

**Charter Township of Commerce
Downtown Development Authority Board *Special* Meeting
Tuesday, February 10, 2026
12:00 PM
Maple Room**

AGENDA

CALL TO ORDER

- ITEM 1: Approval of Minutes:** Tuesday, January 20, 2026 Regular Meeting
- ITEM 2: Public Comments**
- ITEM 3: OSCO Update**
- ITEM 4: Insite Commercial Report**
- ITEM 5: Attorney's Report**
 A) Phase II Extension
 B) Potential Amendment to the PA
- ITEM 6: Director's Report**
- ITEM 7: Engineer's Report**
- ITEM 8: Planning Director's Report**
- ITEM 9: Committee Reports**
 A. Finance Committee – **Cash Advance**
 B. Public Relations Committee
 C. Marketing Committee
- ITEM 10: Approval of Warrants and/or Carryovers, Add-ons, Revenue & Expenditure Report**
- ITEM 11: Other Matters**
- ITEM 12: Adjournment**

**Next Regularly Scheduled Meeting is
Tuesday, March 17, 2026, at 12:00 PM**

**Note: The Feb. 17th meeting was cancelled, and rescheduled as a Special Meeting on Feb. 10th.*

APPROVAL OF MINUTES

Tuesday, January 20, 2026

Draft
CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, January 20, 2026
Commerce Township Hall
2009 Township Drive
Commerce Township, MI 48390

CALL TO ORDER: The Meeting was called to order by Chairperson Matta at 12:01pm.

Downtown Development Authority:

Present: Debbie Watson, DDA Director
Steve Matta, Chairperson
Larry Gray, Township Supervisor
Brian Winkler, Member
David Smith, Member
Spencer Schafer, Member
Derek Tuck, Member
Jose Mirkin, Member

Absent: Tim Hoy, Vice Chairperson (excused)
Susan Spelker, Member (excused)

Also Present: Melissa Creech, DDA Secretary
Molly Phillips, DDA Treasurer
Chris Martella, Dawda, DDA Attorney
Dave Campbell, Township Planning Director
Randy Thomas, Insite Commercial (exited 12:34pm)
Jason Mayer, Township Engineer, Giffels-Webster
Lt. Eric Hix, Substation Commander, OCSO
Sgt. Matt Leggat, OCSO

Item 1: Approval of Minutes

MOTION by Mirkin, seconded by Tuck, to approve the DDA Meeting Minutes of December 16, 2025. **MOTION CARRIED UNANIMOUSLY**

Item 2: Public Comments

Ray Golota, 1595 Vanstone Dr, Commerce Township – I have nothing today.

Item 3: OCSO Update

Chairperson Matta – It's nice to see you gentlemen.

Lt. Hix –About the only notable thing, obviously with the weather, are that the traffic crashes are going through the roof.

Sgt. Leggat – Union Lake Road was shut down temporarily this morning. It was a sheet of ice, and the problem is that the salt only works at certain temperatures, so it doesn't do any good. It was near Flagstaff. They opened up one lane, but if cars were having to stop, they were sliding. That's how bad Union Lake was today.

Chairperson Matta – Thank you very much.

Item 4: Insite Commercial Report

Randy Thomas provided an overview of the Insite report submitted in the agenda packet.

- 5 & Main, Phase I: Nothing has really happened throughout December and January. We are at a letter of intent between Aikens and the market. That is being negotiated. We decided to take that route versus going to the purchase agreement because there were so many things lagging in the process. So hopefully in the next 60-90 days, we will have a signed purchase agreement.
- 5 & Main, Phase II: That's the parcel where we have the option with Bruce. Right now, it expires on February 18th.

Chairperson Matta – Right, and I think what we're going to do is entertain a motion at our next meeting on February 17th. We've had discussions. There are so many issues in play with the market. They don't have architectural guidelines yet. They don't have percentages of what they'll be paying for dues. All of that has to be negotiated, and then he has to close on the purchase of the Library parcel. The Township owns that, and right now, they have an extension through April 30th. Rather than extend anything today or determine the length that should be, we will do that on February 17th. We need to be thinking about giving some small extension on that option for Phase II, because once that market is in place, we will have a lot more value there. I think as the value starts to increase, then we're more likely to get the option price at that point than we are today. We want to maximize that value. I don't think our counselor is calling for a vote on this today. He has until February 18th right now, right Deb?

Director Watson – That's correct.

Chairperson Matta – We will vote on this at the next meeting, but I want you to be thinking about how you feel about extending the option.

Brian Winkler – A question for Randy; as far as the negotiations with the market, are they at a point where you think they're going to go? Or are they still up in the air?

Randy Thomas – We are in agreement on price and he does have architectural standards.

Chairperson Matta – Oh, he does? Okay.

Randy Thomas – He has architectural standards that he has provided to Tony because he had to do that for Dort, and he has to have them for the shopette. So, the market is in agreement on price and architectural standards. It's more or less how to incorporate some of the things that would be nuanced to developments like this.

Chairperson Matta – Such as use restrictions on the other tenant spaces, because this involves more than just the market.

Randy Thomas – Yes, use restrictions. They've got to work out all of the easements. There will be a proposed easement on the Library site when they close on that because the market will utilize that shared parking with the hotel. There's a lot to go into it, and when we went through it, each item ended up being a 30 to 45-minute conversation. There's nothing on there that is contentious other than how the market lender will react to Bruce's desire to recapture the property. That is a nuance no one can answer except for the lender and the borrower.

Brian Winkler – Okay. And the other question I have is, how much more time will be needed before Bruce and the market come to an agreement? I'm not going to be at the February meeting, and it would seem that the timeline for getting those negotiations done is a benchmark for what the extension should be.

Chairperson Matta – That's what we were in agreement on when we discussed this in Marketing. The other side of it though is that we want it to be up and out of the ground so that value will go up even more. So, I'm willing to give a little beyond what the Township would do, but maybe not right away. Maybe just as we go. I'm just telling you my feelings. A quarterly extension is beneficial for several reasons. It's a good sign to see progress, to see dirt being moved and there are stakes in the ground. The more that keeps going on, and the more vertical that comes up out of the ground, the more value for us. I don't mind extending it as long as I keep seeing progress.

Brian Winkler – Thank you.

Derek Tuck – Randy, do they have their sign standards figured out yet?

Randy Thomas – Yes.

Dave Campbell – That got squared away with Dort.

Chairperson Matta – That's good.

Dave Campbell – And architecture is supposed to get squared away as part of the shopette.

Chairperson Matta – Because Dort has some guidelines, but they're not the final?

Dave Campbell – We had to make it up as we went with Dort. There was some urgency with Dort and so we said, okay fine, we'll approve this because it's a good looking building, but when you come back with the shopette, that's when you have to have to architectural standards.

Chairperson Matta – Okay, great. So, we are satisfied with Dort anyway, but we're going to get some more detail.

Dave Campbell – We pushed Dort for a better looking building, so it's going to be a good looking credit union. But the shopette is the trigger for all their architectural.

Randy Thomas – Yes, so when you see the shopette design, that will drive the rest.

Director Watson – Dave, did they eliminate EIFS completely at Dort in the end?

Dave Campbell – I think they're using a little bit on the cornices over the drive-through canopy, but otherwise, yes.

Chairperson Matta – So it's not an offensive percentage.

Director Watson – Right, very small compared to what they originally proposed.

Dave Campbell – They might have gotten rid of it all.

Randy Thomas –

- Parcel F – I have nothing new to report.
- Parcel M or Pad A – That is the outlot adjacent to the Pinewood entrance and Walmart. Chris, you can give the details on that.

Attorney Martella – Yes, Pad A; As I mentioned before, we have really been pushing Dawn, Bruce’s attorney, about getting Pad A separated out and deeded over to us. We had always agreed that when that pad was deeded out to the DDA, we would agree to certain use restrictions, common development schemes, easements necessary for common roads, et cetera. More or less, taking advantage of all the things that are part of the association, and giving Bruce the benefit of having a common development scheme. Our purchase agreement was very clear about what was to occur. If we decide to leave it in the association until sale, as I’ve talked about, then that would require an amendment to the purchase agreement, which requires a Board vote. This is a new concept and a new idea. It’s buttressing kind of nicely with this potential extension on Phase II.

Further discussion ensued regarding the carving out of Pad A versus leaving it within the 5 & Main condominium.

Attorney Martella – What also came up in the same discussion was the idea of a drive-through. We have always reserved, as part of Pad A, its own drive-through, which would not count against the PUD that Bruce has in his drive-through count. So, if Bruce had four drive-throughs, if we added this Pad A to that, it wouldn’t take away from his total count. At that point, he’d have four plus one, with one being dedicated to Pad A. It wouldn’t harm him.

Chairperson Matta – If we stay in the condominium development, is there a seat on the board that we could negotiate? Then we would always have a voice at that table.

Attorney Martella – Are you saying the DDA or the owner of Pad A?

Chairperson Matta – No, the condo association that he’s forming ...

Attorney Martella – The unit would have a vote based on their square footage.

Chairperson Matta – Right, but I mean we may also be able to be on the board.

Attorney Martella – Just a point of clarification, would you be advocating that the DDA would have a seat, in addition to the “Unit 25”?

Chairperson Matta – Or our purchaser.

Attorney Martella – Okay, so it would go with the property. I was wondering if you were asking that the DDA have a seat on the board perpetually.

Chairperson Matta – No. I want “Unit 25” to have a seat on the board if they buy the property. I’m just thinking out loud.

Attorney Martella – Arguably, if it stays in the association, then yes, they would have a seat.

Chairperson Matta – It would make sense, not just to vote, but to be able to have a representative there to have some control and discussion before decisions are made.

Discussion continued regarding keeping Pad A in the condo association.

Chairperson Matta – Okay, we will deal with that next month.

Attorney Martella – The other thing that came up was a cost-sharing statement about the traffic signal, both the installation and ongoing maintenance. The way that is being proposed to be calculated is based on the utilizable square footage of the building you can construct, which brings a little consternation to all of us because that's a bogey. It could be between 2,500 square feet and 6,000 square feet, and what does that do to this whole project? There is some discussion that has to be had to get clarity on how they're calculating load factors and cam factors for their association. It's usually either done by total square footage you own of raw dirt, or another option is buildable square footage. He's using a bogey that I don't quite agree with, which means if he only develops 20,000 square feet, and you develop 6,000, that changes the factor versus 100,000 and 6,000. It brings the denominator into a question mark phase, and I think that is an inappropriate way of calculating. That's my opinion.

Chairperson Matta – It's not just your opinion, it's a fact that we can't quantify it. We need a solid number, and from my understanding of these numbers, we're really talking about something relatively low, especially with the traffic signal. We already know that's a very small amount.

Discussion continued regarding ongoing calculations for association dues and maintenance.

Chairperson Matta – Chris, do you need something from us to continue negotiating?

Attorney Martella – No. Barring any objections at this point, I have heard everyone's comments. I will go back to Dawn and work through that, knowing that whatever is proposed I will bring it to you next month. We can vote on potential amendments for both items next month and move forward.

Chairperson Matta – Randy, anything else?

Randy Thomas – That's it.

Item 5: Attorney's Report

Attorney Martella – You've heard everything. My report stands as discussed previously.

Item 6: Director's Report

Director Watson's written report of January 15th 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 entire Phase I site is being cleared, surveyed and graded.*
 - *Bruce's engineer and architect are progressing on plans for the shopette, which will establish the architectural theme for the rest of the development. Leases have gone out to the tenants, and we anticipate plans will be presented to the Planning Commission in the near future.*

- *An extension through February 18th was executed for the Phase II option. This will allow for a few items to be addressed before any other extension or alternative is considered.*
- *The gourmet market continues to negotiate terms with Bruce regarding purchasing their real estate outright.*
- *The Trustees approved the Library parcel extension to Apr. 30, 2026.*
- *Springs at 5 & Main; By mid-March, Continental should receive the final decision from MSHDA regarding their Brownfield Plan proposal.*
- *Construction is underway at Dort Federal Credit Union. They estimate completion by Fall 2026.*
- *LaFontaine Automotive Group (LAG) – At Pontiac Trail & Haggerty; Nothing new to report.*
- *Parcel F / Unit 7, in front of the Township Hall – Nothing new to report.*
- *Parcel JI, Haggerty & Oakley Park – We had a non-binding conversation with the Planning Commission on Jan. 12th regarding the potential for a drive-through use.*
- *Parcels M & N (or Pad A & Pad B) – Attorney Martella is working through the process to acquire the deed for Pad A, while Randy Thomas is actively marketing the parcel.*

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 – Dues invoices were sent out January 14th.*
- C. *Tax Forms & Reports – Nothing new to report.*
- D. *Lighting/Electrical – Shaw, Eric Peterson, Adam Dornton, BrightSource, Rich Walton*
 - *Our lighting order has been received, and supplies should be sufficient at this time.*
 - *Two insurance claims will be filed on recent accidents involving light poles. We await invoices from Shaw so we can submit the claims.*
- E. *Landscaping, Maintenance & Trails – United Lawnscape, Tara Marquart; Rousseaux's Excavating, Mark Rousseaux*
 - *An accident in November at the Township roundabout took out a large tree. Rousseaux promptly cleaned up the tree and quoted replacement. An insurance claim is in process.*
 - *Lake Trail is still closed, between Avalon & Walmart, due to construction on the Haggerty Pump Station Abandonment project. The trail will remain closed until further notice, and the closure is posted on the Township website.*
- F. *Irrigation – Michigan Automatic Sprinkler (MAS)*
 - *The system was winterized October 25th.*

Township Board Update:

Supervisor Gray reported the following:

- We had a Township Board meeting last Tuesday. It was very short.
- We had our 2025 Photo Contest awards. The pictures will be going up this week.
- We approved Microsoft Office for the Township for the next 5-6 years.
- We will be building a pole barn for the Maintenance Department for them to park trucks and trailers in.
- The Maintenance Department is going to be purchasing a new pickup truck for their fleet.
- We also approved some accessories for their lawnmowers to assist with plowing sidewalks.
- We approved a bid for \$233,000 for our SCADA operator agreement. This is to monitor all of our lift stations throughout the Township.

- We approved the intention resolution for our sidewalk repair program. Commerce is in the process of looking at all the sidewalks throughout the Township. We will do it in five phases. We go out to each section of the Township to look at the sidewalks and determine what needs to be repaired or replaced. We will do that annually, and it will be put on an SAD for residents who have issues in front of their residence. We are in Phase I of that program now, so in 2026, we will implement repairs and replacements.

Chairperson Matta – Where is the pole barn going in?

Supervisor Gray – Behind the Maintenance building, if you guys are familiar with where the old Township Hall was located, and old Fire Station 2. It will be behind that.

Brian Winkler – If I recall correctly, the Township Board was looking at the possibility of standards for rentals within the Township. Do you think that discussion will go any further, as far as regulating rentals in any way?

Supervisor Gray – Probably not. I still would like to see something on short-term rentals because we are the only Township in Oakland County that does not have a short-term rental ordinance. Even Wolverine Lake has it, and Walled Lake has it. I personally feel that we need to get something in place before it becomes too much of a hassle. I know one of the Township Board members sent me something that Dearborn is going through right now. They're starting to say that you can't have short-term rentals in certain areas of the city. I get a call about every other week regarding whether a home can be a short-term rental or not. My response is always that we don't have anything in place right now, but hopefully we will soon.

Chairperson Matta – It's a big issue because there are deed restriction issues with it. Whether or not there is an ordinance, if it has a deed restriction that says it can only be used for residential purposes ...

Brian Winkler – There are tons of legalities with it.

Chairperson Matta – Especially up north and on the water, on the west side; it has been litigated a lot, especially in the last few years. Basically, if it's not 6 months, it's short-term. Some have even ruled that it's a year. It's really a big issue on deed restrictions.

Supervisor Gray – And people don't buy homes to have a hotel next door.

Attorney Martella – I advise other boards as well. Make sure you work with the Township Attorney, and the Michigan Municipal League has some wonderful guidance on what to do and how to put it into place. With regard to the current, acceptable restrictions, I do warn you that those change about every six months, because they're litigating the heck out of these right now, especially waterfront up north extensively.

Chairperson Matta – Yes, and they're really coming out against short-term rentals. Most courts are against it. It all depends on the language, so how the deed restrictions are worded, how it has been enforced, and how it has been interpreted matters on a case-by-case basis, but generally speaking ordinances will help that situation.

Item 7: Engineer's Report

Engineer Mayer –

- Springs at 5 & Main – I believe they are submitting the last phase of the as-builts, so we are reviewing the as-built easements and bill of sale.
- LaFontaine – They're done with site work. The only thing left is the pathway that I'm going to be working on with Dave.
- Haggerty Pump Station Abandonment – We are looking at a revised route for the sewer. We just need to get some more geotechnical information.

David Smith and Jason Mayer discussed details of the final phase of the Haggerty Pump Station Abandonment.

David Smith inquired about the general mass grading at the 5 & Main site. Jason Mayer believes that is through the Building Department to set up grades. The utilities are mostly installed, except for on actual sites. Dave Campbell added that they're not doing anything underground.

Item 8: Planning Director's Report

Dave Campbell, Township Planning Director –

- Parcel J1 which is the southwest corner of Oakley Park and Haggerty; Randy and Deb brought a concept to the Planning Commission, Mr. Winkler and all his friends, last week Monday to have an informal, conceptual discussion of whether a retail user with a drive-through use could make sense at that corner. While the Planning Commission had a lot of questions, and maybe concerns about traffic impacts of a drive-through user at a fairly busy intersection, I think they were generally supportive of the idea. It might be user dependent as different drive-throughs have different levels of intensity. So, I think the Planning Commission was maybe more open to a lower intensity drive-through than higher intensity. But in general, there seemed to be openness to having a drive-through user there. I think that helps Randy and the DDA in terms of how best to market Parcel J1 and what could potentially be done there.
- The traffic signal at the intersection of Pontiac Trail, Walnut Lake Road, and Pinewood Avenue; you may have seen that the foundations are in. They're supposed to start setting the poles. I don't know if they're doing it on a crazy cold day like today, but the idea is that traffic signal will be energized and on a flashing yellow by the end of this month, and then hopefully operational by the first week of February.
- Moving further south, we are hearing that the United Artist Theater property sold. We haven't gotten any official word of who it is and what they want to do. We've heard rumors that the property sold for \$5.5 million. We did have a call from an architect who says he's working with the buyer, and they want to come in and talk with me, and maybe Mr. Gray, about what could be done with that property.
- Back to 5 & Main; I do have a meeting tomorrow with Jim Fielder, who you all have met. He's Mr. Aiken's construction guy. He wants to come in and talk about procedure, and I think specifically procedure for the shopette, or what I've been hearing them call Building G. So, this is the multi-tenant building just next door to the west of Dort Credit Union. Hopefully that means they're getting ready to submit something for that and get in front of the Planning Commission early spring. I hope that's what their timeline is. That's what I have, unless anybody's got any questions for me.

Spencer Schafer – Do you know how many C of O's Continental has?

Dave Campbell – Last I heard, it was about half. There are nine buildings. Last I heard, I want to say they had C of O's on four. That might have been a month ago, so they might be closer to five now. And even though they have C of O's on those buildings, not all of them are fully occupied. Each are probably at 50% occupancy.

Discussion continued regarding the sale of the United Artist Theater and the impact on the assessment.

>Randy Thomas exited the meeting at 12:34pm.

Item 9: Committee Reports

- A. Finance Committee – Nothing new to report.
- B. Public Relations Committee – Jose Mirkin – I didn't get any emails from Walled Lake Schools. I assume they are going to start in February. Hopefully I will have something to share at the next meeting.
- C. Marketing Committee – David Smith – It's good to see that the traffic signal is finally going in. I think that cost-sharing and association dues need to be based on fixed numbers. Bruce is moving out there. He's pushing dirt. He's negotiating on the market. There are different philosophies on the extension. We will defer the decision to next month. I think it's all going in a positive direction. We've got something going on.

Chairperson Matta – Yes, something's going on. It's nice.

David Smith – Yes, and I think it's going to turn out well.

Spencer Schafer – Is there a delivery or turnover date for Pad A?

Director Watson – I would defer to Chris on that, but no. We're still working through that list. I think keeping Pad A in the condo association should expedite that tremendously.

Attorney Martella discussed modifying the condo docs.

Jose Mirkin – I believe it has been difficult the past several years. It's still not easy today, but I think we can see the light at the end of the tunnel now. I am becoming more optimistic.

Open discussions continued regarding Pad A and the continued activity and progress being made onsite at 5 & Main with grading, roads, negotiations and potential tenants. In addition, Attorney Martella and Chairperson Matta further discussed potential use restrictions on Pad A.

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

MOTION by Mirkin, seconded by Tuck, 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 February 17, 2026.

MOTION by Mirkin, seconded by Schafer, to adjourn the meeting at 12:50pm.

MOTION CARRIED UNANIMOUSLY

Melissa Creech
DDA Secretary

PUBLIC COMMENTS

OCSO UPDATE

INSITE COMMERCIAL REPORT

February 4, 2026

Commerce Township Board of Trustees
Commerce Township DDA
Commerce Township Planning Commission
2009 Township Drive
Commerce Township, MI 48390

RE: DDA Marketing/Deal Update February 4, 2026

Dear Township Board of Trustees, DDA and Planning Commission:

This report is intended to give you a brief overview of the recent activity on the Commerce Downtown Development project with current deals in due diligence, and proposals for deals that have not yet been signed. Below is a summary of our progress thus far:

<u>Parcel A & H:</u>	Barrington Development – Closed 59.9 acres
<u>Parcel B1:</u> <u>Retail Phase I</u> Contract Date:	December 2, 2014 (Phase I)
Developer:	Robert B. Aikens
Size:	34 Acres north of Pontiac Trail and east off of Martin Parkway
Use:	Phase I of 5 & Main - Outdoor lifestyle retail development
Status/ Latest Update:	<p>Discussions between Aikens and the market regarding the Letter of Intent are ongoing. A meeting was held with Planning to discuss the upcoming submission of the shopette adjacent to Dort Credit Union. They are anticipating a special Planning Commission Meeting in March, for hopefully the approval of the site plan for the shopette.</p> <p>Currently, the site is undergoing mass grading for preparation of all the pads fronting Pontiac Trail and Martin Parkway, for eventual delivery. Work to be completed will be extensions of necessary utilities for development to the pad sites (water is looped already through the site). The light signal has been installed and the roadway leading from that</p>



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	entrance will be traversing the outlots to a new entrance on Martin Parkway.
<u>Parcel B1:</u> <u>Retail Phase II</u> Contract Date: Developer: Size: Use: Status/Latest Update:	December 2, 2014 (Phase II Option) Robert B. Aikens 14 Acres north of Phase I Phase II of 5 & Main – outdoor lifestyle retail development Discussion on various options to extend Phase II were discussed at the last DDA meeting. We suggest monitoring what happens with the library parcel, which is controlled by the Township, and look at shorter intervals on the initial extensions.
<u>Parcel B2:</u>	Avalon Senior Living – Closed 15.62 acres
<u>Parcel C:</u> Developer: Price: Size: Use: Status/ Latest Update:	LAG Commerce, LLC \$2.65 Million +/-6.2 Acres of developable land at the hard corner of Pontiac Trail and Haggerty. Proposing 2 auto dealerships Property closed on June 14, 2023
<u>Parcel D & E:</u>	Merrill Park – Closed 41.8 acres
<u>Parcel F:</u> Developer:	None



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Size:	+/-3.9 Acres located just southeast of the Town Hall.
Use:	Retail development, including possible free-standing restaurant
Status/Latest Update:	Interest remains with the developer on looking at the potential development of Parcel F, as discussed in the past. Working on a timeline on when he intends to take next steps.
<u>Parcel G:</u>	Wyncliff – Closed 15 acres
<u>Parcel I:</u>	Gilden Woods Child Care – Closed 2.9 acres
<u>Parcel J1:</u> Developer:	None
Size:	+/-2.3 Acres southwest hard corner of Oakley Park and Haggerty
Use:	Retail, office, gas station
Status/Latest Update:	The conceptual site plan review in January was reviewed by Planning and there seemed to be general consensus on allowing a drive thru, subject to what actually gets submitted at that time.
<u>Parcel J2:</u>	Public Storage – Closed 2.2 acres
<u>Parcel K:</u>	Space Shop – Self Storage – Closed ½ acre
<u>Parcel L:</u> Developer:	NVS Properties 19, LLC
Size:	1.8 Acres
Use:	Higher Ground Education - Child Care
Status/Latest Update:	Parcel L closed on October 20, 2022, and the childcare center opened January 2024.
<u>Parcel M:</u> Developer:	None



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Size:	+/-1.09 Acres, located on Pontiac Trail, west of Wal-Mart. The parcel was carved off for the DDA benefit, but is an integrated parcel to the retail development.
Use:	Retail/restaurant
Status/Latest Update:	The sign is being replaced after it was destroyed by one of Continental's sub-contractors. The site is currently balanced and prepped for delivery. Final legal is being prepared by DDA counsel.
<u>Parcel N:</u>	
Developer:	None
Asking Price:	\$TBD
Size:	1.5 Acres, located on Martin Parkway, N. of Library Drive. The parcel was carved off for the DDA benefit, but is an integrated parcel to the retail development.
Use:	Retail/restaurant
Status/Latest Update:	We are getting more inquiries in general regarding the 5 & Main development and local developers are looking to see if pad sites could be available around the 5 & Main Development. Parcels M & N have been the primary targets of the inquiries.

I hope this brief summary provides you a high-level overview of the activity and deals as of February 4, 2026. Due to the nature of on-going negotiations, if you would like to arrange a separate meeting, I will make myself available at any time to discuss in more detail. I can be reached on my mobile at 248-891-5050 or by email at rthomas@insitecommercial.com.



Commerce Towne Place Development Plan

As of Feb 2026

- 1. Five & Main Phase I (Parcel B1)**
252,000 SF outdoor lifestyle center including entertainment, restaurants, retail, hotel & residential
Sold 2019 - \$4,250,000
- 2. Five & Main Phase II (Parcel B1)**
Under contract 2014 - \$6,425,000
- 3. The Avalon (Parcel B2)**
Senior Housing Facility
Phase 2 & 3 - Independent living TBD
Sold 2014 - \$3,000,000
- 4. Merrill Park (Parcel D & E)**
69 Single Family homes
Sold 2016 - \$2,650,000
- 5. Parcel F – Martin Pkwy. & Township Drive**
4.26 Acres Available
- 6. Wycliff (Parcel G)**
37 Single family homes
Sold 2014 - \$1,043,000
- 7. Barrington Apartments (Parcel A)**
334 Luxury apartments
Sold 2015 - \$5,150,000
- 8. Future commercial development (Part of Parcel A)**
Shown as conceptual only
- 9. Conservation space and nature trails**
- 10. LaFontaine Hyundai & Genesis (Parcel C)**
Dual branded new car dealership
Sold 2023 - \$2,650,000
- 11. Five & Main Outlot (Parcel M)**
1.09 Acres Available
- 12. Five & Main Outlot (Parcel N)**
1.5 Acres Available
- 13. Guidepost Montessori (Parcel L)**
Montessori daycare center
Sold 2022 - \$550,000
- 14. Space Shop Self Storage (Parcel K)**
Climate controlled self storage
Sold 2021 - \$225,000
- 15. Parcel J – SWC Oakley Park and Haggerty**
2.3 Acres available

ATTORNEY'S REPORT

- A) PHASE II EXTENSION
- B) POTENTIAL AMENDMENT TO THE PA

DIRECTOR'S REPORT

TO: DDA Board Members & Township Board Trustees
FROM: Debbie Watson, DDA Director
DATE: February 4, 2026
RE: DDA Director's Report



- **We will hold a Special DDA Meeting on February 10th at noon.**
- The Feb. 17th meeting has been cancelled and notices are posted.
- There will be no Marketing Committee meeting in February.

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

1. 5 & Main –

- We had a productive meeting this morning between the 5 & Main team and several representatives of the Township. We discussed the shopette, aka Building G, and progress with the 5 & Main development. We expect to see the shopette proposal brought to the Planning Commission next month. This will also establish the architectural theme for the rest of the development. Leases are out to the tenants.
 - The entire Phase I site is being cleared, surveyed and graded. Additional road work is also planned.
 - The Phase II extension expires February 18th. This is on the February 10th DDA agenda for consideration.
 - The gourmet market continues to negotiate terms with Bruce regarding purchasing their real estate outright. The Trustees approved the Library parcel extension to Apr. 30, 2026.
 - Springs at 5 & Main; By mid-March, Continental should receive the final decision from MSHDA regarding their Brownfield Plan proposal.
 - Construction is underway at Dort Federal Credit Union. They estimate completion by Fall 2026.
2. LaFontaine Automotive Group (LAG) – Pontiac Trail & Haggerty; Nothing new to report.
 3. Parcel F / Unit 7, in front of the Township Hall – Nothing new to report.
 4. Parcel J1, Haggerty & Oakley Park – Nothing new to report.
 5. 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 and reviewing options with regard to the condominium association.

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 – Dues invoices were sent out Jan. 14th. Payments are due in 30 days and are beginning to arrive.
- C. Tax Forms & Reports – Nothing new to report.
- D. Lighting/Electrical – Shaw, Eric Peterson, Adam Dornton, BrightSource, Rich Walton
 - Our lighting order has been received and supplies should be sufficient at this time.
 - An insurance claim is pending. Otherwise, things have been quiet for a few weeks.

- E. Landscaping, Maintenance & Trails – United Lawnscape, Tara Marquart; Rousseaux's Excavating, Mark Rousseaux
 - An insurance claim is in pending for a tree that was taken down in November.
 - Lake Trail, between Avalon & Walmart, remains closed until further notice. The closure is posted on the Township website.
- F. Irrigation – Michigan Automatic Sprinkler (MAS)
 - The system was winterized October 25th.

IV. Other

- Decorations on the light poles are scheduled to be taken down by the second week of February by Shawn Bailey at LeClerc.
- A DDA Cash Advance request is on both the DDA and Township Board agendas for February 10th.

ENGINEER'S REPORT

PLANNING DIRECTOR'S REPORT

To: Commerce Township Board of Trustees

From: Commerce Township Planning Department
David Campbell, AICP – Planning Director
Paula Lankford – Senior Planner
Bethany Miller – Associate Planner



Date: February 4, 2026

RE: February 2026 Monthly Planning Department Report
(covering January 7, 2026 through February 4, 2026)

Development updates

- **Bogie Lake Residential** – Jim Maher of Bogie Lake Holdings, with assistance from The Umlor Group, submitted a conditional rezoning petition for an assemblage of seven properties on the south side of Bogie Lake Road between Walled Lake Northern High School and the Westlake Health Campus (just west of the tandem roundabouts at Bogie-Cooley-Oxbow Lake Roads). The seven properties total approximately 15 acres; four are currently zoned R-2 (Attached Residential) and three are currently zoned R-1A (Large Lot One-Family Residential). Mr. Maher proposes to combine the properties into one and conditionally rezone the combined property to R-1D (One-Family Neighborhood Residential) with a new neighborhood of 46 homes. Based on the standards of the International Fire Code for a neighborhood of more than 30 homes with one point of access, all 46 homes would include a domestic fire suppression system. A public hearing for the conditional rezoning was held during the Planning Commission's meeting on February 2, 2026. Once the public hearing was closed, the Planning Commission by a 3-2 vote (2 excused absences) made a formal recommendation that the Township Board approve the conditional rezoning. Prior to a final decision on the conditional rezoning by the Township Board, the petition will proceed to Oakland County's Coordinating Zoning Committee (CZC) because the site is adjacent to the municipal border between Commerce and White Lake Townships. Per State law, when a rezoning is proposed on a property that borders an adjacent municipality, the County is required to review the rezoning in an effort to ensure one community is not proposing a rezoning that would be disparate to the zoning and existing land use of the adjacent community. The conditional rezoning is scheduled to go before the CZC during their meeting on March 4, and to the Township Board during the Board's meeting on March 10. If the rezoning is approved by the Township Board, the project would still need condominium approval (condominium site plan and master deed) from the Planning Commission and Township Board.
- **Proscape (1200 Benstein)** – Chad Messel of Proscape, with assistance from Jim Butler from PEA Group, applied for Special Land Use approval for outdoor storage of landscape materials to the rear (east) of their newly-acquired 12,000 sq ft building at 1200 Benstein Road. The 7.7-acre property is zoned I – Industrial and has one existing gated driveway on the east side of Benstein Road. A public hearing for the special land use was held during the Planning Commission's regular meeting on February 2. The public hearing generated a few questions

from the residents of the Benstein Crossing neighborhood just north of 1200 Benstein. Subsequent to the public hearing, the special land use for the outdoor storage and the corresponding site plan were conditionally approved by the Planning Commission, subject to some relatively minor revisions to be reviewed & approved administratively by the highly-capable staff of the Planning Department.

- **Five & Main “Building G”** – The Planning Department, high-value members of the Township Board and Planning Commission, and also Planning Commission Chair Brian Parel held a meeting on February 4 with key members of the Five & Main development team to discuss the design guidelines for the overall development (what the Five & Main team calls the “Tenant Handbook”) as well as “Building G” a 12,000 sq ft multi-tenant retail building proposed immediately west of the under-construction Dort Financial Credit Union. The Township contingent was generally supportive of the proposed design of Building G and the standards within the Tenant Handbook, and look forward to including both for consideration of approval at a near-future Planning Commission meeting. The Five & Main team hopes to have Building G complete and ready to be occupied by up to five tenants (including a quality restaurant and a coffee shop w/ drive-through) by the end of 2026.
- **Commerce Lake Market (1740 Glengary)** - Steve Bakko, owner of the Commerce Lake Market at 1740 Glengary, continues to pursue options for rebuilding/expanding his store and his site, including adding four fuel pumps (eight nozzles) under a canopy. The fuel pumps & canopy would be between the road and the new store, either along Glengary Road or along Benstein Road. Mr. Bakko also owns the home at 2750 Benstein, and the house would be demolished and the property rezoned to be included as part of the project. The property (existing store) at 1740 Glengary is zoned B-2 and the residential property at 2750 Benstein is zoned R-1D, and fuel pumps are only allowed as a special land use within the B-3 zoning district. For the better part of the last year, Mr. Bakko’s team has been working through the processes of the State of Michigan because the proposed underground fuel storage tanks would be less than the minimum separation required by the State from nearby residential wells. Mr. Bakko recently received a variance from the State’s Bureau of Fire Services conditional upon the underground tanks having a system of fail safes (secondary containment, leak sensors, alarms, automatic shut-down systems, barking dogs, etc.) and is now eager to move forward with his proposal of a conditional rezoning of the two properties to B-3 (General Business).
- **Marathon gas station (519 W. Commerce)** – Speaking of gas stations with eager owners, Marathon station owners Farah Orow & Marah Karana are pursuing the possibility of adding for-sale attached residential condominium units in the rear (south/southeast) of their existing gas station at 519 Commerce Road. They’ve looked at multiple configurations, with the latest iteration to include 10 units within a 2-story building (5 units on each floor). They are working on developing a concept plan to take to the Planning Commission for their informal and non-binding comments possibility as early as the March 9 PC meeting. Prior to that meeting, Planning Director Campbell will invite the Planning Commission to engage in “field research” that will include pizza and chicken from the newly-opened kitchen within the Marathon station.
- **DDA’s Parcel J-1** – The DDA-owned property at the southwest corner of Haggerty and Oakley Park Roads that the DDA calls “Parcel J-1” went before the Planning Commission during the PC’s Jan. 12, 2026 meeting with a concept for a multi-tenant retail building with a drive-

through endcap and the PC was generally receptive to the concept, although addressing traffic would be a priority. DDA Director Deb Watson and Randy Thomas of Insite Commercial (real estate broker for the DDA) listened to the PC's comments and will work on a marketing strategy based in part on those comments.

Zoning Map & Zoning Ordinance Amendments

- **Detached accessory structures on waterfront properties** – At the Planning Commission's meeting on February 2, 2026, Building Official Jay James lead a discussion on the potential to amend the Zoning Ordinance's standards for detached accessory structures on waterfront properties. Currently the Zoning Ordinance does not allow most detached accessory structures (sheds, detached garages, gazebos, yurts, etc.) between the house and the water. The intent of this prohibition is to preserve the line of sight to the water from neighboring properties, and to have the collective area between the water and the waterfront houses be relatively clutter free. But an argument has been made that such detached accessory structures should be permitted so long as they maintain the same minimum setback from the water that a home would otherwise have to meet. In other words "If I am allowed to build a house there, I should be allowed to put a shed there." The Planning Commission was generally receptive to good ideas for some reasonable allowances, and directed Jay James along with the Planning Department staff to come up with some language for the amendment. Jay James' corresponding request for a jet ski from which to "inspect" any new construction between the house and the water was denied with prejudice.
- **Bogie Lake Residential** – See above (you know you want to read it again).

Zoning Board of Appeals (ZBA)

The ZBA's regular meeting on January 22, 2026 did not have a quorum. Chairperson Rusty opened the meeting, recognized the lack of a quorum, and moved the ZBA's annual "housekeeping" (election of ZBA officers for 2026 and review & approval of the ZBA bylaws) to the ZBA's March 26, 2026 meeting. At this time, no petitioners have applied for a variance to be considered at the March meeting. The deadline to apply for a petition to be included on that meeting's agenda is February 26, 2026.

Planning Commission

The Planning Commission's regular meeting of February 2, 2026 included the following:

- Discussion of a potential amendment to the Township's Zoning Ordinance regarding standards for detached accessory structures on waterfront properties (described above)
- A public hearing for Bogie Lake Residential for a conditional rezoning of seven parcels on the south side of Bogie Lake between Walled Lake Northern High School and Westlake Health Campus (detailed above)
- A public hearing was held for Proscap and the Planning Commission approved the Special Land Use and Site Plan with conditions for outdoor storage to the rear/east of their building as well as site plan approval to re-purpose the existing building for office/warehouse at 1200 Benstein Road (elucidated above)

The Planning Commission's rescheduled meeting will be held on March 9, 2026 instead of the originally-scheduled date of March 2, 2026. That meeting could potentially include the following:

- Five & Main Building G
- Marathon concept plan
- A performance by Joe Loskill's 1-man barbershop quartet

COMMITTEE REPORTS

- A. FINANCE – **CASH ADVANCE**
- B. PUBLIC RELATIONS
- C. MARKETING

CASH ONLY - NO TWP ADVANCE INTEREST

DDA Cash Balance at 01/31/2026 1,101,000

Estimated tax cash ready for disbursement (page 2) 221,900

Projected additional recs to 3/1/2026 (page 2) 500,000

Less projected expenses to 07/15/2026 (5 of 12 months):

Director 29,000

Asst 7,500

Attorney (no closings, reduced) 12,500

Insurance pay in October 0

Property Maint 6,700

Misc 1,000

Interest payments - cash only 582,513

Principal payments 2,645,000

3,284,213 (3,284,213)

Less: other - anticipated 2025 MMTs (9,000)

Less: Buffer to keep cash in bank (250,000)

Estimated Advance needed for debt service and operations (1,720,313)

Advance request - not to exceed 2,000,000

Capture Calculations

Summer 2025 (2025 revenue)

E-D1-WDLK-1984	1,176,042.42
E-D1-WDLK-1988	307,554.83
Total capture for 2025 Revenue	1,483,597.25
Collected to 01/31/2026	(1,465,249.43) *
Remaining	18,347.82
Percent collected	98.76% uncollected 1.24%

Winter 2025 (2026 revenue)

E-D1-WDLK-1984	1,047,998.55
E-D1-WDLK-1988	274,066.00
Total capture for 2026 Revenue	1,322,064.55
Collected to 01/31/2026	762,456.00 **
Remaining	559,608.55

Amount expected to go delinquent
calculated as 1.24% of total

16,393.60

Expected receipts to 03/01/2026 543,214.95 rounded to \$500K - projected to be available I

* Distributed to 12/31/2025	1,462,564.71
** Distributed to 1/31/2026	543,235.29
	2,005,800.00

Collected to 01/31/2026 2,227,705.43

Available to distribute now:

Paid out in 2025	(1,705,800.00)
Paid out in 2026	(300,000.00)
Total paid out	(2,005,800.00)

Available to distribute to DDA 221,905.43 currently available to distribute

All Records
Special Population: Ad Valorem+Special Acts
Summer, Real & Personal PropertyDDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL
-----DDA/LDFA: E-D1-WDLK-1984-----			-----DDA/LDFA: E-D1-WDLK-1984-----	
TOTAL PARCELS: 1031	SET	1,539,672.12	0.00	1,539,672.12
TAXABLE VALUE: 256,806,130	O.C.C.	378,708.41	320,881.48	57,826.93
BASE VALUE: 39,212,481	ISD-VOTED	757,240.65	0.00	757,240.65
ORIGINAL CAPTURED VALUE: 217,593,649	ISD-ALLOCATED	47,813.67	0.00	47,813.67
PRORATED CAPTURED VALUE: 217,593,649	WL SUPPLEMENTAL	29,001.64	0.00	29,001.64
	WL OPERATING	3,207,182.94	0.00	3,207,182.94
	WL SINKING FUND	127,243.93	0.00	127,243.93
PRE/MBT TAXABLE: 84,806,180	WL SCHOOL DEBT	1,040,061.60	0.00	1,040,061.60
NON PRE/MBT TAXABLE: 171,999,950	COUNTY-OPERATING	1,009,270.27	855,160.94	154,109.33
	SCHOOL OPER FC	0.00	0.00	0.00
PRE/MBT CAPTURED: 71,068,393	MILLAGE SPECIALS	0.00	0.00	0.00
NON-PRE/MBT CAPTURED: 146,525,256	TOTALS----->	8,136,195.23	1,176,042.42	6,960,152.81
			-----CAPTURED TAXES BREAKDOWN-----	
COM. PERS. TAXABLE: 18,530,640			POSITIVE CAPTURE	NEGATIVE CAPTURE
IND. PERS. TAXABLE: 194,110	SET		0.00	0.00
SPEC. ACT PERS. TAXABLE: 0	O.C.C.		343,745.15	-22,863.67
	ISD-VOTED		0.00	0.00
COM. PERS. CAPTURED: 12,448,840	ISD-ALLOCATED		0.00	0.00
IND. PERS. CAPTURED: -6,393,290	WL SUPPLEMENTAL		0.00	0.00
SPEC. ACT PERS. CAPTURED: 0	WL OPERATING		0.00	0.00
	WL SINKING FUND		0.00	0.00
	WL SCHOOL DEBT		0.00	0.00
	COUNTY-OPERATING		916,092.37	-60,931.43
	SCHOOL OPER FC		0.00	0.00
	MILLAGE SPECIALS		0.00	0.00
	TOTALS----->		1,259,837.52	-83,795.10
Veteran Exemption Values				
Original	Taxable Value	Base Value	Captured Value	PRE Taxable
Prorated	0	0	0	Non-PRE Taxable
Difference	0	0	0	PRE Captured
	0	0	0	0
	0	0	0	0
	0	0	0	0

All Records

Special Population: Ad Valorem+Special Acts

Summer, Real & Personal Property

DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL
-----DDA/LDFA: E-D1-WDLK-1988-----			-----DDA/LDFA: E-D1-WDLK-1988-----	
TOTAL PARCELS: 297	SET	392,523.18	0.00	392,523.18
TAXABLE VALUE: 65,637,160	O.C.C.	96,636.81	83,915.82	12,720.99
BASE VALUE: 8,626,122	ISD-VOTED	193,228.78	0.00	193,228.78
ORIGINAL CAPTURED VALUE: 57,011,038	ISD-ALLOCATED	12,200.77	0.00	12,200.77
PRORATED CAPTURED VALUE: 56,904,408	WL SUPPLEMENTAL	6,464.22	0.00	6,464.22
	WL OPERATING	879,902.28	0.00	879,902.28
	WL SINKING FUND	32,469.31	0.00	32,469.31
PRE/MBT TAXABLE: 19,009,890	WL SCHOOL DEBT	265,397.62	0.00	265,397.62
NON PRE/MBT TAXABLE: 46,627,270	COUNTY-OPERATING	257,540.56	223,639.01	33,901.55
	SCHOOL OPER FC	0.00	0.00	0.00
PRE/MBT CAPTURED: 18,555,660	MILLAGE SPECIALS	0.00	0.00	0.00
NON-PRE/MBT CAPTURED: 38,348,748	TOTALS----->	2,136,363.53	307,554.83	1,828,808.70
COM. PERS. TAXABLE: 6,768,570			-----CAPTURED TAXES BREAKDOWN-----	
IND. PERS. TAXABLE: 110,000			POSITIVE CAPTURE	NEGATIVE CAPTURE
SPEC. ACT PERS. TAXABLE: 0				
COM. PERS. CAPTURED: 6,618,770	SET		0.00	0.00
IND. PERS. CAPTURED: -86,700	O.C.C.		85,625.05	-1,709.23
SPEC. ACT PERS. CAPTURED: 0	ISD-VOTED		0.00	0.00
	ISD-ALLOCATED		0.00	0.00
	WL SUPPLEMENTAL		0.00	0.00
	WL OPERATING		0.00	0.00
	WL SINKING FUND		0.00	0.00
	WL SCHOOL DEBT		0.00	0.00
	COUNTY-OPERATING		228,193.98	-4,554.97
	SCHOOL OPER FC		0.00	0.00
	MILLAGE SPECIALS		0.00	0.00
	TOTALS----->		313,819.03	-6,264.20
Veteran Exemption Values				
Original	Taxable Value	Base Value	Captured Value	PRE Taxable
Prorated	0	0	0	Non-PRE Taxable
Difference	0	0	0	PRE Captured
	0	0	0	0
	0	0	0	0
	0	0	0	0

RANGE: 00000A01A1 - 00000G3129, INDEX: UNIT / BATCH #

DB: Tax

SPEC. POPULATION: AD VALOREM+SPECIAL ACTS

SUMMER BILLING TYPE(S), 2025

REAL & PERSONAL PROPERTY

THIS PAGE INCLUDES ALL PROPERTY

Taxing Authority	Amount	Interest	Penalty	Total
63220, HURON VALLEY SCHOOLS				
HV OPERATING	772,776.20	317.42	0.00	773,093.62
HV DEBT	3,262,820.58	1,130.32	0.00	3,263,950.90
HV SINKING	398,796.09	137.90	0.00	398,933.99
SCHOOL OPER FC	0.00	0.00	0.00	0.00
SUBTOTAL ----->	4,434,392.87	1,585.64	0.00	4,435,978.51
63290, WALLED LAKE CONS SCH DIST				
WL SUPPLEMENTAL	637,013.53	267.02	0.00	637,280.55
WL OPERATING	11,872,194.41	6,827.49	0.00	11,879,021.90
WL SINKING FUND	1,241,270.37	549.09	0.00	1,241,819.46
WL SCHOOL DEBT	10,146,130.34	4,487.98	0.00	10,150,618.32
SCHOOL OPER FC	0.00	0.00	0.00	0.00
SUBTOTAL ----->	23,896,608.65	12,131.58	0.00	23,908,740.23
COUNTY				
SET	17,825,966.00	7,618.00	0.00	17,833,584.00
O.C.C.	3,964,426.39	1,722.58	0.00	3,966,148.97
ISD-VOTED	8,726,158.62	3,730.77	0.00	8,729,889.39
ISD-ALLOCATED	550,947.63	235.35	0.00	551,182.98
COUNTY-OPERATING	10,565,391.30	4,590.50	0.00	10,569,981.80
SUBTOTAL ----->	41,632,889.94	17,897.20	0.00	41,650,787.14
DDA/TIFA				
E-D1-WDLK-1984	1,162,090.26	472.56	0.00	1,162,562.82
E-B2-HURV-2021	113,001.01	42.07	0.00	113,043.08
E-LS-HURV-2023	401,299.80	156.64	0.00	401,456.44
E-D1-WDLK-1988	302,634.33	52.28	0.00	302,686.61
E-D1-WDLK-2003	0.00	0.00	0.00	0.00
E-D1-WDLK-2006	0.00	0.00	0.00	0.00
E-B1-WDLK-2008	0.00	0.00	0.00	0.00
E-B1-XWDL-2008	0.00	0.00	0.00	0.00
SUBTOTAL ----->	1,979,025.40	723.55	0.00	1,979,748.95
TOTAL OF ABOVE				
	71,942,916.86	32,337.97	0.00	71,975,254.83
ADMINISTRATION FEE:				
	0.00	0.00	0.00	0.00
SPECIAL ASSESSMENTS:				
	19,520.88	2.00	0.00	19,522.88
OVER PAYMENTS:				
	0.00	0.00	0.00	0.00
UNSPREAD INTEREST:				
	0.00	0.00	0.00	0.00
UNSPREAD PENALTY:				
	0.00	0.00	0.00	0.00
GRAND TOTAL				
	71,962,437.74	32,339.97	0.00	71,994,777.71

DDA Summer Capture 1469,249.43

All Records
Special Population: Ad Valorem+Special Acts
Winter, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL	
-----DDA/LDFA: E-D1-WDLK-1984-----					
TOTAL PARCELS:	1031	COUNTY P/R	165,918.90	140,583.41	25,335.49
TAXABLE VALUE:	256,806,130	COUNTY HCMA	52,641.73	44,602.90	8,038.83
BASE VALUE:	39,212,481	ZOO AUTHORITY	24,007.92	0.00	24,007.92
ORIGINAL CAPTURED VALUE:	217,593,649	TWP OPERATING	362,093.25	306,803.45	55,289.80
PRORATED CAPTURED VALUE:	217,593,649	CHARTER DEPUTIES	77,038.71	65,274.74	11,763.97
		VOTED POLICE 1	0.00	0.00	0.00
		CHARTER LIBRARY	77,038.71	65,274.74	11,763.97
PRE/MBT TAXABLE:	84,806,180	VOTED LIBRARY	167,254.39	141,714.95	25,539.44
NON PRE/MBT TAXABLE:	171,999,950	PARKS/OPEN SPACE	93,294.09	79,047.76	14,246.33
		FIRE SAD VOTED	634,802.32	0.00	634,802.32
PRE/MBT CAPTURED:	71,068,393	POLICE SAD VOTED	657,473.57	0.00	657,473.57
NON-PRE/MBT CAPTURED:	146,525,256	ART INSTITUTE	49,431.64	0.00	49,431.64
		OAKLAND TRANSIT	241,574.10	204,686.60	36,887.50
COM. PERS. TAXABLE:	18,530,640	MILLAGE SPECIALS	0.00	0.00	0.00
IND. PERS. TAXABLE:	194,110	TOTALS----->	2,602,569.33	1,047,988.55	1,554,580.78
SPEC. ACT PERS. TAXABLE:	0				
COM. PERS. CAPTURED:	12,448,840				
IND. PERS. CAPTURED:	-6,393,290				
SPEC. ACT PERS. CAPTURED:	0				

-----CAPTURED TAXES BREAKDOWN-----

	POSITIVE CAPTURE	NEGATIVE CAPTURE
COUNTY P/R	150,600.70	-10,017.29
COUNTY HCMA	47,781.47	-3,178.57
ZOO AUTHORITY	0.00	0.00
TWP OPERATING	328,663.98	-21,860.53
CHARTER DEPUTIES	69,925.96	-4,651.22
VOTED POLICE 1	0.00	0.00
CHARTER LIBRARY	69,925.96	-4,651.22
VOTED LIBRARY	151,812.87	-10,097.92
PARKS/OPEN SPACE	84,680.66	-5,632.90
FIRE SAD VOTED	0.00	0.00
POLICE SAD VOTED	0.00	0.00
ART INSTITUTE	0.00	0.00
OAKLAND TRANSIT	219,271.26	-14,584.66
MILLAGE SPECIALS	0.00	0.00
TOTALS----->	1,122,662.86	-74,674.31

Veteran Exemption Values

	Taxable Value	Base Value	Captured Value	PRE Taxable	Non-PRE Taxable	PRE Captured
Original	0	0	0	0	0	0
Prorated	0	0	0	0	0	0
Difference	0	0	0	0	0	0

All Records
Special Population: Ad Valorem+Special Acts
Winter, Real & Personal Property

DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL
-----DDA/LDFA: E-D1-WDLK-1988-----			-----DDA/LDFA: E-D1-WDLK-1988-----	
TOTAL PARCELS: 297	COUNTY P/R	42,338.21	36,764.87	5,573.34
TAXABLE VALUE: 65,637,160	COUNTY HCMA	13,432.69	11,664.30	1,768.39
BASE VALUE: 8,626,122	ZOO AUTHORITY	6,126.08	0.00	6,126.08
ORIGINAL CAPTURED VALUE: 57,011,038	TWP OPERATING	92,396.99	80,234.17	12,162.82
PRORATED CAPTURED VALUE: 56,904,408	CHARTER DEPUTIES	19,658.28	17,070.39	2,587.89
	VOTED POLICE 1	0.00	0.00	0.00
	CHARTER LIBRARY	19,658.28	17,070.39	2,587.89
PRE/MBT TAXABLE: 19,009,890	VOTED LIBRARY	42,678.99	37,060.72	5,618.27
NON PRE/MBT TAXABLE: 46,627,270	PARKS/OPEN SPACE	23,806.23	20,672.31	3,133.92
	FIRE SAD VOTED	164,224.84	0.00	164,224.84
PRE/MBT CAPTURED: 18,555,660	POLICE SAD VOTED	170,089.93	0.00	170,089.93
NON-PRE/MBT CAPTURED: 38,348,748	ART INSTITUTE	12,613.51	0.00	12,613.51
	OAKLAND TRANSIT	61,643.51	53,528.85	8,114.66
COM. PERS. TAXABLE: 6,768,570	MILLAGE SPECIALS	0.00	0.00	0.00
IND. PERS. TAXABLE: 110,000	TOTALS----->	668,667.54	274,066.00	394,601.54
SPEC. ACT PERS. TAXABLE: 0				
COM. PERS. CAPTURED: 6,618,770				
IND. PERS. CAPTURED: -86,700				
SPEC. ACT PERS. CAPTURED: 0				

-----CAPTURED TAXES BREAKDOWN-----

POSITIVE CAPTURE NEGATIVE CAPTURE

COUNTY P/R	37,513.76	-748.89
COUNTY HCMA	11,901.95	-237.65
ZOO AUTHORITY	0.00	0.00
TWP OPERATING	81,868.36	-1,634.19
CHARTER DEPUTIES	17,418.11	-347.72
VOTED POLICE 1	0.00	0.00
CHARTER LIBRARY	17,418.11	-347.72
VOTED LIBRARY	37,815.63	-754.91
PARKS/OPEN SPACE	21,093.44	-421.13
FIRE SAD VOTED	0.00	0.00
POLICE SAD VOTED	0.00	0.00
ART INSTITUTE	0.00	0.00
OAKLAND TRANSIT	54,619.16	-1,090.31
MILLAGE SPECIALS	0.00	0.00
TOTALS----->	279,648.52	-5,582.52

Veteran Exemption Values

	Taxable Value	Base Value	Captured Value	PRE Taxable	Non-PRE Taxable	PRE Captured
Original	0	0	0	0	0	0
Prorated	0	0	0	0	0	0
Difference	0	0	0	0	0	0

RANGE: 00000A01A1 - 00000G31Z9, INDEX: UNIT / BATCH #

DB: Tax

SPEC. POPULATION: AD VALOREM+SPECIAL ACTS

SUMMER/WINTER BILLING TYPE(S), 2025

REAL & PERSONAL PROPERTY

THIS PAGE INCLUDES ALL PROPERTY

Taxing Authority	Amount	Interest	Penalty	Total
63220, HURON VALLEY SCHOOLS				
HV OPERATING	772,776.20	317.42	0.00	773,093.62
HV DEBT	3,262,820.58	1,130.32	0.00	3,263,950.90
HV SINKING	398,796.09	137.90	0.00	398,933.99
SCHOOL OPER FC	0.00	0.00	0.00	0.00
SUBTOTAL ----->	4,434,392.87	1,585.64	0.00	4,435,978.51
63290, WALLED LAKE CONS SCH DIST				
WL SUPPLEMENTAL	637,013.53	267.02	0.00	637,280.55
WL OPERATING	11,872,194.41	6,827.49	0.00	11,879,021.90
WL SINKING FUND	1,241,270.37	549.09	0.00	1,241,819.46
WL SCHOOL DEBT	10,146,130.34	4,487.98	0.00	10,150,618.32
SCHOOL OPER FC	0.00	0.00	0.00	0.00
SUBTOTAL ----->	23,896,608.65	12,131.58	0.00	23,908,740.23
COUNTY				
SET	17,825,966.00	7,618.00	0.00	17,833,584.00
O.C.C.	3,964,426.39	1,722.58	0.00	3,966,148.97
ISD-VOTED	8,726,158.62	3,730.77	0.00	8,729,889.39
ISD-ALLOCATED	550,947.63	235.35	0.00	551,182.98
COUNTY-OPERATING	10,565,391.30	4,590.50	0.00	10,569,981.80
COUNTY P/R	1,271,253.55	0.00	0.00	1,271,253.55
COUNTY HCMA	403,313.31	0.00	0.00	403,313.31
ZOO AUTHORITY	199,232.15	0.00	0.00	199,232.15
ART INSTITUTE	410,251.30	0.00	0.00	410,251.30
OAKLAND TRANSIT	1,850,929.89	0.00	0.00	1,850,929.89
SUBTOTAL ----->	45,767,870.14	17,897.20	0.00	45,785,767.34
CVT				
TWP OPERATING	2,774,359.27	0.00	0.00	2,774,359.27
CHARTER DEPUTIES	590,248.23	0.00	0.00	590,248.23
VOTED POLICE 1	0.00	0.00	0.00	0.00
CHARTER LIBRARY	590,248.23	0.00	0.00	590,248.23
VOTED LIBRARY	1,281,485.72	0.00	0.00	1,281,485.72
PARKS/OPEN SPACE	714,796.34	0.00	0.00	714,796.34
FIRE SAD VOTED	5,893,807.05	0.00	0.00	5,893,807.05
POLICE SAD VOTED	5,553,998.90	0.00	0.00	5,553,998.90
SUBTOTAL ----->	17,398,943.74	0.00	0.00	17,398,943.74
DDA/TIFA				
E-D1-WDLK-1984	1,763,329.58	472.56	0.00	1,763,802.14
E-B2-HURV-2021	139,614.25	42.07	0.00	139,656.32
E-LS-HURV-2023	430,029.85	156.64	0.00	430,186.49
E-D1-WDLK-1988	463,851.33	52.28	0.00	463,903.61
E-D1-WDLK-2003	0.00	0.00	0.00	0.00
E-D1-WDLK-2006	0.00	0.00	0.00	0.00
E-B1-WDLK-2008	0.00	0.00	0.00	0.00
E-B1-XWDL-2008	0.00	0.00	0.00	0.00
SUBTOTAL ----->	2,796,825.01	723.55	0.00	2,797,548.56
TOTAL OF ABOVE	94,294,640.41	32,337.97	0.00	94,326,978.38
ADMINISTRATION FEE:	0.00	0.00	0.00	0.00
SPECIAL ASSESSMENTS:	3,185,724.82	2.00	0.00	3,185,726.82
OVER PAYMENTS:	0.00	0.00	0.00	0.00
UNSPREAD INTEREST:	0.00	0.00	0.00	0.00
UNSPREAD PENALTY:	0.00	0.00	0.00	0.00
GRAND TOTAL	97,480,365.23	32,339.97	0.00	97,512,705.20

DDA total 2,227,705.75

DDA summer (1,465,249.43)

Winter to date 762,456.32

ACCOUNT BALANCE (CUR/PREV YTD BALANCES) REPORT FOR COMMERCE CHARTER TOWNSHIP
Balance As of 12/31/2026

GL Number	Description	YTD Balance 12/31/2025 Normal (Abnormal)	2026 Amended Budget	YTD Balance 12/31/2026 Normal (Abnormal)
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY				
Account Category: Assets				
Department: 000 GENERAL				
248-000-001.000	CASH - DDA	816,447.82		1,101,231.44
248-000-002.000	CASH -COMM TOWNE PLACE PATHWAY CONST	56,593.92		56,593.92
248-000-019.000	TAXES RECEIVABLE	(243,235.29)		0.00
248-000-040.000	ACCOUNTS RECEIVABLE	0.00		0.00
248-000-123.000	PREPAID INSURANCE	7,696.01		7,696.01
248-000-128.000	LAND HELD FOR RESALE	6,582,955.30		6,582,955.30
248-000-130.000	LAND ASSETS	2,059,867.46		2,059,867.46
Total Department 000:		9,280,325.22		9,808,344.13
Assets		9,280,325.22		9,808,344.13
Account Category: Liabilities				
Department: 000 GENERAL				
248-000-202.000	ACCOUNTS PAYABLE	772.00		0.00
248-000-250.000	BONDS PAYABLE - CURRENT	0.00		0.00
248-000-251.000	ACCRUED INTEREST DUE ON ADVANCE	4,175,908.35		4,175,908.35
248-000-251.001	ACCRUED INTEREST PAYABLE - DEBT	0.00		0.00
248-000-300.000	BONDS PAYABLE	29,665,000.00		29,665,000.00
248-000-301.000	BOND PREMIUMS	575,763.00		575,763.00
248-000-330.000	ADVANCE PAYABLE TO TOWNSHIP	32,050,000.00		32,050,000.00
248-000-339.000	UNEARNED REVENUE - TAXES	0.00		0.00
Total Department 000:		66,467,443.35		66,466,671.35
Liabilities		66,467,443.35		66,466,671.35
Account Category: Fund Equity				
Department: 000 GENERAL				
248-000-390.000	FUND BALANCE	14,120,468.25		14,120,468.25
248-000-399.000	NET POSITION	(71,568,273.00)		(71,568,273.00)
Total Department 000:		(57,447,804.75)		(57,447,804.75)
Fund Equity		(57,447,804.75)		(57,447,804.75)
Account Category: Revenues				
Department: 000 GENERAL				
248-000-402.000	TAX REVENUE - DDA	2,697,418.82	3,000,000.00	543,235.29
248-000-412.000	DELINQUENT PERSONAL PROPERTY TAXES	12,487.17	0.00	61.21
248-000-414.000	MTT CHANGES	(9,350.97)	(8,000.00)	0.00
248-000-442.000	STATE PPT	137,191.14	135,000.00	0.00
248-000-569.000	STATE GRANTS - OTHER	7,921.84	0.00	0.00
248-000-573.000	COMMUNITY STABILIZATION SHARE TAX	0.00	0.00	0.00
248-000-665.000	INTEREST	32,441.66	24,000.00	0.00
248-000-675.000	PROCEEDS FROM SALE OF PROPERTY	0.00	800,000.00	0.00
248-000-676.000	REIMBURSEMENTS	7,414.54	9,000.00	860.10
Total Department 000:		2,885,524.20	3,960,000.00	544,156.60
Revenues		2,885,524.20	3,960,000.00	544,156.60
Account Category: Expenditures				
Department: 000 GENERAL				
248-000-702.000	DDA DIRECTOR'S FEE	56,616.00	69,600.00	3,933.50
248-000-702.001	ADMINISTRATIVE ASST. FEES	10,716.03	18,000.00	0.00
248-000-801.000	PROFESSIONAL SERVICES - ATTORNEY	33,457.50	69,010.00	0.00
248-000-802.000	ACCOUNTING & AUDITING FEES	0.00	0.00	0.00
248-000-803.000	PROFESSIONAL FEES - CONSULTANTS	1,035.76	10,000.00	0.00
248-000-805.000	TOWNSHIP ADMINISTRATIVE CHARGES	100,000.00	100,000.00	0.00
248-000-901.000	PUBLIC RELATIONS AND COMMUNICATIONS	414.00	1,000.00	0.00
248-000-910.000	INSURANCE	8,852.99	10,500.00	0.00
248-000-920.000	PROPERTY MAINTENANCE AND UTILITIES	16,388.54	16,000.00	1,667.49
248-000-956.000	MISCELLANEOUS	2,473.00	2,600.00	0.00
248-000-964.000	PROPERTY MARKETING & PROMOTION	0.00	0.00	0.00
248-000-965.000	HOA FEES	9,764.70	10,000.00	9,764.70
248-000-967.000	PROPERTY DISPOSITION COSTS	0.00	649,380.00	0.00
248-000-970.000	CAP OUTLAY - PATHWAY/SIDEWALK EXP.	0.00	0.00	0.00
248-000-992.000	INTEREST EXPENSE - TWP ADVANCE	1,323,593.00	1,600,000.00	0.00
248-000-993.000	ADMIN FEES	0.00	0.00	0.00
248-000-994.000	INTEREST PAYMENTS	1,061,526.06	863,510.00	0.00
Total Department 000:		2,624,837.58	3,419,600.00	15,365.69
Expenditures		2,624,837.58	3,419,600.00	15,365.69

REVENUE AND EXPENDITURE REPORT FOR COMMERCE CHARTER TOWNSHIP

Balance As of 01/31/2026

GL Number	Description	2026 Amended Budget	YTD Balance 01/31/2026 (Abnormal)	Activity For 01/31/2026 (Decrease)	Available Balance 01/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY						
Account Category: Revenues						
Department: 000 GENERAL						
248-000-402.000	TAX REVENUE - DDA	3,000,000.00	543,235.29	543,235.29	2,456,764.71	18.11
248-000-412.000	DELINQUENT PERSONAL PROPERTY TAXES	0.00	61.21	61.21	(61.21)	100.00
248-000-414.000	MTT CHANGES	(8,000.00)	0.00	0.00	(8,000.00)	0.00
248-000-442.000	STATE PPT	135,000.00	0.00	0.00	135,000.00	0.00
248-000-665.000	INTEREST	24,000.00	0.00	0.00	24,000.00	0.00
248-000-675.000	PROCEEDS FROM SALE OF PROPERTY	800,000.00	0.00	0.00	800,000.00	0.00
248-000-676.000	REIMBURSEMENTS	9,000.00	860.10	860.10	8,139.90	9.56
Total Dept 000 - GENERAL		3,960,000.00	544,156.60	544,156.60	3,415,843.40	13.74
Revenues		3,960,000.00	544,156.60	544,156.60	3,415,843.40	13.74
Account Category: Expenditures						
Department: 000 GENERAL						
248-000-702.000	DDA DIRECTOR'S FEE	69,600.00	3,933.50	3,933.50	65,666.50	5.65
248-000-702.001	ADMINISTRATIVE ASST. FEES	18,000.00	0.00	0.00	18,000.00	0.00
248-000-801.000	PROFESSIONAL SERVICES - ATTORNEY	69,010.00	0.00	0.00	69,010.00	0.00
248-000-803.000	PROFESSIONAL FEES - CONSULTANTS	10,000.00	0.00	0.00	10,000.00	0.00
248-000-805.000	TOWNSHIP ADMINISTRATIVE CHARGES	100,000.00	0.00	0.00	100,000.00	0.00
248-000-901.000	PUBLIC RELATIONS AND COMMUNICATIONS	1,000.00	0.00	0.00	1,000.00	0.00
248-000-910.000	INSURANCE	10,500.00	0.00	0.00	10,500.00	0.00
248-000-920.000	PROPERTY MAINTENANCE AND UTILITIES	16,000.00	1,667.49	1,667.49	14,332.51	10.42
248-000-956.000	MISCELLANEOUS	2,600.00	0.00	0.00	2,600.00	0.00
248-000-965.000	HOA FEES	10,000.00	9,764.70	9,764.70	235.30	97.65
248-000-967.000	PROPERTY DISPOSITION COSTS	649,380.00	0.00	0.00	649,380.00	0.00
248-000-992.000	INTEREST EXPENSE - TWP ADVANCE	1,600,000.00	0.00	0.00	1,600,000.00	0.00
248-000-994.000	INTEREST PAYMENTS	863,510.00	0.00	0.00	863,510.00	0.00
Total Dept 000 - GENERAL		3,419,600.00	15,365.69	15,365.69	3,404,234.31	0.45
Expenditures		3,419,600.00	15,365.69	15,365.69	3,404,234.31	0.45
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		3,960,000.00	544,156.60	544,156.60	3,415,843.40	13.74
TOTAL EXPENDITURES		3,419,600.00	15,365.69	15,365.69	3,404,234.31	0.45
NET OF REVENUES & EXPENDITURES:		540,400.00	528,790.91	528,790.91	11,609.09	

APPROVAL OF
WARRANTS,
AND/OR CARRYOVERS,
ADD-ONS, REVENUE &
EXPENDITURE REPORT

*(due to the change in meeting dates,
warrants will follow on Feb. 9th)*

ACCOUNT BALANCE (CUR/PREV YTD BALANCES) REPORT FOR COMMERCE CHARTER TOWNSHIP

Balance As of 01/31/2026

GL Number	Description	Normal	YTD Balance 01/31/2025 (Abnormal)	2026 Amended Budget	YTD Balance 01/31/2026 (Abnormal)
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY					
Account Category: Assets					
Department: 000 GENERAL					
248-000-001.000	CASH - DDA		1,205,328.96		1,101,231.44
248-000-002.000	CASH -COMM TOWNE PLACE PATHWAY CONST		54,769.85		56,593.92
248-000-123.000	PREPAID INSURANCE		6,287.65		7,696.01
248-000-128.000	LAND HELD FOR RESALE		6,582,955.30		6,582,955.30
248-000-130.000	LAND ASSETS		2,059,867.46		2,059,867.46
Total Department 000:			9,909,209.22		9,808,344.13
Assets			9,909,209.22		9,808,344.13
Account Category: Liabilities					
Department: 000 GENERAL					
248-000-202.000	ACCOUNTS PAYABLE		18,708.23		0.00
248-000-250.000	BONDS PAYABLE - CURRENT		4,585,000.00		0.00
248-000-251.000	ACCRUED INTEREST DUE ON ADVANCE		2,561,308.35		4,175,908.35
248-000-300.000	BONDS PAYABLE		29,665,000.00		29,665,000.00
248-000-301.000	BOND PREMIUMS		756,173.00		575,763.00
248-000-330.000	ADVANCE PAYABLE TO TOWNSHIP		28,750,000.00		32,050,000.00
Total Department 000:			66,336,189.58		66,466,671.35
Liabilities			66,336,189.58		66,466,671.35
Account Category: Fund Equity					
Department: 000 GENERAL					
248-000-390.000	FUND BALANCE		14,120,468.25		14,120,468.25
248-000-399.000	NET POSITION		(71,568,273.00)		(71,568,273.00)
Total Department 000:			(57,447,804.75)		(57,447,804.75)
Fund Equity			(57,447,804.75)		(57,447,804.75)
Account Category: Revenues					
Department: 000 GENERAL					
248-000-402.000	TAX REVENUE - DDA		695,000.00	3,000,000.00	543,235.29
248-000-412.000	DELINQUENT PERSONAL PROPERTY TAXES		0.00	0.00	61.21
248-000-414.000	MTT CHANGES		0.00	(8,000.00)	0.00
248-000-442.000	STATE PPT		0.00	135,000.00	0.00
248-000-665.000	INTEREST		3,027.86	24,000.00	0.00
248-000-675.000	PROCEEDS FROM SALE OF PROPERTY		0.00	800,000.00	0.00
248-000-676.000	REIMBURSEMENTS		826.56	9,000.00	860.10
Total Department 000:			698,854.42	3,960,000.00	544,156.60
Revenues			698,854.42	3,960,000.00	544,156.60
Account Category: Expenditures					
Department: 000 GENERAL					
248-000-702.000	DDA DIRECTOR'S FEE		3,416.00	69,600.00	3,933.50
248-000-702.001	ADMINISTRATIVE ASST. FEES		855.00	18,000.00	0.00
248-000-801.000	PROFESSIONAL SERVICES - ATTORNEY		560.00	69,010.00	0.00
248-000-803.000	PROFESSIONAL FEES - CONSULTANTS		0.00	10,000.00	0.00
248-000-805.000	TOWNSHIP ADMINISTRATIVE CHARGES		0.00	100,000.00	0.00
248-000-901.000	PUBLIC RELATIONS AND COMMUNICATIONS		0.00	1,000.00	0.00
248-000-910.000	INSURANCE		0.00	10,500.00	0.00
248-000-920.000	PROPERTY MAINTENANCE AND UTILITIES		1,410.33	16,000.00	1,667.49
248-000-956.000	MISCELLANEOUS		0.00	2,600.00	0.00
248-000-965.000	HOA FEES		9,764.70	10,000.00	9,764.70
248-000-967.000	PROPERTY DISPOSITION COSTS		0.00	649,380.00	0.00
248-000-992.000	INTEREST EXPENSE - TWP ADVANCE		0.00	1,600,000.00	0.00
248-000-994.000	INTEREST PAYMENTS		(337,976.00)	863,510.00	0.00
Total Department 000:			(321,969.97)	3,419,600.00	15,365.69
Expenditures			(321,969.97)	3,419,600.00	15,365.69

OTHER MATTERS

ADD-ONS