

**CHARTER TOWNSHIP OF HIGHLAND
DOWNTOWN DEVELOPMENT AUTHORITY
Record of the November 19, 2008 Meeting
APPROVED**

Members Present: Doreen Kosieracki, Beth Lewis, Jan Nastovski, Gail Perrin, Triscia Pilchowski (Supervisor), Roscoe Smith, Laura Trombetta

Members Absent: Susan Bennett, Sharon Greene, Paul Mecklenborg

Staff Present: Tim Colbeck and Melissa Dashevich

Visitors Present: None

Mr. Smith called the meeting to order at 5:39 p.m.

Approve Regular Board Meeting Minutes of October 15, 2008

Motion was made by PILCHOWSKI to approve the minutes of October 15, 2008 as corrected. Supported by PERRIN and the motion carried with a unanimous voice vote. (6-0)

Doreen Kosieracki arrived.

Treasurer's Report

The Board reviewed and discussed the financial reports.

Motion was made by PILCHOWSKI to accept the Treasurer's Report as presented. Supported by PERRIN and the motion carried with a unanimous voice vote. (7-0)

Director's Report

Mr. Colbeck reviewed the Director's report with the Board members. He stated he is getting the office in order, and familiarizing himself with the Master Plan, TIF, and Market Study. He also noted his participation in the Committee meetings, Planning, Zoning Board of Appeals and Main Street Oakland County Meetings.

OLD BUSINESS

Sewer Update

Ms. Pilchowski reported on the Public Hearing for the water project that took place on October 15, 2008. She stated residents of St. John Street that were present that evening, were opposed to participation in the water project. The Township included them because of water quality and thought the residents would be in agreement. Ms. Pilchowski stated the Township has found it sufficient to bring the water project to a complete halt based on the letters and concerns received.

Ms. Pilchowski stated pertaining to the sewer, a review of the SAD Roll took place at the last Township Board Meeting. This allowed the Township Board to see who is included and what they will pay. There were alternate plans with different estimates and formulas of payment discussed. At a separate meeting, Ms. Corwin met with Mr. DiPonio regarding his suggestion of a low pressure grinder system. It was Ms. Pilchowski's understanding, that this is usually a system for residential districts. The Township agreed to investigate this option; it is the Township's intent to have a Public Hearing in January and move forward on the sewers. At this Public Hearing the Board may recommend the original plan, the suggested plan by Mr. DiPonio and consider letters of objection received and, then the Board has to determine if this project is practical at this time.

It was discussed the lower pressure grinder is cheaper up front but it was Ms. Pilchowski's understanding that the maintenance would be more costly.

Ms. Pilchowski stated she met with Mr. Colbeck and Ms. Susan Bennett, HDDA Chairperson regarding the sewers. Mr. Colbeck and Ms Bennett have met with the stakeholders. Mr. Colbeck stated everyone is in favor of moving forward. There is concern with the current economy of what each party will have to pay.

Ms. Nastovski asked if discussion has taken place to scale back the size of the sewer district.

Ms. Pilchowski stated that in July a meeting took place with a group of various stakeholders including Jeff Heyn, Ben Diponio, Ray Polidori and Township Consultants to redefine the sewer district. The desire was to keep the sewer district on the south side of M-59 with the understanding that the stakeholders would need to obtain land for the wastewater treatment plant. This suggestion actually ended up costing \$1 million dollars more because the current proposal included a Waste Water Plant, which is supplied by the Levy Corporation.

Ms. Nastovski expressed concern for the downtown if the sewers do not go through because it is so important for bars and restaurants. She was hoping a Plan "B" could be put into place using an alternate sewer system of some type. She asked if such a septic system would be cost prohibitive and if there can be financial aid for such businesses.

Ms. Pilchowski stated that property owners will be limited because they will have to set aside space to accommodate a septic system.

Ms. Lewis asked what happens with the project if there is a lot of opposition to the sewers. Ms. Pilchowski replied there is nothing to stop the Township from moving forward even if all the stakeholders were against the sewer assessment. It will be up to the Township Board to vote. If the Township decides to move forward with the system

as it is currently designed, there is a concern that many people may file letters of opposition that would allow them to go to the tax tribunal. If the sewers were to move forward as of January 2009, the assessment will start in the winter of 2009.

It was discussed that it would be unfortunate if the lack of sewers were to interfere with development. It was also discussed that controlled growth, not overgrowth, is what is preferred.

Oakland County Magazine

Mr. Colbeck reported that the same layout and pictures will be used as last year but will change the following year. He also stated that Oakland County would be using additional pictures of our area in a Main Street Oakland County Section, so our area will be promoted there as well.

Design

Ms. Perrin referenced Mr. Bob Miller's accounting business on Livingston Road and stated the building is being renovated. This business is in a historical home. She stated that the Design Committee was not notified and was wondering if there is a way to be contacted when such work takes place. They are putting up vinyl siding and redoing a porch. It was discussed that the material used is not what the Design Committee would have liked utilized.

Mr. Colbeck reported that he contacted Land Design Studio regarding this project. Their suggestion was to refinish the original wood. What is proposed is vinyl siding which is inexpensive. Mr. Miller expressed interest in the façade grant program after he began his renovation. Mr. Miller plans to continue with their project regardless if they are able to participate in the façade program.

Floor Studio, formerly Carpet Classics, participated in the façade program and has received their check. Floor Studios renovations were done according to standards. Mr. Colbeck will arrange for press coverage. This was the first check issued for the Façade Program.

Economic Restructuring

Ms. Trombetta stated currently the biggest concern is the website. Mr. Colbeck is working with a new website company and the website is being recreated. A sample mock-up was distributed to the Board members.

Mr. Colbeck stated he would like to see a section on the website for area businesses listing their names, addresses, etc. He also stated he would like suggestions from the Board.

Organization and Promotions

Mr. Colbeck reported that these Committees have been combined until the Organization membership has increased.

Organization

Ms. Lewis reported that obtaining volunteers was discussed as well as sponsorship opportunities. It is planned to have a sponsorship package distributed very early in the coming year.

Promotions

Ms. Dashevich is in the process of organizing the Tree Lighting. The Tree Lighting will take place on December 8th at 7:00pm. Last year, interest was expressed to have more lights for the Tree Lighting to add a “Wow” factor. Unfortunately, electrical outlets are not available at the park and it was not possible to add more lights this year. The additional lighting will be used for the Highland Station House this season. It has been discussed to have an electrical outlet added to the park so the holiday lighting can be increased next year.

Main Street Oakland County

Mr. Colbeck stated that he attended the Main Event in November. He would like to see more participation from the Board Members at Next Year’s Main Event and other Main Street events, classes etc. This is not an obligation but it would be nice to more participation.

Mr. Colbeck reported that the Tech Visit will take place on January 15, 2008 from 5:30 to 9:30pm. The location is yet to be determined. The subject will be volunteer recruitment.

Development District Reviews – Floor Studio formerly Carpet Classics received a check through the Façade Program.

Discussion took place regarding a potential property purchase on Milford Road near Colasanti’s.

Ms. Pilchowski reported that terms are coming to end on some of the Board members and she asked for letters of intent to the Township.

Upcoming Meetings/Events – Tree Lighting on December 8, 2008

Community Reports and Call to the Public – None

ADJOURNMENT

At 7:15 p.m. the meeting was adjourned.