

**MINUTES OF THE CLAY TOWNSHIP DOWNTOWN DEVELOPMENT
AUTHORITY MEETING HELD TUESDAY, SEPTEMBER 12, 2006 IN THE CLAY
TOWNSHIP MEETING HALL, 4710 PTE. TREMBLE ROAD, CLAY TOWNSHIP,
MICHIGAN.**

Vice-Chair Mark Thompson will chair the meeting in the absence of Richard Wagner, Jr.

1. **ROLL CALL:** Present: Vice Chair Thompson, Ann Horeftis, William Seifert, Jon Manos, Joe Little, Pauline Dueweke. Absent: Richard Wagner (excused).

Also present: Treasurer Connie Turner, Clerk Michael Pellerito and Deputy Clerk Dorothy DeBoyer.

2. **APPROVAL OF AGENDA/AMENDMENTS:**

Motion by Seifert, supported by Horeftis, to add the following additions to the agenda under Bills Payable:

- Washtenaw Maintenance service for M-29 Progress Payment #2 - \$52,388.28
- \$56.00 bill submitted from Mark Thompson for light bulbs bought for high school sign.

Ayes: All. Nays: None. **MOTION CARRIED.**

3. **APPROVAL OF MINUTES OF AUGUST 8, 2006:**

Motion by Seifert, supported by Little, to accept and file the 08/08/06 Minutes as submitted. Ayes: All. Nays: None. **MOTION CARRIED.**

4. **TREASURER'S REPORT AUGUST 2006:**

Motion by Horeftis, supported by Seifert, to accept and file the Treasurer's Report for August as submitted. Ayes: All. Nays: None. **MOTION CARRIED.**

5. **BILLS PAYABLE:**

Motion by Horeftis, supported by Little, to pay the bills as follows: Project Control, Inc. \$6,957.70; Precision Care, LLC \$1,800.00; Treasurer Gardens \$900.00; Minutes of 8-08-06 D. DeBoyer \$45.00; Washtenaw Maintenance Services, Inc. for Payment #2 - \$52,388.28; and \$56.00 to Mark Thompson for light bulbs.

Discussion of the sidewalk follow-up work.

Pauline Dueweke: Concerns re: landscaping of the sidewalk, not leveled off at Nook Road.

Project Control Rep.: Maintenance crew in the process of getting to that section.

D & D Hair Studio damaged sprinkler system – bill will be coming to DDA.

Project Control Rep.: Aware of it not gotten to that stage yet.

Vice Chair: We are learning by experience – future projects look at setting dates, time limit or a penalty phase if not done by such a date.

Vote on the motion: All in favor of paying the bills. Ayes: Seifert, Horeftis, Dueweke, Manos, Thompson, Little. Nays: None. **MOTION CARRIED.**

6. **COMMUNICATIONS:**

Per Vice-Chair: Chair Wagner and Dorothy DeBoyer, Planning Commission Chair has some information included in your packet, hope everyone read it.

7. **OLD BUSINESS:**

a) **Opening of Sealed Bid Proposals for loan:**

Vice Chair Thompson opened the sealed bid proposals anticipated purchase of the Gooden Property next to the Township Hall. The request from the Township Board was a proposal to borrow \$750,000.00 on a 10-year payment from the DDA to pay the loan off. There has not been an offer accepted as of this date, approximate sale is \$600,000 to \$660,000, figured in a cushion towards cleaning up the property and some parking added next to the Police Department.

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- Fifth Third Bank: 10 year annual principal + payments – 4.72% based on Twp. depositing \$1 Million Dollars on an interest bearing account.
- Citizens First: Loan for \$750,000, 10 year term; 4.78% valid until 9-30-06, rate up to 5.03% if accounts are not moved.
- LaSalle Bank: 4.57% 10-year loan, does not require any deposit.
- Seaway Bank: 4.2% with a 10 year amortized term; fixed rate will change after 9/15/06.

Discussion: Meeting with sellers on Friday morning, no purchase has been made.

Clerk Pellerito: Stated opportunity to withdraw and re-evaluate our position after the mtg. Lengthy discussion regarding the 4.2% extended to the closing.

Vice Chair Thompson: Does this Board pick this bank or your board?

Pellerito: Our Board would take the recommendation of the DDA Board.

Jon Manos: Pending the final sale, believe the 4.2% would be acceptable for the term of the loan, tentatively accept that % from Seaway Bank with the condition that it would be extended to closing.

MOTION BY DUEWEKE TO ACCEPT SEAWAY BANK 4.20% INTEREST ON THE \$750,000.00 LOAN PROVIDED THEY WILL EXTEND THE DATE OF THE INTEREST RATE TO THE END OF THE MONTH, IF THEY DON'T WILL MOVE ONTO LaSALLE BANK'S OFFER OF 4.57%. SUPPORTED BY MANOS. VOTE ON THE MOTION: AYES: SEIFERT, MANOS, LITTLE, DUEWEKE, THOMPSON. NAYS: NONE. ABSTAIN: HOREFTIS. ABSENT: WAGNER. MOTION CARRIED.

b) Phase II Sidewalk – Update

Vice Chair Thompson: Any questions on Phase II, should be wrapped up tomorrow. Should be doing another walk thru.

Dueweke: Island Drive needs to be smoother.

Project Control Engineer: Contractor will be taking care of these concrete areas.

Clerk Pellerito: Positive responses from the public, negative responses were minor, as a whole the public has been very pleased, a good asset to the community.

Suggestion in the future should consider a lawn/snow removal piece of equipment, dual piece of equipment that can be used on 5 acres.

c) Consideration of appraisal Proposal for Phase III for Sidewalk

Project Control Engineer: Estimate of \$150,000 will take the sidewalk from Ainsworth to Pearl Beach Boulevard, bridge area at Pearl Beach Blvd. Will need a walking bridge. Will definitely look into several techniques for this area.

Vice Chair Thompson: Should wait on Phase III until we can see what we are going to do with the Gooden property.

Engineer: Problem if wait too long could be snow and would not be able to do the engineering work.

Consensus was to bring Phase III back next month.

d) School Bleacher Dedication

Tentatively would be in October at the Homecoming Game.

e) Ainsworth Traffic Light Update

Clerk Pellerito: Met with all parties involved, will install a full blown traffic light, should be completed within the next six days; in place by Homecoming Game, agreement with St. Clair

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e) (Continued)

County Road Commission to be responsible for 1/3 of the light cost. Pedestrian switch on all four corners, cameras will be installed.

f) Flower Pots Update

Pauline Dueweke: Next year would like to find a more professional way of displaying the flowers. Vice Chair Thompson stated will be picking the pots up by the end of October.

g) Township Sign Proposal Discussion

Vice Chair Thompson: Proposal to do three signs: Township Office sign digital LCD changeable with a computer. Two proposals for the Township sign (gable and the round one).

Police signs cost of \$15,899.00, option light up the top part additional \$858.69.

Discussion:

Jon Manos: Opinion don't need a separate sign for the Police Department, included on the main sign will be sufficient.

Vice Chair Thompson: Eliminate the police sign would work.

Anne Horeftis: Signs should match in some degree, at least the gable design.

The single sign would probably run somewhere for \$8,000, digital sign with the remote, modify the police sign on Taft Road.

MOTION BY DUEWEKE TO APPROVE THE PURCHASE OF THE ADMINISTRATION OFFICE DIGITAL SIGN ON PTE. TREMBLE ROAD AND THE MODIFICATION TO THE POLICE DEPARTMENT SIGN ON TAFT ROAD. SUPPORTED BY MANOS. R/C VOTE: AYES: SEIFERT, HOREFTIS, MANOS, LITTLE, DUEWEKE, THOMPSON. NAYS: NONE. ABSENT: WAGNER. MOTION CARRIED.

h) Community Survey

Planning Commission Chairperson Dorothy DeBoyer reported have received 600 surveys back; tomorrow night at the Planning Commission will decide how to compile the information on a spread to determine what the community is saying to us.

Pauline Dueweke: Experienced in setting up spreadsheets and would be glad to volunteer.

i) Resignation of Cindy Kirkpatrick and thank you for service

Dorothy DeBoyer will send a letter to Cindy Kirkpatrick to thank her for her services as a DDA member.

8. NEW BUSINESS:

Vice Chair Thompson: Any new business?

Jon Manos: Treasurer's Office is using a new software program, special assessment district for fire is not accepted by this new software; 8-10 years ago not allowed to deduct your fire tax that you paid in a special assessment district. Representatives finally agreed assessor would accept that as being a tax and allow it to be deducted from your income tax. Looking into the future to combine fire and police into a fire authority. Appears this year will lose some money by eliminating the fire assessment that would be captured by the fire department. DDA will lose approximately \$32,000 from the special assessment fire district.

9. BOARD MEMBER COMMENTS:

Joe Little: Asked Mr. Manos how FEMA was doing?

Jon Manos: Lost it up in the State level, supported from the State, don't know yet.

10. **PUBLIC COMMENTS:**

Treasurer Connie Turner: Richard Wagner would like the Board to consider a sign on M-29/Island Drive that indicates the sidewalk continues on Taft Road.

11. **ADJOURNMENT**

Motion by Seifert, supported by Dueweke, to adjourn the meeting at 9:00 p.m. Ayes: All. Nays: None. Absent: Wagner. MOTION CARRIED.

Valerie J. Kulba
Recording