

**DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF WIXOM
49045 PONTIAC TRAIL
MARCH 17, 2005**

**APPROVED
04/21/2005**

This meeting of the Wixom Downtown Development Authority began at 7:40 a.m. with the following individuals present:

MEMBERS: Eugene Boilore, Sandra Motz, Debbie Schuster, Dave Vanderhovel, and Mark Weller
STAFF: Tony Nowicki

Determination of Quorum:

A quorum was present.

Minutes:

MOTION by Dave Vanderhovel to approve the December 20, 2004 minutes; seconded by Debbie Schuster.

VOTE: UNANIMOUSLY CARRIED

Mr. Nowicki stated that not much had changed, but the one thing that might have been noticed is it looks like the DDA is running out of money (but they are not). He commented that General Obligation Bonds were recently sold through the City to fund the DDA projects included in the plan. The City sold bonds for approximately \$5.7 million and the interest rate was 4%. They have received those bonds, so they have a substantial amount of money in the DDA account now to fund all of the projects.

Mr. Boilore asked if they have to pay the City back the five they floated.

Mr. Nowicki answered that they did not actually draw on that entire \$5 million. What we actual spent was in the neighborhood of \$100,000. So we will refund that amount.

Approval of Treasurer's Report:

MOTION by Dave Vanderhovel to approve the February 28, 2005 Treasurer's Report; seconded by Debbie Schuster.

VOTE: UNANIMOUSLY CARRIED

Street Lighting:

Mr. Nowicki stated that this is the award of the Village Center Area's decorative street lighting to the low responsive bidder, Carrier & Gable Inc., in the amount of \$139,104.00. That is to acquire street lights similar to what is in the City Hall lobby. They are recommending that the DDA do that now as opposed to including that in the construction contract, because March 31st prices on steel go up another 10%. If we acquire the street lighting we can store it at the DPW and save 10%. On top of that we would save any mark-up the contractor would have if he would have to go buy it through a construction contract.

Mr. Vanderhovel stated that it looked like we had 35-38 poles.

Mr. Nowicki answered that it is 38 poles. Those are to do the south side of Pontiac Trail, the boulevard area on both sides to the south, and the boulevard in the center on the north side. The developers are acquiring their own for the north side of Pontiac Trail, as is Mr. DiPonio who owns the building that Volare is in, as is Mr. Poota for Country Corners.

Mr. Vanderhovel asked when they would be installed.

Mr. Nowicki stated that construction is scheduled to begin in late June of this year. The poles will most likely be the last to be installed, and that would most likely be October.

Mr. Vanderhovel asked if for nine months will they be safe and not out in the weather.

Mr. Nowicki stated that it will take a good three to four months to fabricate the polls and ship them here.

Ms. Motz asked if there is some type of ordinance or guideline that says if other businesses or companies are putting up street lights then they will conform to our choice of lights.

Mr. Nowicki answered that it is in the Development Agreement.

Dr. Weller asked what would happen with the existing that presently go along Wixom Road and the north side and south side of Pontiac Trail.

Mr. Nowicki stated that they would eventually be replaced when we get redevelopment in those areas.

Dr. Weller asked if the City has dealt with Carrier & Gable before.

Mr. Nowicki answered that he didn't know if the City had specifically dealt with Carrier & Gable. They are a local supplier. They are out of Farmington Hills, and they are a supplier for Union Metal.

Dr. Weller asked if they were the ones that we have been in contact with through this whole process.

Mr. Nowicki affirmed this.

Ms. Schuster asked if they were the ones that agreed to keep inventory at no cost to us.

Again, Mr. Nowicki agreed and said they have been around for a number of years and supply traffic signal poles. Most of the steel poles that you see that go up for traffic signals are supplied by Carrier & Gable. They are a pretty reputable firm, and he has done business with them in other communities since the early 80's.

MOTION by Dave Vanderhovel and second by Debbie Schuster to accept the low responsive bidder, Carrier & Gable Inc., for the Village Center Area's Decorative Street Lighting in the amount of \$139,104.00.

VOTE:

UNANIMOUSLY CARRIED

Underground Relocation:

Mr. Nowicki stated that the original cost had come in a little bit higher, about \$1.6 million. We negotiated that down during the design process and came to a price of \$1.3 million. The DDA has already funded \$50,000 for the design, and now we have three payments that are coming due. The first one is due by the end of March. The second payment will be mid-summer, and the last one will be late fall.

Mr. Vanderhovel asked if all three of those equaled the \$1.3 million.

Mr. Nowicki agreed and stated 90% to the DDA. We are trying to push as much into the Wixom Road project as we can because a lot of it is federally funded.

Ms. Motz asked what the next step would be.

Mr. Nowicki answered that the next step is to go to the City Council.

Mr. Vanderhovel asked if even though we approved to pay the \$1.25 million you are going to go to Council to ask them to only really charge us \$1 million. Inevitably we would be responsible for \$1.1 million.

Mr. Nowicki agreed.

Ms. Motz stated that was her question. We don't have the authority to pass it off to charge another account. That would have to come from City Council.

Mr. Nowicki stated the reason he was seeking authority for the \$1.25 million is because if we can't get it through Council, then by rights it has to come to the DDA.

MOTION by Dave Vanderhovel and second by Debbie Schuster to authorize payment to The Detroit Edison Company for the permanent underground relocation of overhead facilities on Pontiac Trail and Wixom Road in the amount of \$1,250,000.00

VOTE:

UNANIMOUSLY CARRIED

Executive Director's Comments:

Mr. Nowicki commented that everyone should take a look across the street and see all the activity and work that is being done. Hopefully we will have the majority of this work done by very early fall. The developers across the street are planning on having the commercial buildings (or the majority of them) completed by September of this year in order to allow the tenants to move in and have an opening in early December of this year.

Mr. Vanderhovel said it looked like they had poured concrete and looks like they are doing some wood. He asked if that was retail.

Mr. Nowicki stated that the one that is going up right now is one of the 300 series town homes. What they are doing right now is building the 300 series next to the Post Office. They already have the foundation poured for one of the retail buildings, and by the end of this week they will have the second begun. They will be starting on a couple of the 200 series and the 100 series on Wixom Road that they have already started. Currently they have tenants and potential owners pretty much lined up. We know that there is going to be a nice pizza place. Right now it looks like it will be owned and operated by Dino Grossi from Volare. There is also going to be a Cheers type Tavern next to the Post Office. There is a combination tailor/tuxedo rental shop and a coffee shop. We are meeting tomorrow with another gentleman that wants to put in another restaurant.

Ms. Motz asked if the Wixom Road and Pontiac Trail project was on schedule.

Mr. Nowicki stated that they are actually somewhat ahead of schedule because we have had a mild winter construction-wise, and it allowed them to continue construction throughout most of the winter. They are still going to close the intersection in mid-April.

Ms. Motz asked if notifications would be going out to the school district for the busses.

Mr. Nowicki answered that they have already been sent to the school, and there have been a number of letters that have gone out. We are trying to get the information out there.

Mr. Vanderhovel mentioned that Dr. Weller was asking if they were going to put a right hand turn lane in on westbound Pontiac Trail approaching Wixom Road.

Mr. Nowicki answered that they have tried to put that in there, but right now they don't have easements or right-of-way from the bank. When the bank goes back and redevelops the bank site (which we are hoping they do in the next couple of years) they have led us to believe that they are going to be investing money because of what we are doing, that we would be able to pull off a right turn lane on their property.

Ms. Schuster stated that she thought the developer said they had a bank secured in their development.

Mr. Nowicki stated that they were trying to secure that bank site.

Dr. Weller stated that he had also heard that the developers had gone out and gotten another bank.

Mr. Nowicki answered that he was not sure if they had another bank right now.

Dr. Weller commented that one of the things that he doesn't understand is why in the planning stages they were looking at all these other intersections that are right hand turn lanes and that being a major thoroughfare. Especially when the Beck Road/I-96 interchange opens, that is going to throw a lot more traffic up Beck Road. We would like to see it on Pontiac Trail coming down this way as a movement through the City and a nice flow, because originally there was a right hand turn lane there. In the original planning that wasn't included in there or pushed. That gets on him a little bit as to why it wasn't pushed harder. Things have been said that they have done road studies and traffic studies. If it was there before, and it seems all these traffic studies are where it's at right now, not considering where it is going to be 5-20 years down the road in looking at the development that is going on.

Mr. Nowicki stated that they did modeling of the intersection of the boulevard right at Pontiac Trail and Wixom Road; and they did the model for 2020 traffic, and it functions. Although it doesn't function as well as we would like it during the p.m. peak hours. It doesn't back up enough to affect any of the traffic through the center, but it does back up. We have to find a way to get a right hand turn lane. We know it's there, and we know it has to be done. As soon as the opportunity is there, it will be very easy to throw on a right hand turn.

Dr. Weller expressed that once again it is going to be an add-on feature, with a brand new intersection.

Mr. Vanderhovel stated that if you don't have the land, you don't have the land.

Mr. Boilore pointed out that right now it backs up because of the existing way they have to use Wixom Road. Once they have a straight shot through, there won't be a problem. They will have two westbound lanes.

Mr. Nowicki commented that there will only be one westbound lane.

Dr. Weller stated that Mr. Poota is putting in this new building and you want to develop the downtown area, everything west of here. He doesn't understand why someone wasn't creative enough to say let's just keep the existing traffic lane west to where it turns right now, and then having them take southbound and lining back up with Wixom Road as a traffic flow for the City.

Mr. Vanderhovel stated that you could still have that opportunity.

Dr. Weller stated that this way you put people downtown.

Mr. Nowicki replied that the plan right now has the most flexibility. It is efficient. We know there is a problem there, and we know that we have to get to it.

Ms. Schuster asked when Mr. Poota's building was going to be done, commenting that it has taken a long time.

Mr. Nowicki stated that it has, but it should be done within a couple of months.

Everyone commented that the building looks very nice.

Mr. Nowicki stated that as far as he understands they are about 50% leased.

Mr. Vanderhovel commented that it looked like it was higher, that you would have to step up and then there would be a covered walkway in front of all the stores.

Mr. Nowicki stated that it will be a covered walkway, and they will have flower planters right off of that.

Mr. Boilore asked if they were going to have angled parking, and Mr. Nowicki replied that it would be parallel parking.

Mr. Vanderhovel indicated he hopes that we resurface Pontiac Trail.

Mr. Nowicki explained that we are going to resurface through the Johanna Ware project a significant portion of it. We are asking Mr. Poota to do in front of his building.

Ms. Schuster asked where Don & Stan's used to be if an oil change place was going in.

Mr. Nowicki replied that it is going to be an Auto One. They are an after-market supplier of radios and window tint. They will have bay doors, but that will be in the rear. The building will look, in architectural features, very much like Volare.

Dr. Weller stated that Old Wixom Road is not part of that property and wondered if it had been deeded to them.

Mr. Vanderhovel responded that half of it was.

Dr. Weller continued that there is still the corner lot that comes up to the east corner of Wixom and Pontiac Trail that at one time they were discussing a park area. Then just south of that there was supposed to be a restaurant. Is there anything going on with that?

Mr. Nowicki stated that the City owns that parcel.

Dr. Weller commented that one of things that detract from that is that you have power lines coming right through the center. Is there a way to move those power lines to the existing west side of Wixom Road?

Mr. Nowicki stated that it would have to happen down the road. What the City did is adopted an ordinance requiring all overhead utilities in the Village Center Area to be relocated underground at no cost to the City. He then revisited the lawsuit that the City of Taylor is currently involved in with Detroit Edison over the underground utilities.

Mr. Boilore asked if the City has come up with a price on the property where they put the well in for the restaurant. He had someone who would like to put in a restaurant, and she would rather own the property as opposed to lease from Mr. Poota.

Mr. Nowicki stated that he would look into it.

Mr. Boilore stated that he would like to see that property that the City owns back on the tax roll. He is looking out for the DDA and wants the tax money.

Dr. Weller commented that originally that was set for a restaurant except there was a problem with the parking.

Mr. Boilore corrected him and said that the problem was the well. The guy was from Milford. He had a beautiful set of plans and beautiful restaurant. A friend of his in Milford told him that he didn't want to open a restaurant there because the well water is terrible. He stated we dug a well, and it is not sealed very good; and he wants to see it filled in before it pollutes everything.

Mr. Schuster stated that is a County issue. When she hooked up to Detroit Water she had to pay someone and go to the Health Department to prove it was properly sealed.

Dr. Weller commented that it could still be used for irrigation purposes.

Mr. Vanderhovel stated they did not seal their well. It is used for irrigation.

Mr. Nowicki explained that the City still has four wells that are still in operation in case there is a problem. We can isolate our system and then turn the wells on.

Dr. Weller asked if the developers own some property east of where they are at right now, and if they are still trying to acquire a piece that would double the number of single family residents.

Mr. Nowicki indicated they are still trying to acquire. They have options on several properties to the east and to the north.

Mr. Vanderhovel commented that it connects back to Gunnar Mettala.

Mr. Nowicki explained that they have submitted a very preliminary plan, and we shipped it back to them. They are working with that. Earlier this week he met with ITC (the power line people) and began talking to them about crossings.

Mr. Vanderhovel asked if ITC was a division of a power company.

Mr. Nowicki replied that they are their own company. They bought the transmission facilities from Edison.

Ms. Schuster asked, with the property the developers are trying to acquire now, if those were planned to be estate sized homes.

Mr. Nowicki replied that they wouldn't be that big, but they will be larger. Some of the lots max out at 50, but they will go 70-80 feet with bigger homes. They will be little deeper or bigger back yards. We still wanted to match the character of the Village Center Area.

ADJOURNMENT:

The meeting adjourned at 8:22 a.m. on motion and second by Debbie Schuster and Dave Vanderhovel.

Elizabeth A. Rowe
Recording Secretary