

**CHARTER TOWNSHIP OF HIGHLAND
DOWNTOWN DEVELOPMENT AUTHORITY
Record of the July 16, 2013 Regular Board Meeting
APPROVED**

Members Present: Rick Hamill, Roscoe Smith, Matt Barnes, Dale Feigley, Mike Maher

Members Absent: Doug Bourgeois, John Hirzel, Gail Perrin

Staff Present: Karen Beardsley, Recording Secretary

Visitors Present: Kathy Polidori

Mr. Roscoe Smith called the meeting to order at 6:15 PM.

Board Meeting Minutes of May 29, 2013

MR. FEIGLEY MOVED TO APPROVE the minutes of June 19, 2013 as corrected. MR. BARNES SUPPORTED and the MOTION CARRIED with a unanimous voice vote (5 yes votes).

Director's Report

Mrs. Dashevich's report is attached and was reviewed by the Board.

Treasurer's Report

Mr. Hirzel was not in attendance.

New business

1. Additional Services Expense – Nowak and Fraus

Per Mr. Hamill, there were changes and modifications made regarding Colasanti's and other areas, as well as easement requests resulting in additional engineering expenses. There is a proposed bill from Nowak & Fraus in the amount of \$5,600.00.

MR. HAMILL MOVED TO APPROVE the Nowak & Fraus Proposal #9-B384 for additional services of 32 easement documents at \$175.00 each, for a total amount of \$5,600.00. MR. FEIGLEY SUPPORTED and THE MOTION CARRIED with a roll call vote: Feigley-yes; Barnes-yes; Maher-yes; Hamill-yes; Smith-yes.

Old Business

1. Sidewalk Budget

Mr. Hamill addressed the outcome of the recent Design Committee meeting. In order to conform to legally accepted bidding practices, the sidewalk/streetscape project needs to be broken down into basic package(s) with add-ons (considering two parts of Livingston Road and Milford Road)

It was decided that the planting materials should be done through community buy in. The demolition portion of Milford Road will cost \$44,000. There was discussion that perhaps this portion could be accomplished through community involvement, donations, etc.

Milford Road Add-Ons (to be bid separately)
Landscaping (should be done through community)
Demolition
Streetlights
Decorative retaining wall/pavers (two places)
McPherson sidewalks

This could bring Milford Road Base Bid Estimate down to \$526,000 from \$736,000.

Doing the same on Livingston Road could bring that total down to \$268,000. However, there was discussion about doing only the north side of Livingston, but not the south side. This would require Jeff to redraw that portion of the construction documents eliminating the changes on the south side of Livingston Road.

The bid package for Livingston Road would then be for the north side only, with add-ons being for lights and demolition. (Demolition for the Livingston Road portion would be \$15,000).

Mr. Hamill shared an idea which could potentially allow the DDA to raise additional funds to go towards the streetscape/sidewalk project. He was recently made aware of foreclosed properties for which Highland Township has next right of refusal. The Township cannot purchase them and make a profit; however, they township could purchase and possibly either gift or sell to the HDDA for what they paid for it. The DDA would then be able to sell and have the potential to make a large profit. Mr. Hamill has been speaking with the township attorney to look into this matter to check the legalities and/or stipulations. He has already spoken to Oakland County about this, and they feel it is an idea that could potentially be beneficial to all.

MR. HAMILL MOVED that the HDDA state their interest to the township in either the purchase from the township or contribution by the township of the foreclosed property at 1240 N. Milford Road, Sidwell #11-22-176-006 for an amount not to exceed \$8,300 and/or for the foreclosed property at 3835 Highland Court, Sidwell #11-11-426-008 for an amount not to exceed \$12,200 and any additional transfer fees as needed, for a total not to exceed amount of \$25,000, depending upon the outcome of the legal interpretation from township attorneys. MR. FEIGLEY SUPPORTED and the MOTION CARRIED with a roll call vote: Barnes-yes; Maher-yes; Feigley-yes; Smith-yes; Hamill-yes.

If any properties are acquired, additional funds needed to ready the property for sale by the HDDA would be discussed at future HDDA meetings.

Mr. Smith shared Highland Township's certification by Main Street Oakland County, as well as Mrs. Dashevich's attendance at the press conference.

Mr. Smith brought up to Mrs. Polidori, in attendance, that some plantings from the downtown district will become available as demolition for the sidewalks begins. It is not financially feasible for the HDDA to transplant and maintain them for later use. The HDDA is offering them to the Beautification Committee for use or resale. Mrs. Polidori will take the information to the Commission.

Further discussion took place regarding what would be involved with the community taking part in the demolition portion of the streetscape project.

Mr. Feigley suggested a semi-annual flea market/garage sale, held on the middle school grounds, be sponsored by the HDDA as a fundraiser, with the HDDA selling 'spaces' for people who want to participate.

Mr. Hamill shared an idea for a Highland 'identity' project. He went to an Amish area in Ohio with Mr. Snook in search of a pickle manufacturer who might 're-brand' or reincarnate Highland Pickle Works. He has designed a sample label; Colasanti's would be a 'distributor' and the HDDA would receive a portion of the proceeds. He hopes to have this concept in place in time to include a pickle vendor at Highland HeyDays. Discussions following regarding label design, varieties, merchandising ideas, etc.

MR. MAHER MOVED THAT the HDDA authorize Mr. Hamill to proceed with negotiations to establish the Highland Station Pickle Works Brand. MR BARNES SUPPORTED and the MOTION CARRIED with a unanimous voice vote (5 yes votes).

At 7:40 p.m., Mr. Smith adjourned the meeting.

Respectfully submitted,

A. Roscoe Smith

ARS/kb
