





Mr. Bell then requested permission to do a survey of the key Township Officials to find out their feelings regarding the above uses followed by a Business Plan for the selected uses. With this completed he would suggest sketches of both interior and exterior layouts with results presented at the June meeting of the DDA.

Bryan Wallace questioned who would do the Feasibility Study and Mr. Bell replied that he would and that he would request Vince DeAngelis assist him with the Business Plan.

Lannie Young stated that Stefan Kogler would probably be involved.

Lannie Young requested that the discussion be moved to a later segment of the meeting when the financial status of the DDA is presented. Mr. Young noted that a project like this will require some money and decisions need to be made with a better understanding of the DDA financial position.

**Naming of the southwest segment of the ring road.**

Lannie Young explained that Lyon Center Drive East is part of Kojaian Development and when the southeast section down to Grand River was completed the name continued. The apartment road is presently called New Hudson Drive and he is proposing that it be renamed and become part of Lyon Center Drive West.

Mr. Young stated that the Fire Chief brought to his attention if a call came in for Lyon Center Drive East and Milford Road it could be one of two locations which could present a problem.

To alleviate this problem the idea of separating East and West with a parkway or drive honoring a longtime family in the community such as the city did with the Reynolds Sweet Parkway might be the answer.

Phil Strong a Sunridge Drive resident suggested that since you have North, South, East, and West drives now, rather than a parkway they all be made drives.

Lannie Young requested the DDA members come back with recommendations at the May meeting and be prepared to defend your recommendation because this will have to go before the Township Board.

**Consider award of contract for construction of SW ring road and roundabout**

Eric Lord stated that ten (10) bids were received with bidders asked to submit an alternative bid to comply with the Davis Bacon Act as this is a requirement of the Recovery Zone Economic Development Bond. The low bid for both options was received from D&R Earthmoving in the amount of \$2,466,800.60

Mr. Lord stated that although D&R Earthmoving have never worked directly for the Township they have completed private projects within the Township. He noted that their references have been checked and they have a good reputation and are in good standing.

**Mark Mitra made a motion to approve the bid submitted by D&R Earthmoving in the amount of \$2,466,800.60 contingent on receiving the proceeds from the sale of bonds. Tim Miner offered support for the motion.**

**Roll call: Ayes: Lannie Young, Tamra Ward, Bryan Wallace, Tim Miner, John Bell, Mark Mitra**

**Nays: None**

**Absent: Jay Howie, Troy Powe, Vince DeAngelis**

**Motion carried**

**Promotion - Troy Powe**

No monthly update

**Design - Tim Miner**

Meeting held to discuss Wayfinding Program. Discussion will follow during tonight's meeting.

**Update on appraisals and land purchases**

Lannie Young brought the DDA up to date on land necessary around Cash Street. Mr. Young then explained that the Meadows property has been approved and is set up for a closing, the Kieran property will be discussed during this evening's Executive Session. The only remaining property is the airport and they have given possession and use to do what is necessary with their land even though it still belongs to them.

**Wayfinding Program Analysis Report - consider approval**

Tim Miner noted that the DDA has a report before them, the Township needs some kind of identification, and a pattern of design needs to be implemented.

Mr. Miner continued that this is a very expensive project.

Chris Doozan explained that there are three (3) parts to the program and the publication handed out this evening is the first part. It is to provide basic information, the basic theory, identify the areas and destinations of the signage program, to identify what the different locations should be called and identify the general locations where the signage should be located.

Mr. Doozan stated that phase two is further development of the initial concepts, developing the overall location plan; the sign design plan as well as preparation of the final signage manual.

Mr. Doozan continued that phase three would be the implementation of all of this.

Lannie Young asked when the installation would begin and Mr. Doozan responded that the first phase of installation would occur in the summer of 2010.

**Tamra Ward made a motion to approve the Wayfinding Program Analysis and request a cost proposal from See Say & Do to develop signage design alternatives, cost estimates for construction and installation of said signage and a final Signage Standards book following our Brand Style Guide. Bryan Wallace offered support for the motion, which was approved unanimously.**

**Status Report regarding Grand River Streetscape Project**

Chris Doozan reported that they have been waiting for the SME Report and now that it is

completed they will be coordinating with Giffels Webster and moving forward on the streetscape.

Eric Lord reported that DLZ is completing the traffic study and after it is reviewed it will be presented to the RCOC.

#### **Status of SME report**

Eric Lord explained that the study is complete and they did borings up and down Grand River looking for environmental concerns as well as identifying where the groundwater table is. Initially a few select borings were done and the findings were good and the groundwater elevation will make gravity sewer a feasible option.

#### **Status of Lyon Township Property Sidewalk Extension Project**

Eric Lord stated that at the last meeting it was decided to go out for bids for the sidewalk in front of the Township Hall. He reported that the bids will be going out with in the next two weeks and he will probably have the bids back by the June meeting.

Lannie Young asked if we have a Consumers Energy contact that we could speak to about moving their fence back to prevent the sidewalk from being too close to the road.

Eric Lord will look into locating a contact and setting up a meeting.

#### **Results of survey concerning color of signage on roundabout wall.**

John Bell reported that there were 198 votes for white, 77 for yellow and 124 for gold along with a variety of comments.

Dean Hay explained that the lighting manufacturer rep used the wrong standards when they gave guidance on where to put the lighting and will pay the contractor to move the lights along with all the electrical work.

Mr. Hay noted that when corrected the whole wall will be lit and since this can't be done until spring a decision on the lettering will have to wait until then.

#### **Economic Restructuring**

Mark Mitra reported that Mark Szerlag has offered to set up meetings with individual developers to learn their thoughts and insights regarding what they would need to come into this community.

#### **Report from the Michigan Economic Development Association Conference & Recommended Action for the DDA**

John Bell explained that he and Chris Doozan attended a conference in Lansing and has prepared a spreadsheet with several items that they would like to get feedback from the DDA.

Mr. Bell asked if films should be pursued and if so an ordinance should be created.

Lannie Young responded that there is a draft of a movie ordinance that Matt Quinn has provided. It has not been before the Board yet and it should probably be moved forward so it is there if the opportunity arises.

Mr. Young suggested that the recommendation to the Board be that the movie ordinance be

passed down to the Planning Commission for their review.

### **Status Reports/Announcements**

#### **Landscaping at the Northeast Roundabout**

Dean Hay reported that he has the bid ready to go out this week with a return date of April 8<sup>th</sup> and it can be acted upon at the April DDA Meeting.

Discussion took place regarding the lettering and stone and due to some concern about the stone it was decided that style and color of stone could be determined at a later date.

Mr., Hay explained that the contract is written by unit price so the stone can be eliminated entirely and a different type and color can be negotiated.

#### **Replacement Plantings on Milford Road**

Dean Hay informed the DDA that the Bond Company has a preferred contractor, W.H. Cannon. They are a reputable company and have asked for the plans for the warranty plantings. They are bidding with Hartford and if the bid is accepted they will schedule the replacements in the spring.

Lannie Young asked if the maintenance of the plantings was going to be the responsibility of the homeowners.

Mr. Hay responded that a letter was sent asking if the home owner would prefer doing the work themselves or have the DDA handle it. Two residents responded that they would prefer to do it themselves and the other five responses received stated they would like the DDA to maintain the plantings. He continued that it was previously decided that for the first year the DDA would take care of the cost of mulch and weeding and then make a decision on whether to continue the maintenance.

#### **Purchase of a Generator for the DDA**

Lannie Young reported that the Township Board approved the purchase of a generator and it could potentially be a source of power for events sponsored by the DDA.

#### **Employment in the DDA.**

For information purposes Chris Doozan presented an updated list of businesses in the DDA District and the number of people employed by said businesses.

#### **Financial Report**

Lannie Young presented a spread sheet and walked the members through the financial status of the DDA and the bonding that will be necessary for the streetscape project.

#### **Use of Costello Drive Property owned by the DDA**

The subject of the Costello Drive was revisited at this point in the meeting.

John Bell suggested a motion be made to approve a survey of possible uses and \$2,500.00 to prepare a business plan after a choice of use is presented.

Tamra Ward stated that she is uncomfortable with making a choice and would rather have

someone with knowledge in this area present a use to us.

Mark Mitra suggested a business plan that would give options of the strength and weakness of each use.

Lannie Young added that he believes Stefan Kogler has already been involved in some discussion regarding uses for this property.

Mark Mitra questioned who would be the appropriate choice to prepare this business plan McKenna Associates or See, Say & Do.

Chris Doozan responded that his company has done hundreds of market studies and business plans.

Mark Mitra asked if this isn't something that McKenna should be involved in to which Mr. Doozan responded he is not sure of Mr. Kogler's involvement up to this point and would like to have more information.

After considerable discussion regarding appropriate uses of the property, the need for a business plan and who would best put in charge of researching the uses and putting a business plan in place it was decided to postpone the discussion and decision until the May meeting.

**Mark Mitra made a motion to table discussion regarding the Costello Drive property until the May meeting of the DDA. Lannie Young offered support for the motion, which was approved unanimously.**

**Lannie Young made a motion to adjourn to an Executive Session. Tamra Ward offered support for the motion, which was approved unanimously.**

**Tim Miner made a motion to reopen the regular meeting of the DDA. Bryan Wallace offered support for the motion, which was approved unanimously.**

**Tamra Ward made a motion that in accordance with the agreement of sales as submitted we approve the purchase of the Kieran property in the amount \$20,000.00 with an allowance of \$6,000.00 for the trees. Lannie Young offered support for the motion.**

**Roll call: Ayes: John Bell, Tim Miner, Bryan Wallace, Tamra Ward, Mark Mitra, Lannie Young**

**Nays: None**

**Absent: Jay Howie, Vince DeAngelis, Troy Powe**

**Motion carried**

**Lannie Young made a motion that in accordance with the agreement submitted we approve the purchase of the Champion Property in the amount of \$275,000.00 contingent on the approval of the Township Board. Tim Miner offered support for the motion.**

**Roll call: Ayes: Tamra Ward, Mark Mitra, Lannie Young, Bryan**

**Wallace, John Bell, Tim Miner**

**Nays: None**

**Absent: Jay Howie, Vince DeAngelis, Troy Powe**

**Motion carried**

**Lannie Young made a motion to adjourn. Tamra Ward offered support for the motion, which was approved unanimously, Meeting adjourned at 9:25 p.m.**

**Respectfully submitted**

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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**