



**BROWNSTOWN TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY  
THURSDAY, JUNE 17, 2010**

The regular meeting of the Brownstown Township Downtown Development Authority was held on Thursday, June 17, 2010 in the Township Hall, 21313 Telegraph Road, Brownstown, Michigan 48183. The meeting was called to order at 12:00 p.m. by Chairperson Rybski and began with the Pledge of Allegiance.

**PRESENT:** Rybski, Bielecki, Khan, Linko, Skotanis, Varady, Vidusic, and Willis. Also in attendance were Economic Development Manager DiSanto, DDA Attorney Young, and Township Assessor Iott.

**ABSENT & EXCUSED:** DiMilia

**AGENDA APPROVAL:** Motion of Vidusic, supported by Varady, to approve the Downtown Development Authority agenda of June 17, 2010 with the addendum of Item #2b - Closed Session Minutes and Item #8e - Emit Road Discussion. All present voting aye.

**MINUTE APPROVAL:**

Motion of Vidusic, supported by Linko, to approve the Closed Session minutes of February 19, 2010; April 15, 2010, and May 20, 2010 as submitted and which will be held on file for one year. All present voting aye.

Motion of Vidusic, supported by Khan, to approve the Downtown Development Authority minutes of May 20, 2010 with correction to show that member Matrone made the motion instead of Rybski. All present voting aye.

**PUBLIC COMMENT:** Shirley Bowman, 18615 Emit Road

Chairperson Rybski introduced new DDA member Nick Skotanis to the DDA and the audience.

**ELECTION OF OFFICERS TO FILL VICE-CHAIRPERSON VACANCY:** Motion of Khan, supported by Willis, to nominate and approve member Jeff Varady as Vice-Chairperson of the Downtown Development Authority. All present voting aye.

**OLD BUSINESS – PROJECT UPDATES:**

**TOWNSHIP CAMPUS:** The Township Board has concurred with the DDA's recommendation and approved the engineering and architectural contracts with Wade Trim Associates and Sidcock / Wilkie & Zanley and those projects are underway. A meeting is scheduled with the MDNRE next week to discuss some drain relocations.

**BIKE PATH:** The Bike Path design documents are complete and have been submitted to Wayne County for permit approval and the project is moving along very well.

**FAÇADE GRANTS:** DiSanto will be meeting next week with two local banks to discuss relationships and funding for Façade Grants through their small business loan programs to see if a deal can be structured.

**STREET PATCHING:** The permit has been received from Wayne County and the bids will be opened on June 24<sup>th</sup>. DiSanto would like to make the bid recommendation to the Township Board first and then return to the DDA for approval to save time and start the project sooner.

**MARKET STUDY:** We have two more pieces of information to get to the company working on the Market Studay and DiSanto hopes to provide it at the next DDA Work Session.

**NWS – BROWNFIELD:** The National Wine and Spirits Brownfield has finally been approved by the State of Michigan. They are looking to do the soil remediation and demolition by the beginning of July and the project is currently underway.

**LILLIAN STREET PROPERTY PURCHASE:** Attorney Young has completed the Purchase Agreement and is sending it to the property owner.

**NEWSLETTER:** The Newsletter is at the printer and will be at the Post Office on Monday where it will be delivered within the next 30 days. Additional copies will also be available at Township Hall.

**ENERGY AUDIT:** The RFP for the Energy Audit is in draft format and will be sent out next week to the contractors.

DiSanto welcomed new member Nick Skotanis and also thanked former member Matrone for his comments and his time served on the DDA Board.

**DELOZIER/TAYLOR – SIGNATURE AUTHORIZATION:** Attorney Young informed the DDA that the closing for the purchase of the DeLozier and Taylor properties is scheduled for Wednesday, June 23, 2010 at 9:00 a.m.

Motion of Bielecki, supported by Vidusic, to approve DDA Secretary Willis be the authorized individual to sign any necessary documents for the Taylor and DeLozier property purchases. All present voting aye.

### **NEW BUSINESS**

**PETERS ROAD PAVING BID AWARD – NAGLE PAVING:** Motion of Vidusic, supported by Willis, to concur with the recommendation of Economic Development Manager DiSanto and approve the Peters Road paving bid award to Nagle Paving Company, Livonia, MI, for an amount not to exceed \$339,614.70 with funds to come from an account to be determined and further authorize DDA Attorney Young and Township Attorney Foley to seek reimbursement from Highland Development for the attached agreement. All present voting aye.

**BEECH DALY PAVING BID AWARD – AL’S ASPHALT:** Motion of Willis, supported by Vidusic, to concur with the recommendation of Economic Development Manager DiSanto to approve the Beech Daly Road, between Pennsylvania and Sibley Roads, paving bid award to Al’s Asphalt Paving Co. at a cost not to exceed \$787,526 with funds to come from an account to be determined. All present voting aye.

**ENGINEERING SERVICES – OBSERVATION/INSPECTION:** Motion of Vidusic, supported by Bielecki, to approve Wade Trim Associates provide the engineering services for the paving of Beech Daly and Peters Roads for an amount not to exceed \$20,000 with funds to come from an account to be determined. All present voting aye.

**DDA ATTORNEY YOUNG – MAY 2010 INVOICE:** Motion of Willis, supported by Khan, to approve to pay DDA Attorney Rob Young for May 2010 invoice in the amount of \$2,781 with funds to come from Account #248.729.810. All present voting aye.

**EMIT ROAD PAVING DISCUSSION:** Some residents of Emit Road have inquired about the possibilities of DDA assistance for the paving of their road, which is a private road, and discussion was held regarding the available options. DiSanto expects the project to cost about \$90,000 and recommends it be referred to Attorney Young for a recommendation and report back at the next Work Session. DiSanto will check on what the expected annual cost of road maintenance would be for the residents.

Motion of Willis, supported by Varady, to approve DDA Attorney Young review and provide legal opinion on the proposal and petitions submitted by Emit Road resident S. Bowman regarding the paving of Emit Road. All present voting aye.

Motion of Vidusic, supported by Varady, to adjourn the Downtown Development Authority meeting at 12:36 p.m. All present voting aye.

DDA/smk