

**CHARTER TOWNSHIP OF LYON  
DOWNTOWN DEVELOPMENT AUTHORITY (DDA)**

**JUNE 9, 2009  
MEETING MINUTES**

DDA Chairman Jay Howie called the meeting to order at 7:02 p.m.

Members present included John Bell, Jay Howie, Mark Mitra, Troy Powe, Bryan Wallace, Tamra Ward, & Lannie Young

Also present were Chris Doozan, Interim DDA Chairman, Matt Quinn, Lyon Township Attorney, Loren Crandell & Eric Lord, Township Engineers, Dean Hay, McKenna Associates, Stefan Kogler, See, Say & Do, & John Hicks, Lyon Township Trustee.

**Public Discussion, non-agenda items.** No discussion.

**Approval of Agenda.** Mark Mitra made a motion to approve the agenda with one addition. Troy Powe offered support for the motion, which was unanimously approved.

**Approval of Prior Meeting Minutes: Tuesday May 12, 2009.** Mark Mitra made a motion to approve the minutes of the May 12, 2009 meeting as submitted. Troy Powe offered support for the motion, which was approved unanimously.

**Update by Stefan Kogler.** Stefan Kogler presented an update of what he and his team have been working on toward the Township's Brand Identity. He stated that the style guides should be completed within the next two weeks and when approved a logo will be decided upon. Mr. Kogler presented an example of the style guide to the committee, which included color and font to give an idea as to where they are at the present time.

Mark Mitra asked when we can expect all of this to be implemented.

Mr. Kogler responded that once a brand identity and style guide are decided upon and a communication plan is put together and implemented his involvement will be completed.

**Consideration of DDA funds as part of an S.A.D. to pay for the NE ring road payback to Milford Road East Development Associates, LLC.**

Matt Quinn provided the DDA with the background regarding this agenda item. Mr. Quinn explained that in 2001 or 2002 the Township Board created a SAD for the payback to Kojaian for the portion of the road they constructed. In their PUD there was an agreement that if the township created an SAD they would get paid back approximately 3.5 million dollars.

He noted that this SAD was not created until 2006 and it included both the Kojaian portion of the ring road and the new portion of the ring road and in 2008, but Board made the decision to terminate this SAD. The original agreement stated that there would only be a payback if the SAD was created and concluded.

Mr. Quinn continued that legal action was then threatened by Kojaian since they felt they had a contract and never thought about the fact that if the township paid for the project with capital improvement bonds there would be no payback.

He explained that the Township Board determined this not to be fair, there should be a payback, and have directed that a SAD for 3.5 million dollars be created without the sale of bonds. The assessment will be directed to the properties in the Town Center over a period of 10 years.

Mr. Quinn stated that Tony Antone of Kojaian came to the board to explain that he was counting on that full amount to enable him to subsidize the cost of the land and hopefully bring a national retailer to Lyon Crossing. A ten year payback would not help him do this.

Lannie Young presented for discussion the suggestion that the DDA contribute money into this SAD. By doing this it would assist Kojaian in offering land incentives and help to bring business and money into Lyon Township.

Following this explanation, discussion took place as to whether this would be beneficial to the Township.

Jay Howie questioned how the property owners in the SAD will respond considering it is 7 years later and were told that this was in their original purchase agreement.

Mr. Howie also expressed concern about fronting any money without a guarantee of a nation retailer coming in. He feels it would make more sense for the DDA to buy the property and be in control of it.

Lannie Young noted that the same agreement that exists on the east side exists on the west side and it has been agreed that the users on the west side will not be assessed the cost of putting the road in.

Mr. Young continued that the objective this evening is to discuss whether the DDA would be willing to participate in some fashion in the SAD.

He also explained that if the SAD is established the township will have met its obligation and Kojaian will be paid as we get the dollars and we will continue to have a good relationship with them. Since the SAD will definitely be established it just has to be decided whether the DDA will participate in some fashion.

Mat Quinn agreed to provide the DDA with additional information regarding this matter and it can be discussed in Executive Session at the next regularly scheduled meeting of the DDA.

**Request from Sinacori Landscaping for payment of \$10,180 for installation completed.**

Dean Hay provided an update on the status of the roundabout landscaping. He then presented an invoice from Sinacori Landscaping for items that have been inspected and approved.

**Tamra Ward made a motion to approve payment to Sinacori Landscaping in the amount of \$10,180.00. Tim Miner offered support for the motion, which was approved unanimously.**

**Roll call vote: Ayes: DDA members Bell, Powe, Wallace, Miner Ward, Howie, Young & Mitra**

**Nay: None**

**Update on the NE ring road and roundabout project.** Eric Lord explained that the dewatering will start this week and on the north side of Grand River. Some topsoil stripping is taking place. Pipe material has been ordered and Mr. Lord stated that we are starting to see the beginning of the project.

**Update on appraisals and land purchases.** Matt Quinn explained that Lannie Young is to meet with the Oakland County Airport people on Monday to discuss their land on the Pontiac Trail roundabout. Mr. Quinn continued that Mr. Lamb has not responded to the Township's good faith offer so a suit will be filed and the Meadows property remains to be discussed.

Mr. Quinn stated that since the final layout has been completed for the Pontiac Trail roundabout the appraisals for the Kieran property and the others remaining can be completed.

**July Idea Exchange.** It was decided that McKenna Associates and See, Say and Do will work jointly on the materials for the Idea Exchange held at Rock Financial in Novi. An estimated cost to the DDA will be presented at the July meeting or before.

**Review of Bills Paid.** Lannie Young supplied the DDA with the bills paid for the previous month. Jay Howie questioned an Oakland Press bill and was given an explanation of this expense.

**Announcements.** Tamra Ward stated that on Wednesday, June 17<sup>th</sup> a Wine & Cheese Reception for the new editorial staff of the South Lyon Herald will be held at Abbey Park.

Lannie Young announced that on Thursday May 11th he will be meeting with the new editor of the South Lyon Herald to make them aware of what is happening in the Township and also the DDA District. Anyone wishing to join him at this meeting will be welcome.

**Adjournment.** Tim Miner made a motion to adjourn. Tamra Ward offered support for the motion, which was approved unanimously.

**Meeting adjourned at 8:05 p.m.**

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**Rose Case**  
**Recording Secretary**

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**Chris Doozan**  
**Interim DDA Director**

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**Bryan Wallace**  
**DDA Secretary**