

Final
CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, August 18, 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
Larry Gray, Township Supervisor
Jose Mirkin, Member
David Smith, Member
Tim Hoy, Vice Chairperson
Derek Tuck, Member
Spencer Schafer, Member
Brian Winkler, Member
Absent: Susan Spelker, Member
Katelyn Massey, DDA & Township Treasurer
Also Present: Melissa Creech, DDA Secretary, Township Clerk
Jason Mayer, Township Engineer, Giffels-Webster
Chris Martella, Dawda, DDA Attorney
Dave Campbell, Township Planning Director
Randy Thomas, Insite Commercial
Sgt. Matt Leggat, OCSO

Item 1: Approval of Minutes

MOTION by Mirkin, seconded by Tuck, to approve the DDA Meeting Minutes of July 21, 2026. **MOTION CARRIED UNANIMOUSLY**

Item 2: Public Comments

Ray Golota, 1595 Vanstone, Commerce Township – So last time I mentioned the real estate property taxes as far as the bill that's in the Michigan House. So, at the primary, that 1.5 mills in Oakland County for whatever school district, well here is a little tidbit of information. Michigan has 700 school districts. Florida has 67, and in Florida, there is a school district for each county.

David Smith – Are their kids better educated?

Ray Golota – I think they are.

Chairperson Matta – You've got to get an update on the test results.

Ray Golota – Next time.

Chairperson Matta – 700 school districts, wow, that's a lot of people.

Discussion continued regarding the public school systems.

Item 3: OCSO Update

Chairperson Matta – How are you?

Sgt. Leggat – I'm doing okay. No real update other than a few more hit and run accidents. We're still getting complaints as the whole Sleeth Road debacle is getting ready to wrap up. We've had quite a few complaints about people getting tickets for cutting through subdivisions. There was some question about the legality of writing those tickets. It is legal. If the Road Commission puts up a sign, it is a traffic control device.

Director Watson – Is this Juniper?

Sgt. Leggat – Well, Juniper is part of it, but Driftwood is the hard one because it's right near there. Juniper is a warzone and there, I'm more inclined to let people off because of the damage they're doing to their vehicles. But Driftwood, and any of the subdivisions that people are turning around in or trying to cut through, those are the problem areas. Juniper has always been a problem area.

Other than that, e-bikes are quickly becoming more of a problem, but we are working to address that.

Derek Tuck – Are those allowed on a road?

Sgt. Leggat – So, yes and no. E-bikes are allowed on the roadway. Any place a bicycle is allowed, which bicycles are allowed on the roadway, but there are requirements. So, if it has no pedals at all, that's considered a motorcycle and that's not allowed on the roadway. If it is pedal-assisted but (1 HP) or below, that's considered an e-bike and it has all the same rules as a bicycle. The issue we have here of course is that Commerce Township owns certain sidewalks in certain areas, and there are no motorized vehicles allowed at all, whether it's an e-bike or not. But you'll still see kids going through the parking lot here trying to cut through. We're trying to combat that without being too heavy handed. However, it's getting to the point where we're going to have to start issuing tickets.

Chairperson Matta – I saw two kids going down Welch.

Extensive discussion continued regarding e-bikes on the roadways and trails, along with enforcement, the ordinance language, details of the various types of e-bikes, and how other communities are attempting to address the issues.

Director Watson – How are your Flock cameras doing today?

Sgt. Leggat – Doing really well. We're expecting a warrant, I think today, for the guy who damaged the Flock cameras. The first question everybody asks is, how did you catch him? Using the Flock cameras. There's a lot of debate and I see it online. I do not engage. It is not warrantless surveillance, but I know people have questions. Nobody has called our front desk to find answers. But the cameras have been fantastic. We are actually getting more convictions on retail fraud probably than any other community around us. We have a dedicated guy, but a lot of that has to do with Flock cameras. Because as loss prevention chases them out of Meijer and Target, etc., all they get is a vehicle. Their cameras usually aren't good enough to get a plate, but they give us a description of a vehicle, and we know it's a red Ford Focus that just went southbound on Haggerty, and now that we have a Flock camera, we have a suspect most likely. There's still work we have to do, because all you're getting is a picture of the plate. Then, the actual work to find out the identifying features, those are the things that people are talking about

their 4th Amendment rights, we still have to go into the law enforcement protected system, LIEN, in order to run the plate and get the information. That of course carries criminal penalties if it's done wrong.

Dave Campbell – Did the damaged cameras get fixed or replaced?

Sgt. Leggat – Yes. This one, luckily it was just the pole that was damaged. We removed the camera as soon as we knew about it. It is up and operational again.

Chairperson Matta – Are they insured?

Sgt. Leggat – They're not, but we were discussing that yesterday. The cost of insurance would outweigh what we expect ...

Chairperson Matta – If you catch the guy and he's in a car, you could get insurance that way, right?

Sgt. Leggat – Exactly, that's what we're hoping to get with this. This guy is looking at 5 counts, because there were 5 cameras damaged.

Discussion continued regarding the pending case.

Item 4: Insite Commercial Report

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

- 5 & Main:
 - Everybody can see that site has largely been mass graded.
 - There are still some areas that need work.
 - The letter of intent has been signed with the national market and lease negotiations have started.
 - Two weeks ago, another national market came in. They turned the site down multiple times before, but they're back at the table because they sense that there's some competition.
 - There is a development group that is interested in buying Building G, which would be the shoppette next to the credit union. We have a letter of intent and the numbers have been agreed to. Aikens owes the developers more information. That's all forthcoming and it's moving in a positive direction.
 - The shoppette engineering permits are done. We will check on the status of the building permits, but that's ready to go into the ground. They've already met with a couple construction groups. If the transaction does happen, the desired schedule is to start construction in November, regardless of whether it is sold. Aikens is in position to do it as well. He is in deal mode and we are moving in the right direction on that.
- Phase II: I'm sure we will have a discussion on that here in a little bit. It's the northern 14 acres north of Library Drive. The extension expires in 2 days.
- Parcel F, in front of the Township Hall – Generally I get more activity on it, but it has been very light over the past 90 days.
- Parcel J1, at Oakley Park & Haggerty – We have the drive-through sign on there. Mostly gas station guys are calling.

- Parcel M/Pad A – This parcel is retained. It's 1.09 acres adjacent to Walmart. Chris will talk about it, but we have been working with Aikens on what restrictions would be in place. We've made it very simple. It will be Bruce and I working through it. There are only two restrictions right now. As he leases out more, or we do something, the restrictions will work mutually between the parties. He has the same issue working with us as he does when he sells the shoppette. I think it will work fine for right now. There's only two, but it will be a breakfast/lunch restaurant only, and the other would be a Pilates user. Outside of that, we're free on whatever we want to do. We have to go to him, but there is nothing stopping us right now.
- Parcel N – Nothing to report. This is the parcel the DDA has retained north of Library Drive.

Item 5: Attorney's Report

A. Phase II/Unit 14 Extension

Attorney Martella – The extension for Phase II on Bruce's option expires this Thursday. We have always discussed what that extension means to us and the rights we have with it. It is simply an option for Bruce to buy the parcel at the option price. There are no other restrictions. If somebody comes to the DDA and wants to buy it for less, we can of course discuss that with Bruce, and he has an option to purchase it. By keeping it around 6 months or a year, it's more about a convenience factor to us. We don't lose or gain any rights by extending, except we keep his purchase price in place.

Chairperson Matta – It's not a right of first refusal, it's a true option, correct?

Attorney Martella – It's a true option.

Discussion continued regarding potential scenarios for Phase II.

Direct Watson – As Randy has pointed out, the parcel is really not worth the option price until Phase I is built out, which is coming along.

David Smith – So first, do we want to extend it, and if so, for how long?

Chairperson Matta – Well, first of all, we don't have any action on it. No one is coming to us except people who want to put in apartment buildings.

Randy Thomas – I have not taken a call on that parcel at all. Somebody called me on the outlot, but not on the 14 acres.

Jose Mirkin – Chris, do you need a motion to extend?

Attorney Martella – Yes, it's two fold. One, a motion to extend, and then the amount of time for the extension. I know that there have been suggestions for one year or two years. Those are the terms we discussed in Marketing.

Chairperson Matta – In my mind, to tackle this annually is probably worth doing. We should at least have a discussion on an annual basis. Let's extend it for one year and we can come back a year from now to see where we're at. Hopefully then, the shoppette has been built and is open,

and the market will be getting built. We can see where we're at and give him another year after that if we need to.

Attorney Martella – I would say in a year's time, there are three things that are fairly certain. One, the shoppette will be in some state of vertical; if not done, pretty darn close. Two, Pad A will be in our possession or sold. And then whatever is going on with the Library parcel for the Township, that will also have been in play and hopefully they will have closed on that.

Chairperson Matta – Right. Doesn't it make sense to hold onto it and watch the value go up, because it is going to increase as more development goes on at Phase I.

Randy Thomas – Right now, we have an option for Bruce to buy it at an agreed price.

Chairperson Matta – But the odds of him buying at that price at slim.

David Smith – Has he asked for the extension?

Randy Thomas – Yes. I reminded him that he has two different extension dates; the Library and Phase II. Hopefully the transaction with the shoppette takes care of the Library parcel. Then really, what is the timing on Phase II. I think from a planning perspective when we went through numbers, I think the earliest would be five years from now.

David Smith – So we need a motion to extend the option for one year.

Spencer Schafer – When does the Library extension expire?

Director Watson – April.

MOTION by Smith, supported by Mirkin, to extend the Phase II option with Bruce Aikens for one year.

MOTION CARRIED UNANIMOUSLY

B. Pad A/Parcel M Update

Attorney Martella – I went to Bruce's counsel twice over the last month regarding restrictions on Pad A, and we decided that our clients should discuss them instead. My opening was that it's a hard no to the food service restrictions. So, as you heard Randy mention, we will leave it to the business people to discuss, which is the best possible outcome as having the attorneys talk about these things is useless. We will put it on paper whenever it is decided.

But it brings up the extraction of Pad A and what to do. From a legal background, the condominium documents for the development list Pad A as "Future Development – Pad A", which means it's not a unit yet. Ultimately, it doesn't exist yet in the condo docs. Whether we decide to leave it as part of the condominium, it has to be created and identified as Pad A, not Future Development, so we would have to modify the condo docs. Or, if we extract it from the association and condominium, with the restrictions and everything else we agreed to back in the very first purchase agreement, which was 2013, that we would agree to use, CAM, development restrictions, et cetera, so that it matches the development properly, regardless of whether it stays in the association or comes out, it requires an amendment. So, we still have to submit it to Oakland County for approval and pay the fees, and then it will either be kept in or removed, and it becomes our property. We have always planned to extract, and I'm going to advocate for that since there is no time or cost savings.

We have triggering events that say when the pad is delivered in this condition, graded, stubbed for utilities and ready for a buyer, then they have 25 days from that day. We all thought it was going to happen not too long ago, and then we had the storm drain issue. Until the storm drain is completed and lowered to the proper height, he doesn't have an obligation to deliver it to us, nor do we want it. Jason, I know that Wieland was out there, along with Continental and everybody, to have a meeting recently. Is there a timetable for when the storm sewer will be at the proper height for our parcel?

Jason Mayer – It is one piece of many that they're fixing, so I would guess within two months, but they have not started it yet. We checked the site today and made a couple calls to Wieland. Everybody has agreed on what needs to be fixed, and our pad will be fixed how we've always discussed, but there are many other sections to be repaired too.

Attorney Martella – With that in mind, my suggestion is only to tell you what the plan is for me, which is to approach Bruce and his team and say, start going through the process of amending the condominium docs. Kim Shierk, our condo attorney, has also been working with Bruce, so she can start getting those documents drafted and ready to be submitted. Once we have the go ahead from Jason, they will then submit the paperwork to Oakland County. It takes about 30 days to get it through the system and at that point, they will hand us the deed for Pad A. Now, a few things have to go on at Pad A. We've talked about the condition it has to be left in. The other thing they have agreed to, and it has been in all of our agreements thus far is, until the property is sold by the DDA to an end user, it will not be charged CAM or maintenance costs, and it has no financial obligations until it is sold. That has been agreed to in writing, but once we get the deed, we will get that reiterated in writing as well.

I know this was brought up as well, and I want to make sure you're aware, the cost to modify the condo docs and create all of the amendments is Bruce's cost. Negotiating restrictions or handling other matters subsequent to that are DDA costs. By the way, since Bruce is doing the shoppette, all of those condo docs, restrictions and REA's that are existing on there will pretty much be cut and paste. So, our deed will probably be 50 pages long because the exhibit will be very long from the shoppette. So, from a cost standpoint, there's no major cost to us.

David Smith – So we agree to stay in the condominium?

Attorney Martella – No, we're going to take it out.

Chairperson Matta – Right now, it's neither.

Attorney Martella – It's a future development area. It's not included in the formulas that are there currently. It was always proposed, from Day 1, that it was going to be deeded to us and taken out of the association.

David Smith – So it will be a metes and bounds description then?

Chairperson Matta – That's what it will have to be, yes.

Attorney Martella – We will get title insurance and it will be a metes and bounds description. We have a description of the property, and we will make sure that it is defined as 1.09 acres. There's no action on this.

Chairperson Matta – Okay, so that's just informational. We will keep renegotiating restrictions.

Discussion continued regarding the potential timeline for delivery of Pad A.

Item 6: Director's Report

Director Watson – I'm sure you all thoroughly read my Director's Report. My main concern right now is the Parkway. It looks hideous. There are weeds. The irrigation pump has failed and is in for repair. The irrigation is down. We are in a drought and the pond is drying up. So, it's going to get worse before it gets better out there for the landscaping. I'm working with Michigan Automatic on the irrigation. I'm working with United to get the crew out there today hopefully. I'm meeting with Tara this afternoon. I know they did extensive weeding and shrub trimming last month, and I don't know how it got so out of control in such a short time, but when I looked at it yesterday, it was a nightmare. The sucker bushes were not removed from the shrubs because they're back in full force. It looks terrible, but I will work with both of our contractors to make improvements. Even if I have a functional irrigation pump soon, I still don't have water as the pond is dry. I was looking into having a well drilled that I could use to refill the pond. I've asked for quotes, but after consulting with Jay and Jason, it sounds like it will be challenging because we have the conservation easement. Therefore, I may have to work with EGLE in addition to the health department. Hopefully we can get a well approved to use for refilling the pond, or for direct irrigation, however it will likely be rust water, and we don't want to spray rust all over the Parkway. I'm working on a plan.

Director Watson's written report of August 17th 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, the 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 20, 2026, and therefore, this will need to be reviewed again at our August 18th DDA meeting.
 - Grading continues on the Phase I site. Our new Deputy Building Official, Andy Miller, has been inspecting and monitoring site issues.
 - Pad A; refer to the Engineering report for details.
 - The shoppette plans were approved in March. Engineering plans have been reviewed. See Insite and Engineering reports for additional information.
 - Springs at 5 & Main; Continental is cleaning up the staging area on the Phase II property (Unit 14). They would like an inspection during the week of Aug. 17th and subsequent release of their bond.
 - Dort Credit Union; The building is looking good. Their landscaping is scheduled. Completion is anticipated Fall '26.
- LaFontaine Automotive Group (LAG) – Pontiac Trail & Haggerty; LAG is working to get their final certificates of occupancy. See the Engineering report for progress on the pathway project.
- 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. As for acquisition of the deed for Pad A, Attorney Martella is reviewing potential restrictions with Bruce's counsel, and we await resolution of site issues. 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. Walmart is on the MTT docket for November.*
- III. Commerce Towne Place HOA Items** –
- A. *Treasurer Appointment* – We are revising our consent action to appoint Katelyn Massey as the new CTP Treasurer, at the request of Steve Kiryakoza of Wynclyff. We will recirculate the revision asap to the Directors. After discussions regarding the HOA history, we will also establish a repository of condo docs for reference by Directors. I will continue to work with Attorney Martella and Mayme D'Alessandro on finalizing these matters.
 - B. *Budget* – Nothing new to report.
 - C. *Dues* – All dues are current. Third quarter invoices were sent to the subdivisions.
 - D. *Tax Forms & Reports* – Nothing new to report.
 - E. *Lighting/Electrical* – Shaw Electric; Eric Peterson, Adam Dornton & Matt Allen. BrightSource, Rich Walton
 - Numerous repairs were made throughout July and the system is currently fully functional.
 - We will need to place another order soon to restock lighting supplies as there were some additional, unforeseen repairs and replacements.
 - F. *Landscaping, Maintenance & Trails* – United Lawnscape, Tara Marquart; Rousseaux's Excavating, Mark Rousseaux
 - United has been onsite regularly, mowing, trimming shrubs, weeding, et cetera.
 - We received payment on a claim of \$5,587 for two trees damaged on Apr. 22nd in the Parkway median.
 - Lake Trail, between Avalon & Walmart, remains closed until completion of the Haggerty Pump Station abandonment. This closure is noted on the Township website. The connection to the new LaFontaine pathway will be completed when the pump station project is complete, and millings will be added when that is finalized.
 - G. *Irrigation* – Michigan Automatic Sprinkler (MAS)
 - This system was functional as of June 11th.
 - A mid-season inspection was performed in July. A few repairs were made and everything was functional.
 - Last week, I requested that MAS check the system as some areas were looking a bit brown. I was notified late on Friday, Aug. 14th that the irrigation pump has failed. The technician confirmed that it is 10+ years old and that's the common useful life. We are going to have it repaired/refurbished. I've also been waiting on a quote for a new pump station. I've wanted to have a backup pump, as recommended by one of our developers, just for a situation like this. The pump house itself is also rusting out and the other components are of course aging.
 - I am also getting quotes on well drilling to have a backup well to help keep the pond level optimal during dry spells. However, I've been told that we might be limited as to how many gallons we can use from the well, and therefore, it may not be worth the investment after all. I will research further and I have contacted three well drillers for quotes. In the meantime, unfortunately, the Parkway landscaping may suffer if we don't have sufficient rainfall.
 - I won't speculate yet on the above costs, but I do expect the price of the new pump station will be significant. Once I receive quotes for the above items, I will share information with the HOA Board. We do have reserves on hand and I will review budget projections accordingly.

Township Board Update:

Secretary/Clerk Creech –

- We haven't had our August meeting yet. It is tonight.
- It was postponed because of the election.

Item 7: Engineer's Report

Jason Mayer –

- Haggerty Pump Station Abandonment – I met with the contractor. I'm hoping to have pricing and everything to take to the Board in September for approval to move forward. We did get the EGLE wetland permit, and I believe we just got the Part 41 permits. So, we have the permits, but I need to see if we need a dewatering permit. We're still working to get that sewer across the wetland to abandon that pump station, get that project done, and get the area behind LaFontaine and Walmart cleaned up.
- Spring at 5 & Main – As we discussed, everybody agreed to the storm sewer areas that were going to be repaired. I think there were four or five that needed to be dug up and reinstalled. I have not heard a date when they are starting those.
- Pad A – We just discussed Pad A. They will fix the things we wanted and once they have that done, I will go out with Debbie and we will make sure everything is acceptable. That's when we will bring it back to you to say we're good with it.
- Pad G – We got the engineering plans and we submitted the water main permit to EGLE. That's moving forward. I haven't heard exactly when they want to start yet, but the next thing would be a pre-construction meeting after we get the permits.
- LaFontaine Pathway – The pathway that goes between LaFontaine and Walmart, the concrete has been poured. We're going to finish up the final grading and install the final retaining walls. I think they're waiting for the concrete to cure more before they started grading around it. Once the sewer is installed, we will complete the millings that connect to the DDA pathway.

Director Watson – It's looking great. Dave sent me photos. Thank you.

Chairperson Matta – I thought they had a schedule for when they were doing the Springs sewer repairs.

Jason Mayer – They did, and they were going to go out there, but everybody wanted to know what they will be doing and have agreement on it. We had maps and meetings, and we said that this is what we think needs to be done. Then Continental and Aikens wanted one other section redone. We said it would work fine, but it might require more maintenance, so they said fix it. The rest of the sections, we all went through each line and the hydraulics.

Chairperson Matta – So, you expect it soon.

Jason Mayer – Yes. Everybody should know what they're doing now, it's just a matter of getting out there.

Item 8: Planning Director's Report

Dave Campbell –

- The Planning Commission had a meeting last week Monday. Within the DDA district, they spent some time on what the developer is calling the Oakley Park Business Campus. This is the eight-ish acres on the south side of Oakley Park, across from the Detroit Gun Club. The developer wants to do a two phase development. One phase would be commercial storage space, the other phase would be flex space for start-up businesses, entrepreneurs and so forth. The storage space, which they're calling warehouse suites, needed a use determination from the Planning Commission. The use determination basically decided the question of whether they needed to rezone the property or whether they can do what they want to do under the property's current zoning. The Planning Commission gave them the use determination that they wanted, which means they can do it without rezoning. So, they're hoping to be back in front of the Planning Commission in September or October to get Special Land Use and site plan approval to build the project on that property.
- There is a groundbreaking for the new Kroger store at 14 and Haggerty, which is funny because the ground has already very much been broken. In fact, they have steel in the air, but they wanted to have a ceremony. So, we will have a Township contingent at that, which is at 2:00pm on Thursday.
- We continue to have meetings about the tandem roundabouts at Martin and Richardson, and Richardson and Union Lake Road, with the adjacent property owners that would be impacted, with Randy being one of them. We had a meeting last week with Pat O'Connell, who is the widow of Tom O'Connell, who owned what is now the Jax Car Wash. He owned that for a long time, and still owns the undeveloped property next door where the Commerce Drive-In sign still sits. We had a meeting with her to discuss timelines and how her property would be impacted. They're still saying those roundabouts will be done in the construction season of 2028. That project is moving along.

Chairperson Matta – Can we keep the Commerce sign? It's a great sign. Randy?

Randy Thomas – We're working on preserving it. It may not be in the same spot, but it will be in the community.

Dave Campbell – Where that roundabout is going to land, the sign could stay in its location, just the way the geometry worked out. But as Randy says, there are ideas for maybe a better spot for it.

Chairperson Matta – Thank you.

Item 9: Committee Reports

- A. Finance Committee – Cash Advance Request – Director Watson – Katelyn could not be with us today. She sends her regrets, but she had training scheduled. If anyone has any specific questions for her, just let me know and I will relay those to her. She is settling into the Treasurer position quite well. Natalie, who was her assistant previously, has now been appointed the Director of HR and Finance. So, I will be working with the two of them on the upcoming budget amendments for 2026, and also the proposed 2027 budget. We will have that on the agenda next month for the DDA to review, and then on the Township Board agenda hopefully by October or November.

Katelyn and I reviewed the bond debt and the debt to the Township. David, you had asked for those figures last month.

David Smith – Thank you for that.

Director Watson – The bond debt at the beginning of this year was \$34 million, and by the end of the year, with our debt payments of \$5.5 million and interest, we will be down to about \$28 million. When you look at the Township advances, the interest and principal there, our total debt currently is about \$70 million. If anybody needs more detail on that, let me know.

Interest is still accruing obviously for the Township portion of that debt. That's one of the things I work with the Treasurer on determining for the budget is the interest, which is already at \$5 million this year. That's the total interest. It's accruing, but it's not compounding. It's based on the rate that the Township would be receiving if that money stayed invested and they did not have to loan it to the DDA.

Plante Moran previously prepared a very complicated spreadsheet for us. It reflects projected property sales and the impact on paying down bond debt. It anticipates cash advances, potential interest and site buildout with projected future tax capture. So, I've been working with Katelyn to update that. I spoke with Randy about the sales of remaining parcels, and how we can project those out. He said he does not recommend that we project any property sales in 2027 at all, and if any sales occur, it will be a bonus to the budget at that point. I will take his advice as I work on the 2027 budget.

It's also difficult to project MTT judgments. As Molly mentioned back at our June meeting, Walmart is protesting their assessments for three years and they're on the docket in November, so we will keep an eye on that. I need to confirm with Katelyn, but I think if Walmart got 100% of their requested reduction, we could lose \$312,000. So, even if they got 50%, we could still be looking at \$156,000. I thought that Lowe's received a decision, and Molly referred to that as being minimal. So, I will check with the Township attorneys on that result and how it might impact the Walmart decision.

As for today's cash advance request, we anticipate receiving 85% of the remaining summer tax capture, which is estimated at \$1.6 million, so we're looking at \$1.4 million. Our projected expenses out to December 31st are shown, along with our principal payment of \$2 million and interest on the bond debt of \$515,000. We do keep a buffer in the bank of \$250,000, which puts us at about \$1.2 million for the requested cash advance. So, I would need a motion to approve a request of up to \$1.2 million. I'm going to round it down, because we may still receive our State PPT funds by October I believe. Does anyone have any questions?

Chairperson Matta – When will that cash advance request be presented?

Director Watson – It will be presented September 8th to the Township Board, and then we move the money closer to the end of the month, usually about a week or 10 days before it's due, which is September 30th.

MOTION by Mirkin, supported by Schafer, to approve taking the DDA Cash Advance request, of up to \$1.2 million, to the Township Board.

MOTION CARRIED UNANIMOUSLY

- B. Public Relations Committee – Jose Mirkin – Nothing to report this month.
- C. Marketing Committee – David Smith – Just a couple things. It will be nice when Pad A is deeded to us. As for the gourmet market anchor, one of the interested parties would be very restrictive regarding certain tenants, while the other would be easier to deal with and more adaptive to what we want to see. I think the latter would be an asset and it's moving in a positive direction.

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

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

MOTION CARRIED UNANIMOUSLY

Item 11: Other Matters

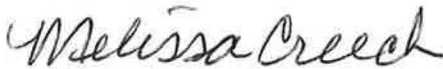
None.

Item 12: Adjournment

- Next regular meeting is Tuesday, September 15, 2026.

MOTION by Mirkin, seconded by Schafer, to adjourn the meeting at 12:48pm.

MOTION CARRIED UNANIMOUSLY



Melissa Creech
DDA Secretary

INVOICE APPROVAL (BY INVOICE) FOR COMMERCE CHARTER TOWNSHIP

EXP CHECK RUN DATES 08/18/2026 - 08/18/2026

POSTED AND UNPOSTED OPEN AND PAID

BANK ACCOUNTS: DDA, DDA H

Invoice Number	Bank Account	Description	Amount
DAWDA DAWDA MANN COUNSELORS AT LAW			
651033	DDA H	PROFESSIONAL SERVICES - JULY 2026	2,053.00
Total For: DAWDA MANN COUNSELORS AT LAW			2,053.00
WATSON DEBORAH WATSON			
JUL/AUG 2026	DDA H	DDA DIRECTOR FEE	4,843.00
Total For: DEBORAH WATSON			4,843.00
DTE DETROIT EDISON			
09/04 2579 LIBRARY	DDA H	ACCT# 9100 077 1100 5	134.80
09/04 2581 LIBRARY	DDA H	ACCT# 9100 077 1086 6	826.14
09/04 2660 OAKLEY	DDA H	ACCT# 9100 077 1065 0	134.23
09/04 3106 MARTIN	DDA H	ACCT# 9100 077 1076 7	160.89
Total For: DETROIT EDISON			1,256.06
Report Total:			8,152.06