

Draft
CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, December 15, 2020
Commerce Township Hall
2009 Township Drive
Commerce Township, MI 48390
12:00 PM

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

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

Downtown Development Authority:

Present: Mark Stacey, DDA Director
Dan Lublin, Vice Chairperson
Brian Winkler, Member
Larry Gray, Township Supervisor
Jose Mirkin, Member
David Smith, Member
Susan Spelker, Member
Tim Hoy, Member
Steve Matta, Member
James Gotts, Chairperson (signed on at 1:00pm due to technical issues)

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

Director Stacey – The first item of business that I would like to deal with is introducing Larry Gray, the newest DDA Board Member. He has been sworn in and of course, he is our Township Supervisor. Larry, if you'd like to introduce yourself and maybe tell us a little bit about you. I'm not sure how many of the members have met you before, but this would be a great time.

Supervisor Gray – Thank you, Mark. Good Afternoon, everybody, Larry Gray. It's nice to meet and put a face with everybody. I'll tell you a little bit about myself. I'm a long-time Township resident. Locally, I helped serve on the Fire Department as a paid-on-call firefighter for 26 years. My previous background is in medical sales and management in the medical field. It's my fourth week on the job. I'm learning a lot. I'm going to be learning a lot more, and I look forward to working with everybody. If anybody ever needs me, feel free to reach out. I'm here to help in any way I can.

Director Stacey – Thank you, Larry. Certainly your open-door policy has been nice the first four weeks and we're looking forward to making the Commerce downtown a success, working with everybody.

Item 1: Approval of Minutes

MOTION by Lublin, seconded by Mirkin, to approve the Regular Meeting Minutes of Tuesday, November 17, 2020 as presented.

ROLL CALL VOTE

AYES: Lublin, Mirkin, Hoy, Spelker, Smith, Gray, Winkler, Matta

ABSENT: Gotts

NAYS: None

MOTION CARRIED UNANIMOUSLY

Item 2: Public Comments

Director Stacey opened to public comments.

Ken Milburn – We do have a phone caller on the line. Caller, if you'd like to speak, please press *9 on your keypad. That would alert us that you would like to speak.

I see no hands raised at this time, Mr. Stacey.

Director Stacey closed public comments.

Item 3: Insite Commercial Report

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

- I'd like to extend a welcome to Mr. Gray. You'll be an important part of what happens here with the DDA projects, so look forward to getting you up to speed.
- Parcels A&H – Shapiro's Barrington development;
 - Everybody has seen what's going on with Barrington. The development is actually open and they have some residents in the ranch units right now. Their plan is to open up one building per month.
 - They've got a lot of positive reaction to the development. Jim Galbraith is feeling really good about it.
 - I did verify with him the pricing that we saw that was in the article. Those units are not cheap on a per-square-foot unit basis compared to the rest of the market over here. It will be interesting to see what kind of velocity he gets with occupancy.
 - Lastly, everybody can see that some dirt is moving right by the roundabout in front of the Barrington development. They intend to put up the wall that we saw a picture of about two months ago. That should actually go up fairly quickly.
- Parcel B1 – Aikens, Five & Main; Phase I
 - Not a lot has really happened relative to the tenants. Bruce is getting calls from some of the mall tenants, primarily out of Twelve Oaks. A lot of the tenants do want to get out of the malls based on what's happened.
 - I have stayed very close to the marketing that's going in there. They're calling me and looking for some updates.
 - The only thing I know right now that Bruce has got going on, because he's kind of had the pause button hit for a little while, is apparently he does have a deal in concept with Galbraith and Shapiro for the units that are going to be integrated within his development. I have not seen a signed purchase agreement yet between them, but I know that there has been a fair amount of conversation. I'm going to be meeting with Jim Galbraith when I'm out of town, and hopefully I'll have a better update as to what Bruce is planning on doing.
 - I have asked Bruce to join one of our meetings. Mark, we may want to have him on the February meeting where he can update the Board at large.

- Parcel B1 – Aikens, Five & Main; Phase II –
 - Tom will address what the DDA is going to do, but the Township has already recognized a new buying entity for the project. The purpose is to allow the developer to go ahead and secure a baseline environmental assessment, known as a BEA, on the property that he has already closed on. Tom can get into details with that.
 - This is going to be coming up in October of 2021. My guess is that because of what has gone on, we'll probably have more conversations on the timing coming from Bruce. He hasn't said anything, but I'm anticipating that.
- Parcel B2 – Granger, First & Main; Nothing new to report. They've actually been pretty quiet since they called me to do a whole bunch of work for them. As soon as I know more, I'll let you guys know, but nothing has transpired since I last reported.
- Parcel C – The hard corner of Pontiac Trail and Haggerty Road; Generally, after Thanksgiving, we get a bit of a slowdown. We have; our phones are still ringing, but we haven't had a whole lot of activity on this parcel, as well as Parcel J1, the hard corner of Oakley and Haggerty.
- Parcels D&E – Pulte, Merrill Park; Outside of a lot of lights, I have nothing to report. Are they having some sort of contest between the neighborhoods or between the houses?

Director Stacey – It looks absolutely wonderful back in there. If you get a chance to drive through, go ahead and do it. We did get a phone call from Wyncliff wanting to know if they could get some help getting electrical because they want to go against Merrill Park. Yes, I think the neighborhoods are going to start battling.

Randy Thomas – Yes, it does look cool, that's for sure.

- Parcel F – The 3.9 acres in front of the Township Hall; I talked to the dentist again. He's watching what goes on with the Five & Main development before he makes any type of commitment. That medical group that had some interest has gone silent.
- Parcel G – Wyncliff; Nothing new to report.
- Parcel I – BBI Holdings, Gilden Woods; North of the Township Hall, Nothing new to report.
- Parcel J1 – 2.38 acres on the hard corner of Oakley and Haggerty; As I mentioned, along with Parcel C, we just get this typical holiday slowdown.
- Parcel J2 – NorthPoint, Beyond Self Storage; A lot of you have probably seen some changes going on over there. NorthPoint has sold their portfolio to Public Storage. I know that Public Storage has a whole different look. Dave Campbell and I talked about it yesterday. Dave, do you have any comments that you want to give to the Board?

Dave Campbell – I reached out to NorthPoint to say, "Congratulations on your sale. Who would be a good person to talk to at Public Storage?" I got a name and number. I left a message for that person and have not heard back yet. This all happened this morning. My conversation when I do hear back is that the Planning Commission and the DDA both had a high expectations for what Beyond Self-Storage was going to look like, and we just don't want Public Storage to get ahead of themselves with their rebranding and reskinning of the building. When we talked to the Planning Commission, we said we don't want it to be over the top as far as color schemes and

so-forth, and I know Public Storage has their orange color scheme, so I want to talk to them about what that rebranding effort is going to look like.

Director Stacey – They have already covered up the Beyond Self-Storage signs and put up the orange Public Storage. Hopefully we can avoid the Public Storage orange wraparound of the building, because that really is a nice looking building.

Randy Thomas – That somewhat ties into Parcel K.

- Parcel K – The orphan piece across the street; A group called RCG based out of Atlanta is in both the shopping center space and the controlled-climate storage space. They have several assets here in the Detroit market. This was the group that we reported was going to go in front of the Planning Commission for a conceptual site plan review. That did happen last week. I think the overall comments from the Planning Commission were positive. I don't know, Dave if we've got any pictures that we can show the DDA. Their design does not look like your typical storage big box. Actually it's more creative and looks somewhat like an office building, with a lot of breaks in the building.

Director Stacey – I think Dave Campbell can share the screen with those pictures if he wants to jump in.

Dave Campbell shared his screen, presenting the aerial of Parcel K, and gave a review. It's a two-building proposal. The south half of the property is wetlands. For now, they're not looking to get into that area or the permitting that would go along with that. The interest in the DDA's Parcel K is primarily due to the fact that it would be their main point of access. The other existing curb cut lands in the slip ramp for northbound M-5 to eastbound Pontiac Trail, so it's not an ideal spot for their only point of access because the only people who could safely and legally get there would be the people coming off northbound M-5.

Dave reviewed the proposed conceptual elevations. They're trying to accomplish a building that looks more like an office building rather than traditional self-storage, which would be row after row of garage doors. That is not what the Planning Commission or the DDA would want to see. They will have quality building materials. They're bringing in stone elements and variations in the way the building projects with stone columns and so-forth. The second floor is not a true second floor, but it's meant to resemble or give the appearance of a two-story building. One of the things that caught the Planning Commission's attention is what they thought were overhead doors and the color of them which was lime green. Those aren't actually overhead doors. All of the units within the facility would be accessed from the inside. The Planning Commission said we might want to tone down the lime green color. It might be okay for the awnings, but to do it for an architectural feature along the side of the building might be overdoing it with such a strong a color. RCG took that under advisement.

Procedurally, they want to get back in front of the Planning Commission for site plan approval, and they would also need Special Land Use, which would require a public hearing. The only way this project would be allowed is as a Special Land Use within the Haggerty Road Corridor Overlay, which this property lands in. Dave would be speaking with RCG regarding scheduling and he anticipated seeing this at the February Planning Commission meeting.

In addition, the petitioner is offering the Township a sales element for the Special Land Use by saying that they would grant an easement across their property to help get a pathway connection to the Michigan Airline Trail to the south. Dave elaborated on the potential pathway connections

and pedestrian crossings, along with the need for cooperation from MDOT and the Federal Highway Administration.

Director Stacey – Remember that the pathway connection was a key issue for the DDA to get people up to Aikens' downtown development. When we talked with this developer, he was very interested in making the connection available based on two things. One, his own personal usage of trails, and two, the fact that from a community advertising standpoint, there will be more people passing by the building wanting to use the facility for their self-storage needs. Currently we do have an LOI. We were hoping to have a purchase agreement, and that is being worked on. Randy, do you want to give a broad outline of the LOI?

Randy Thomas – We had a target number. This piece is really small. It's important to note that this particular use is a very light traffic generator, somewhere between 9-12 daily trips. If you really looked when Dave brought up the access, it's a very tough access point. It's not a site that a bank, a restaurant or any type of general retailer would find attractive because of the access point. You're right off that slip lane and you've got to get over quick and get in. Your traffic movements in and out of the site are all right hand turns. That's one thing, from a planning perspective, that the Planning Commission really understood.

Relative to the LOI, we had this pegged at \$150,000 internally. We've exceeded that number. Their offer is \$225,000. I verified that they do have the property to the west, which fronts along M-5 to the south, under contract as of 48 hours ago. He's going to dovetail; it's 180-day due diligence time frame, and by the time he gets done with everything, given the holidays, assuming we can get this signed sooner, he'll probably utilize most of that time.

They are using the DDA's form purchase agreement. He also understood that he's going to try to keep it as simple as possible.

So Mark, I think what we were seeking is a resolution from the Board to proceed and give signing authority, because this will probably happen over the holidays.

Director Stacey – Certainly if that is the Board's feeling, or we could live with direction from the Board and come back in January with a purchase agreement.

MOTION by Smith, supported by Spelker, to make a Resolution to authorize moving forward with drafting a purchase agreement, based on the Parcel K Letter of Intent from RCG as discussed herein, so long as the purchase agreement is in the DDA's format.

Discussion –

Smith and Thomas discussed Parcel K, which is about a half-acre, and the adjoining parcels.

Director Stacey reiterated that the DDA is really selling just a driveway in this matter.

Smith agreed and had no problem following through on the LOI.

Discussions took place regarding lack of access through Rock Road, the location of a detention pond in that area and related issues.

ROLL CALL VOTE

AYES: Smith, Spelker, Gray, Lublin, Mirkin, Winkler, Matta, Hoy

ABSENT: Gotts

NAYS: None

MOTION CARRIED UNANIMOUSLY

Director Stacey – Thank you. We will work on that and hopefully we'll have it done before the next meeting. Do remember though, this also is contingent upon the other piece of property working out. We do not want to sell this keyhole property if he does not work out his deal on the other piece of property to actually build this.

David Smith – Do we have a contingency in our purchase agreement for that?

Director Stacey – Yes, it will be in there.

Randy Thomas – Yes, and we have a very similar clause with the Township side on the library portion, that someone couldn't just buy the library piece to hold up Bruce's development, so that will go in for sure.

- Parcel L – 1.8 acres on Haggerty Road; Goddard Schools – If you recall, we worked a while on this, up to the point where we had a purchase agreement that was about to be signed, and Goddard Schools was told by corporate that they want her to put a hold on it because there's another school going up at Haggerty and 13 Mile. She's fighting it. She did have a meeting with corporate, and she asked for quite a bit of help with her argument, which we did give her. In my world, those are two separate markets that they're servicing. Goddard Schools' main concern would be cannibalism. Hopefully next month I'll have the direction we're going in.
- Parcel M&N – These are the two out-lots that are being retained. I would anticipate that once Bruce starts on the Ring Road that we'll be in position to create the value for those pieces.

Item 4: Director's Report

- **Updates on Developers - (Covered by Randy's report)**
 - Aikens – There was a meeting regarding the environmental on Aikens on 12/11. We are no further than we were waiting for reports. We will be addressing that slightly under the Attorney's Report.
- **MTT Judgments – None**
- **HOA Items –**
 - **HOA Budget** – The 2021 Budget has been approved. We're still waiting for forms signed from Wyncliff. We have all others in.
 - **Dues** – All dues are current, so we have nothing outstanding.
 - **Tax Forms** – Tax forms have been signed.
 - **Lighting - CJs Lighting, Chris Niestroy; Shaw Electric, Mark Feters**
 - Our lighting system is in decent repair.
 - We placed an order for new lighting parts a couple months ago. We have received the drivers. We're expecting the balance of the order sometime in January.
 - We're still pursuing a driver for an accident at the Oakley Park roundabout. That one is not going well. They have not answered our letters and it looks like they do not have insurance.
 - **Landscaping - United Lawnscape; Westside Forestry; Rousseaux**
 - Shutdown for the season.
 - **Irrigation - Michigan Automatic Sprinkler, Mike Rennie**
 - Winterized.
- **Other**
 - We're excited to see Jim's entry wall put in at the main roundabout. I would think that you'll see footings this week and the wall starting to go up next week.

Item 5: Attorney's Report

Attorney Rauch – There is one item that I want to bring to your attention. A few days ago, you received from me a copy of a proposed resolution and amendment to the Aikens agreement. As Randy indicated earlier, the developer did not complete sufficient due diligence prior to closing. He determined that he would have the ability to prepare a baseline environmental assessment (BEA) for a new entity, which would assist him in limiting his responsibility for any detrimental environmental condition. What the developer has requested is an amendment to our agreement to transfer the interest in the property and the agreement to a new entity, Commerce Downtown II. Then, that entity will have the ability to obtain a BEA. They made a similar request to the Township for the option property and I understand the Township approved that last week. Therefore, I prepared a resolution which permits any of the officers of the DDA, as well as the DDA Director, to execute the amendment document.

MOTION by Lublin, supported by Smith, to approve the Resolution, as presented by the DDA Attorney, for the Amendment to the Five & Main Purchase and Sale Agreement as follows:

WHEREAS, on October 31, 2019, the Commerce Township Downtown Development Authority (“DDA”) sold Unit 13 of the COMMERCE TOWNE PLACE CONDOMINIUM (the “Property”) to Commerce Downtown, LLC, a Michigan limited liability company (“Purchaser”) pursuant to the Purchase and Sale Agreement dated December 2, 2014 as amended (the “Agreement”) The Agreement provides for construction of a streetscape open air pedestrian friendly mixed use upscale lifestyle destination development project on Unit 13 and together with an option for the purchase of Unit 14 at a later date (the “Project”); and

WHEREAS, the Purchaser has requested that the DDA agree to further amend the Agreement to permit the Purchaser as developer of the Project (“Developer”) to assign its interest in the Agreement and the Property to a new entity comprised of the same ownership as the Purchaser, to provide the Developer with the ability to obtain a Baseline Environmental Assessment (“BEA”) on a portion of the Unit 13 Property. The Amendment would revise the assignment section of the Agreement (Section 19 (q) as follows):

(q) ASSIGNMENT. Neither party shall assign this Agreement or any interest therein, without the prior written consent of the other (which shall not be unreasonably withheld, conditioned or delayed) with the exception of an assignment of the Seller’s interest to the Township or any affiliate thereof, provided, however, that Purchaser may assign all of its right, title and interest in this Agreement without Seller’s prior written consent to an entity or entities in which Purchaser retains at least ten percent (10%) ownership stake and so long as Purchaser remains the developer and provided further that Purchaser may assign all of its right, title and interest in this Agreement without Seller’s prior written consent to an entity with the same ownership as Purchaser and in such case, the original Purchaser shall not be required to remain the developer. In the event: (i) that Seller permits an assignment by Purchaser; or (ii) of an assignment by Purchaser for which Seller’s consent is not required, the assignee of Purchaser shall assume the obligations of Purchaser hereunder and shall be liable for the performance of Purchaser’s obligations hereunder from and after the date of such assignment and assumption and the original Purchaser shall be relieved of its obligations and liabilities hereunder arising or occurring prior to the date of such assignment and assumption.

NOW, THEREFORE, BE IT RESOLVED that the DDA Board of Directors approves the amendment of the Agreement, for development of the Project as described above; and authorizes any one or more of the Chairperson, Vice Chairperson, Secretary, Treasurer or DDA Director, to

consummate the amendment of the Agreement, and to execute all documents, in connection therewith, which may be necessary or desirable in order to amend the Agreement as provided above; and

FURTHER RESOLVED, that the DDA execute and deliver all such documents, take all such actions and perform all such obligations in connection therewith for the DDA to amend the Agreement and otherwise to effectuate the intents and purposes hereof, with any modifications to the terms of all of the foregoing as are deemed appropriate by the person or persons consummating the amendment transaction on behalf of the DDA; and that the actions of such person or persons in consummating such transactions with such modified terms shall be conclusive evidence that such modified terms have been deemed appropriate and are approved.

FURTHER RESOLVED, that all current and prior actions taken by the DDA and its staff and/or the person or persons executing on behalf of the DDA, or their agents, attorneys and advisors in furtherance of the transactions contemplated by these Resolutions are hereby ratified, approved and confirmed as the actions of the DDA.

Discussion –

David Smith stated that this is to transfer liabilities to the same partnership with the same directors as the previous corporation.

Attorney Rauch confirmed that this only gives them permission to transfer to another entity that has identical ownership to the entity that originally purchased.

Steve Matta inquired about the new entity, and an option in the agreement allowing transfer to an entity where the purchaser is 10% owner, so long as purchaser remains the developer.

Attorney Rauch elaborated on the purchaser's intention to convey the property directly. He explained the option and noted that the changes were merely to permit a total assignment, so long as the assignor and assignee both have the same ownership, in order to get a BEA in place. The language regarding 10% ownership issue was pre-existing, and ownership of Commerce Downtown II, LLC would be the same as the ownership of Commerce Downtown, LLC.

Director Stacey added that, according to environmental counsel, this is standard practice in this type of situation.

Discussion continued regarding potential development partners.

ROLL CALL VOTE

AYES: Lublin, Smith, Gray, Mirkin, Winkler, Matta, Hoy, Spelker

ABSENT: Gotts

NAYS: None

MOTION CARRIED UNANIMOUSLY

Item 6: Engineer's Report

Matt Schwanitz, Giffels Webster – No major exercises over the last month. I've been helping Tom Rauch and Mark in discussions with Aikens, and also helping Dave Campbell to a minor extent on discussions about the pedestrian paths up M-5.

Director Stacey – And we do appreciate your help on that pathway. That is a key connection. Part of the reason we're so excited about selling the keyhole piece is having a partner who wants to hook up the pathway up. We do know that dealing with MDOT and the Federal Highway Administration is going to get complex, just to hookup a pathway, so we appreciate your help on that.

Item 7: Planning Director's Report

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

- I wanted to update you on the Pulte proposal for 103 new attached Townhomes on the former driving range, on the east side of Martin Road across from Township Hall. Pulte

got their Conditional Rezoning agreement approved by both the Planning Commission and the Township Board in their respective November meetings. So now, Pulte comes back to the Planning Commission with a fully developed site plan for that condominium development, and that itself would need approval from both the Planning Commission and the Township Board. They're hoping to do that at the Planning Commission and Township Board meetings in February.

- The Fetter property on the west side of Haggerty Road, just north of 14 Mile; this is a big vacant property. The prospective developers of that are going to be in front of the Planning Commission at the January meeting. They want to do a mixed-use development consisting of retail along the Haggerty Road frontage with residential apartments to the rear of those. I think 190 is the apartment count that they're proposing. That will be in front of the Planning Commission in January for their preliminary review.
- An update on 84 Lumber; this is in the Homestead Industrial Park along Pioneer Drive. They hope to be in front of the Planning Commission at the January meeting for site plan and Special Land Use approval. Similar to Pulte, they needed a Conditional Rezoning agreement to get approved, which it was by both the Planning Commission and the Township Board, so now they're back with their site plan. They would take the existing building, which is an indoor boat storage place, Royal Marine, formerly Aggressive Marine. That would be converted into the 84 Lumber retail building, and then they would also acquire the two undeveloped properties next door and that would be their outdoor lumberyard. The site plan is going to show what the Conditional Rezoning plan showed, which is a well-screened and attractive lumberyard, to replace the boat storage facility that we currently have.

Director Stacey – Dave, do you know when 84 Lumber is hoping to open?

Dave Campbell – I think I remember them saying May 2021. Obviously the building is already there. They're going to do a lot of retrofitting to that building, and then they have to create the outdoor lumberyard, but I think May is not an unreasonable goal.

David Smith – You've got to be able to get the lumber first.

Dave Campbell – Lumber is hard to find, and it's expensive when you find it.

Director Stacey – The other thing I would like to address is the Planning Commission discussion of the gas station issue for Haggerty and Oakley Park.

Dave Campbell – I think it was Trustee Weber, in his capacity on our Planning Commission, who brought up the possibility of doing a gas station at the DDA's corner of Haggerty and Oakley Park. That DDA parcel was split in half; one-half became Beyond Self-Storage, which will now be Public Storage.

David Smith – Pipeline.

Dave Campbell – The other half remains to be developed. Mr. Weber asked the Planning Commission's opinion of doing a gas station there. The Planning Commission was not strongly opposed. There was a general comfort level with doing a gas station there. There's differing

opinions on whether that gas station could sell alcohol, and if they were to sell alcohol, would it be limited to just beer and wine, or would it also include packaged spirits? Currently, the Township Zoning Ordinance is set up to where they would not be able to sell alcohol at that corner because it would be too close to the existing alcohol retailers up and down Haggerty Road. There's a 7-Eleven up at Richardson and there's at least one party store to the south. If that were to be a gas station that would sell beer, wine and/or liquor, there would have to be some changes to the Zoning Ordinance to be able to do that.

Director Stacey – Thank you for that update. That is certainly something we will talk about. We're not sure that a gas station without some type of alcohol has any traction, but depending on what the position of the Township Board and Planning Commission is, maybe it's something that we could look at changing.

Dave Campbell – I was going to mention that if that project were to gain traction, there will be other gas station owners who will be watching it very closely; gas station owners who are in, or want to be in, the alcohol retail sales business.

Director Stacey – I will say on this side of town, there is a lack of gas station availability. As a resident I find it annoying that I have to backtrack, which is the same discussion that you had with the Planning Commission members. We'll keep you up to date on that.

Jose Mirkin – I have a question for Dave. Can you please repeat how many units in the Pulte development?

Dave Campbell – The Pulte Townhomes development is going to be 103 attached townhomes.

Jose Mirkin – Okay, 103, thank you.

David Smith – Dave, two questions. Since we're going to be increasing the traffic pattern ... I don't think we ever figured that Pulte would buy that part of the development. That's going to add at least 200 to 300 more cars to the development. Have we done anything further with expanding M-5 dead-ending into Richardson, or the idea of going across the drive-in property to alleviate some of this congestion that's going to become significant in a while? We really have to start thinking about that.

Dave Campbell – Sure, so a few things on that. We did have a traffic study done for the Pulte development for the 103 homes. What was determined was that at least that particular portion of Martin Road, being a 5-lane portion with a center left turn lane, could accommodate the additional new traffic that the Pulte development would bring. Given the existing zoning for the property, which is TLM, the base zoning could allow several uses that would generate a lot more traffic than 103 townhomes. It could be a big medical facility, it could be a big office facility, that would generate a lot more traffic. The Planning Commission took that into account when they looked at the traffic impacts of the Pulte development.

As far as traffic, a regional view, of M-5 to Martin Parkway to Martin Road, and then up Union Lake Road, the Township did have a traffic study done with a private engineer, in partnership with the RCOC. They gave us some options for realigning Martin Road to have it line right up with Union Lake Road, with a big roundabout there, or the lesser alternatives would be to have a new roundabout at the existing intersections of Union Lake and Richardson, and then Richardson

and Martin. Any of those options, of course, cost a lot of money, and the bigger question is, how does any of that get paid for? That is a question that hasn't had any great answers thus far. We're talking north of \$20 million for any of the upgrades that the consultant recommends to move traffic through this area more efficiently.

Director Stacey – Dave, does that include an analysis of how to get them between Lower and Middle Straits Lakes?

Dave Campbell – No, that's just to push the problem further north. You still are going to have that pinch-point of the two lanes of Union Lake Road where it passes through the two lakes. That would essentially be Phase II of the bigger solution. To realign Martin Road or to build new roundabouts through this area would really only be Phase I.

Director Stacey – And considering the pinch-point backs it up into this area that we're talking about anyway, would it even do anything, or wouldn't it just back up the way it currently is?

Dave Campbell – By design, the consultant only looked at that area. This is what the RCOG wanted to do. They wanted to break it into two parts. Part one is let's look at Martin, Richardson and Union Lake, and then part two would be to look at what happens along Union Lake.

David Smith – I know it's written in the State law, when we have a gas station, don't they automatically get a beer and wine license? Can't we just have a gas station that doesn't have to have alcohol in it?

Dave Campbell – I think if you are the owner, operator or developer of a gas station, you would say the only way it can make a buck is if it has alcohol sales. So yes, you can have a gas station without alcohol. The Mobil station on Union Lake Road across from Speedway; they are going to tear down their existing retail building and build a new building, and do so without alcohol sales. He would love to have alcohol sales, but he begrudgingly accepts that the Township would not allow it to happen. He is going to make it work without alcohol sales, but a lot of the operators say, to not have alcohol sales is a non-starter.

David Smith – Speedway doesn't have alcohol sales, does it?

Dave Campbell – They have beer and wine.

Director Stacey – And David, think about what the price point would have to be on that parcel if you were selling it as a straight gas station versus one with a beer and wine at least. You'd have to discount it, so that's not a positive for us. They're not going to pay full price.

Item 8: Committee Reports

- A. Finance Committee – Director Stacey – We've been finishing up the year-end, making sure everything is closed out correctly, and working on a presentation for the January Township Board quarterly meeting with Plante Moran. Township Board has asked us to bring in our numbers to show how we can continue on with this, and run different scenarios for the drop-dead date, which we informed them that we are actually good on. With the Township's help, we can pay for this. I'll bring those scenarios to you.

- B. Public Relations Committee - Jose Mirkin - There are two issues to report.
1. The first issue is the graffiti. Following suggestions from Susan and Mark, I contacted the coordinator of the Art Exhibition at Walled Lake Schools, who directed me to Judy Evola. Judy is the Director of Community Relations & Marketing. Based on her comments, she was very receptive to the idea of high school students covering the graffiti with art. That means that we could save the DDA between \$15,000 and \$17,000. I offered that the Public Relations Committee could buy the paint and other materials, but Judy said maybe it will not be necessary, and that we can discuss it in the spring. There is a good chance that if we can wait until spring, and not many people walk in the tunnel in the winter, we could save some money, and at the same time, fill all areas with art.
 2. The second issue is that I have filled out the forms again to request the DIA reproductions of masterpieces to be installed in different locations in Commerce Township in 2021. But, there are approximately 276 cities, 257 villages, and 1,240 townships in our state, and everybody wants a piece of the DIA. Because we already had the DIA Inside-Out program three times in the last seven years, since we started our partnership, we will see if we can qualify for 2021. Right now, we are in a long list of communities requesting those DIA exhibits. I was informed by email that the decisions will be made soon.
 3. I want to wish everybody happy, safe and healthy holidays!
- C. Marketing Committee - David Smith - Since we have not had any marketing meetings, I defer to the elegant presentation by Randy Thomas. There's not much more to discuss, but as I have stressed before, we need to sit down and start looking at our traffic count when we start getting to my office, which is at Richardson and Martin. It's going to become a problem and it's not going to get any easier. Thank you. Merry Christmas and Happy Holidays! May everyone have a wonderful holiday season.

Item 9: 2021 DDA Budget - Final Approval

MOTION by Lublin, seconded by Mirkin, to approve the 2021 DDA Budget.

ROLL CALL VOTE

AYES: Lublin, Mirkin, Gray, Winkler, Matta, Hoy, Spelker, Smith

ABSENT: Gotts

NAYS: None

MOTION CARRIED UNANIMOUSLY

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

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

ROLL CALL VOTE

AYES: Lublin, Mirkin, Gotts, Winkler, Matta, Hoy, Spelker, Smith, Gray

ABSENT: None

NAYS: None

MOTION CARRIED UNANIMOUSLY

Item 11: Other Matters

Tim Hoy - Just to let everybody know, tomorrow we're livestreaming Dave Bennett. Dave is a phenomenal musician. All Christmas music. It will be between 7:00-8:00pm. Just visit steinwaydetroit.com. Since none of these musicians can work anywhere, nobody is playing, they are completely out of money. So, if you throw a little money their way, they're happy, if you like

the concert. And then yesterday, we made a decision to have our New Year's Eve celebration, because I can carefully bring in a whole bunch of musicians and put them in a great big room, with maybe 4 or 5 people in there at one time. We're all about music here, and all about bringing the community into that music. If you're not busy tomorrow night, tune in and listen to Dave play. You will be blown away.

Chairperson Gotts – I just want to apologize for my delinquency here. I had some major computer problems and I couldn't get back on.

Steve Matta – We're glad that's all it was.

Tim Hoy – Jim, usually at our age, it's really not the computer. I have that same problem.

Chairperson Gotts – Well this happened to be the mechanical computer and not the cerebral one.

Tim Hoy – Got it.

Director Stacey – I want to wish everyone Happy Holidays! Happy Hanukkah! Merry Christmas and a Happy New Year!

- **The next regularly scheduled DDA meeting is Tuesday, January 19, 2021 at 12:00pm.**

Item 12: Adjournment

MOTION by Mirkin, supported by Gotts, to adjourn the meeting at 1:04pm.


ROLL CALL VOTE

AYES: Mirkin, Gotts, Lublin, Winkler, Matta, Hoy, Spelker, Smith, Gray

ABSENT: None

NAYS: None

MOTION CARRIED UNANIMOUSLY



Melissa Creech
DDA Secretary

12/09/2020 09:00 AM

User: JBUSHEY

DB: COMMERCE

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF COMMERCE

EXP CHECK RUN DATES 11/18/2020 - 12/14/2020

BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID

BANK CODE: DDA

DDA CARRY-OVER REPORT

DECEMBER 15, 2020

Vendor Name	Invoice Date	Description	Amount	Check #
1. DECKER AGENCY	09/10/2020	INSURANCE 10/1/20 - 9/30/21	5,288.85	2199
2. DETROIT EDISON	11/11/2020	2579 LIBRARY DR IRRIGATION	19.24	2198
	11/11/2020	2660 OAKLEY PARK	106.86	2198
	11/11/2020	3106 MARTIN PARKWAY	116.80	2198
	11/11/2020	2581 LIBRARY DR.	788.21	2198
		TOTAL	<u>1,031.11</u>	
TOTAL - ALL VENDORS			6,319.96	
FUND TOTALS:				
Fund 499 - DOWNTOWN DEVELOPMENT AUTHORITY			6,319.96	

12/09/2020 08:57 AM

User: JBUSHEY

DB: COMMERCE

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF COMMERCE

EXP CHECK RUN DATES 12/15/2020 - 12/15/2020
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID

BANK CODE: DDA
DDA WARRANT REPORT
DECEMBER 15, 2020

Vendor Name	Invoice Date	Description	Amount	Check #
1. DEBORAH WATSON	12/09/2020	DDA ASSISTANT HOURS 11/11 - 12/9/2020	1,156.25	
2. KEMP, KLEIN, UMPHREY & ENDELMAN, PC	12/04/2020	PROFESSIONAL SERVICES THROUGH NOVEMBE 30 2020	2,502.90	
3. MARK STACEY	12/09/2020	DDA DIRECTOR 11/11/20 - 12/9/2020	4,525.00	
TOTAL - ALL VENDORS			8,184.15	
FUND TOTALS:				
Fund 499 - DOWNTOWN DEVELOPMENT AUTHORITY			8,184.15	