

**CHARTER TOWNSHIP OF HIGHLAND
DOWNTOWN DEVELOPMENT AUTHORITY
Record of the August 5, 2013 Special Board Meeting
APPROVED**

Members Present: Rick Hamill, Roscoe Smith, Matt Barnes, Dale Feigley, John Hirzel, Gail Perrin, Mike Maher

Members Absent: Doug Bourgeois

Staff Present: Missy Dashevich, Executive Director
Karen Beardsley, Recording Secretary

Visitors Present: Ann Seebaldt

Mr. Roscoe Smith called the meeting to order at 6:18 PM.

Timeline for Streetscape

Mr. Hamill met with Jeff Huhta from Nowak & Fraus regarding base bids and add-ons, etc. At that time, Mr. Huhta suggested the DDA consider postponing the bid process until January, 2014, for a Spring 2014 project start. Per Mr. Huhta, quality contractors are booked throughout the season already, and we may not get bids from the higher quality contractors. Per Mr. Hamill, since it is so late this year, and we still have some funding issues up in the air, we would have a better picture of the entire project, and this could give us an opportunity to market the streetscape project properly. He suggested that each block have a poster installed with its intended design (similar to the C-ART posters) including lights, trees, flowers, etc. People can see what which items they might like to contribute. This would also be a time to get closer to the financial commitments needed. Mr. Feigley wanted to be sure that engineering costs will remain the same.

Mr. Hamill also shared that Tad Krear will no longer be part of the routine process of this project. The original design work is done, and he could be available on an 'as needed/on call' basis.

Mr. Hirzel felt it wouldn't be a wise financial decision to get the bond ahead of time; and preparing for the paperwork for the actual bond would be minimal and should only take about three weeks; but he did share concern about rising interest rates, and also the need for the DDA to be 'encumbered' with an existing project, so as not to endanger the TIF. Mr. Hamill reminded that even if the threat arises again, the future TIF is what would be endangered, but they would not be able to take the cash we have.

Mr. Barnes suggested banners over Milford Road announcing the streetscape.

MR. FEIGLEY MOVED to postpone the streetscape bid process until January, 2014. MR. BARNES SUPPORTED.

Discussion took place with Mr. Maher being disappointed in the delay, and asked if the process could be bid for a start date of next year. Mr. Hirzel stated that the bond would need to begin now, and we would have to pay interest until the start of the project; also, it was felt that contractors would not bid that far into the future.

THE MOTION CARRIED with a roll call vote: Hamill-yes; Perrin-yes; Barnes-yes; Hirzel-yes; Maher-no; Feigley-yes; Smith-yes.

Foreclosed Property on Milford Road

Mr. Hamill also shared, regarding the opportunity for the township to purchase the foreclosed property on Milford Road, the Township Board voted in favor of this with a 3-2 vote. The purchase agreement has been sent to Oakland County. It will be August before the township gets the deed and will be able to sell to the DDA.

Additional discussion took place regarding getting this property to be saleable once the DDA purchases it. Pros and cons were shared on the benefits of replacing the front window and other improvements in order to get the most money for it. All of these points will be considered at a later date.

Mr. Feigley shared with the Board an idea from Mainstreet Magazine regarding investment clubs for real estate.

Mr. Hamill announced that the old Carpet Classics is being rented as a furniture resale.

Mr. Maher inquired about the maintenance of 'Four Corners', and noted that the fourth corner is in need of maintenance.

At 7:15 p.m., Mr. Smith adjourned the meeting.

Respectfully submitted,

A. Roscoe Smith

ARS/kb
