

**MINUTES OF THE CLAY TOWNSHIP DOWNTOWN DEVELOPMENT
AUTHORITY REGULAR MEETING HELD ON TUESDAY, JANUARY 9, 2007
IN THE CLAY TOWNSHIP BOARD ROOM, 4710 PTE. TREMBLE ROAD,
CLAY TOWNSHIP, MICHIGAN 48001 AT 7:30 P.M.**

1. **ROLL CALL:** PRESENT: Chairman Richard Wagner, Vice Chair Mark Thompson, Ann Horeftis, William Seifert, Joseph Little, Pauline Dueweke.
ABSENT: Jon Manos (excused), Arthur Bryson (excused).

Also present: Treasurer Connie Turner, Deputy Clerk Dorothy DeBoyer, John Monte, Eng. Project Control.

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

Motion by Thompson, supported by Little to approve the agenda as submitted. AYES: All. NAYS: None. ABSENT: Manos, Bryson.

MOTION CARRIED.

3. **APPROVAL OF MINUTES – DECEMBER 12, 2006**

Moved by Thompson, supported by Horeftis, to approve the December 12, 2006 DDA Minutes as submitted. AYES: All. NAYS: None. ABSENT: Manos, Bryson.

MOTION CARRIED.

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

Motion by Thompson, supported by Seifert, to accept the Treasurer's Report as submitted. AYES: All. NAYS: None. ABSENT: Manos, Bryson.

MOTION CARRIED.

5. **BILLS PAYABLE**

Moved by Seifert, supported by Thompson, to approve paying the Bills Payable except the Washtenaw Maintenance Services, Inc. in the amount of \$6,727.91.

Clay Township Water Department	\$ 1,105.66
Project Control Eng.	2,907.44
Project Control Eng.	443.75
Valerie Kulba, Recording Secretary	45.00

Discussion:

Recent letter received from Washtenaw Maintenance Services indicates if not paid will file a lawsuit. Board very upset and voiced their objection to paying the bill.

John Monte, Eng.: Explained problems with contractor from not starting the project on time, finishing late, used private property for storing equipment, puddles on the sidewalk after it rained, poor drainage, contractor fixed some of the problems, has not come out again to repair other areas not draining after it rains, resolved some of the issues still many red flags along the sidewalk for repair or replacement areas. DDA did not pay them at the last meeting, this generated recent letter.

Workmanship has been issue from the 1st day they started, don't know what was the problem with this crew, foreman issues and he tried to work through it. Retention amount of \$10,000 is enough held back to make these repairs. Recommend the payment of \$6,727.91, DDA would be retaining almost \$11,000.00 if don't repair the defective areas. Clause in contract called Liquidating Damage Clause.

Chair Wagner: If this \$6,000 was that important to the Company, a representative would have been here tonight; rather see the \$6,000 used toward legal fees.

Vote on the motion to pay the Bills Payable except for the Washtenaw Bill. AYES: All. NAYS: None. ABSENT: Manos, Bryson.

MOTION CARRIED.

Discussion continued concerning Washtenaw Bill.

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John Monte: Do have defective work that needs to be replaced and we have a bond on the work.

Pauline Dueweke: Asked why wasn't the DDA notified sooner of contractor's poor work? How do we know when replacing these sections it would not happen again? Bid was \$20,000 less than the other bids.

John Monte: Contractor was state pre-qualified and good references.

Pauline Dueweke: Don't think we should be disputing the \$6,000 bill.

Mark Thompson: Directed question to John Monte. You feel we should pay the \$6,000, have they done enough work to warrant this money?

John Monte: Contract says retain 10% until MDOT is satisfied and MDOT is.

Motion by Dueweke, supported by Thompson, to pay Washtenaw Maintenance Services, Inc. the \$6,727.91 for the sidewalk project as recommended by Project Control Engineer John Monte.

R/C VOTE: AYES: DUEWEKE, THOMPSON. NAYS: LITTLE, SEIFERT, HOREFTIS, WAGNER. ABSENT: MANOS, BRYSON.

MOTION FAILED.

Pauline Dueweke: Don't know if this was the "business like thing" to not pay our bills. Careful not to encourage further dispute and further aggravation. Cheaper to play along with contractor and get past this project.

Chair Wagner: No problem if contractor wants to come back to our next DDA meeting and talk to the Board.

Treasurer Connie Turner: I feel you as a Board should go by what your engineer recommends, that is why you hired him.

6. COMMUNICATIONS

Motion by Thompson, supported by Seifert, to accept and file the communications.

Ayes: All. Nays: None. Absent: Manos, Bryson.

MOTION CARRIED.

7. OLD BUSINESS:

a) Phase II Sidewalk – Update – PCE discussion

PCE John Monte: Replacing those planks, most of the problems are taken care of, will contact property owners and make sure they are happy.

b) Phase III Sidewalk Update

Completed the topography survey, hoping will be in good shape next couple months. Hoping the next meeting to make some decisions. Stopping short of the bridge, no easements needed before that. Maynard Ct. and down further there would be some easements to obtain.

Pauline Dueweke: Questioned cost to install a bridge.

John Monte: Good dimensions from our survey, will take a look at it.

Mark Thompson: Work now being done on M-29, could a catch basin be put in.

John Monte: Will have to talk to the crews and make sure we are not in conflict; seem to be working close to the side of the road, good to have drains and hoping to talk to them and will see what I can find out.

Discussion concerning Taco Bell traffic lanes.

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c) Gooden Property Committee

Township signed on the 29th of December to finalize the purchase. Form a committee to come up with ideas that the DDA may want to look at.

Motion by Thompson to direct Dorothy DeBoyer to advertise over the Channel 6 Community Station for members of the community interested in serving as volunteers on a committee with the DDA Board and the Township Board for the purpose of discussing ideas how the Gooden property can be used with the Capital Improvement funds.

Discussion: As to how many should be on the committee.

Motion by Thompson to set up a committee consisting of three (3) DDA members, two (2) Township Board members and two (2) members of the community for the purpose to come up with ideas how the property next door can be used in the best interest of the community.

Dueweke: Committee of 10-12 would be a good number.

Chair Wagner: Start where we are and if we need to enlarge later can do that.

Township Hall meeting: people in general can come and comment on ideas.

Dueweke: Committee is not going to make decisions, only present their ideas.

Supported by Dueweke. Vote on the motion: Ayes: All. Nays: None. Absent: Manos, Bryson.

MOTION CARRIED.

d) Township Sign Update

Mark Thompson report an update, police sign will be done the end of the month.

e) Community Survey: Update by Dorothy DeBoyer. Pauline Dueweke has the program ready for the recording of the citizen's input.

f) Election of Chairperson and Co-Chairperson

Motion by Dueweke, supported by Horeftis to retain the same officers for 2007:

Richard Wagner, Jr. - Chairperson

Mark Thompson - Co-Chairperson

Pauline Dueweke - Secretary

Vote on the Motion. All in favor. Absent: Manos, Bryson.

MOTION CARRIED.

8. **NEW BUSINESS:** None.

9. **BOARD MEMBER COMMENTS:**

Chairperson Wagner: Infrastructure, newsletter did a national publication, we spoke about it and we get criticized for the things we do.

Joe Little: Ainsworth and M-29 traffic light, is there anything we can do about that?

Chair Wagner: No bill from MDOT, it is a start.

Mark Thompson: State of Michigan has okayed local DDA can apply for liquor licenses to attract local businesses.

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10. PUBLIC COMMENTS:

Brian Cager, Pte. Tremble Road (property corner of Pte. Tremble and Lakepointe Blvd.) Property across from the Gooden property) Need to have public development. Like to be considered as a volunteer on the Committee. Need to work together to make this area an eye pleasing businesses in town. Need some kind of guidelines to increase the value for all here. Need to increase the tax bas of the area.

Chair Wagner: Next door is going to be a public facility, don't get confused about it all businesses. Future would like to offer grants or low interest to go along with a game plan.

Dorothy DeBoyer: Turning away a project if it is not what the DDA wants, is that good?

Lengthy discussion re: enhancing businesses to come in this area.

Dorothy DeBoyer: We have empty stores now, do not have the population to support it.

Ann Horeftis: Infrastructure, police, school made improvements, maybe it is time we do start incentives to businesses.

11. ADJOURNMENT:

Motion by Thompson, supported by Horeftis to adjourn the meeting at 8:45 p.m. Ayes: All. Nays: None. Absent: Manos, Bryson.

MOTION CARRIED.

Valerie J. Kulba
Recording Secretary