM  
User: JBUSHEY  
DB: COMMERCE

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF COMMERCE  
EXP CHECK RUN DATES 10/21/2020 - 11/16/2020  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: DDA  
DDA CARRY-OVER REPORT  
NOVEMBER 17, 2020

| Vendor Name                               | Invoice Date | Description                 | Amount          | Check # |
|---|--------------|-----------------------------|-----------------|---------|
| 1. DETROIT EDISON                         |              |                             |                 |         |
|   | 10/14/2020   | 2660 E. OAKLEY PARK         | 102.48          | 2193    |
|   | 10/14/2020   | 3106 MARTIN PARKWAY         | 57.57           | 2193    |
|   | 10/14/2020   | 2581 LIBRARY DR.            | 702.18          | 2193    |
|   | 10/14/2020   | 2579 LIBRARY DR. IRRIGATION | 162.33          | 2193    |
|   |              | TOTAL                       | <u>1,024.56</u> |         |
| TOTAL - ALL VENDORS                       |              |                             | 1,024.56        |         |
| FUND TOTALS:                              |              |                             |                 |         |
| Fund 499 - DOWNTOWN DEVELOPMENT AUTHORITY |              |                             | 1,024.56        |         |