



CHARTER TOWNSHIP OF CLINTON DDA
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**Gratiot Downtown Development Authority of the Charter Township of Clinton
Baker College Community Room
Wednesday
November 14, 2018 Minutes**

DDA Chair Pat Moran called the meeting to order at 7:35 a.m. Members Present: Carolyn Dorian, Jim Johnson, Mario Lavinio, Lynn LaVoie, Cyd Lucas, Pat Moran, Donna Sassin, Pete Thomas and Tom Tignanelli. *A quorum was present.*

Also present were Clinton Township Police Sergeant Curt Randall, Clinton Township Planning Director Bruce Thompson, Clinton Township Supervisor Robert Cannon and DDA Liaison Joe Peruzzi.

A motion to approve the minutes of October 10, 2018 was made by Jim Johnson and seconded by Tom Tignanelli. Motion approved.

Reports/Presentations

Introduction of new Planning Director: Mr. Bruce Thompson introduced himself as the new Planning Director for Clinton Township. A former employee of Westland where he served as Planning Director and head of the Building Department, Mr. Thompson said he looked forward to working with the Gratiot DDA Board and appreciated the hard work conducted by the board over the years. Though he and his family currently live on the west side he indicated that they may relocate to Macomb County in the future.

Treasurer's Report: Clinton Township Supervisor Robert Cannon said that the Gratiot DDA's 15 year term had officially expired on May 26, 2017 and that any funding collected through the Tax Increment Financing Plan since that date may have to be redistributed to the individual taxing jurisdictions that comprise and contribute to the plan. Mr. Cannon said he and Mr. Thompson had consulted with Clinton Township Attorney Jack Dolan and were told that since that date the DDA had conducted business in a state of de facto that permits it to operate in practice but without the legal authority to do so. Mr. Cannon said he appreciated the hard work put in by the DDA Board members and expressed confidence that the entire Board of Trustees also was in favor of re-establishing the DDA along the Gratiot corridor. Mr. Thompson said that the process for re-establishing the DDA included a review of the former Tax Increment Financing Plan by the DDA Board members and the Township as well as conducting a Public Hearing. He said he would provide a copy of the former Tax Increment Financing Plan to all members of the DDA Board. He estimated the process to re-establish the DDA may take up to 90 days. Mr. Cannon also assured the DDA Board members that the Township Board of Trustees was pleased with the progress of the improvements made to the corridor over the past 15 years including the establishment of the LED lighting and median landscaping. Mr. Thompson suggested that the DDA may want to implement in a new plan a method to help local businesses make improvements to their building facades that might help jumpstart such improvements on older strip mall facilities. Mr. Cannon and Mr. Thompson encouraged the DDA Board members to continue to meet on its regular schedule through this

transition period. DDA Chair Pat Moran said he was surprised that the DDA's 15-year term had expired without the necessary work to re-establish same since it had been brought up on a number of occasions in the past. Mr. Thompson said that the issue of re-establishing the DDA had come up at his first discussion with DDA Liaison Joe Peruzzi who said this issue may require township attention. Mr. Peruzzi in completing the Treasurer's report said that at this time all pending bills for the DDA had been paid with just four checks remaining open according to the most recent Check Register Report provided by the Township's Finance Department. He added that the current DDA bank balance stood at \$105,604. Mr. Cannon said that at this time any additional bills would have to be paid from the Township's General Fund until a new DDA Tax Increment Finance Plan was adopted.

Marketing Support: Mr. Peruzzi informed the DDA Board that in the past the DDA had supported the Clinton Township Community Blood Drive with a donation of \$250 and that the drive was scheduled for February 5 and 6, 2019. Mr. Cannon said the DDA would not be able to donate these funds considering the current official standing of the DDA. Mr. Moran and Mr. Jim Johnson said they would personally donate the required funds if Mr. Peruzzi would provide appropriate information regarding the drive. Carolyn Dorian suggested that in terms of marketing that the new Tax Increment Finance Plan should include provisions for Social Media such as a Facebook Page and other social media channels.

Electronic Sign Façade Repair: Mr. Peruzzi reported that he had contacted three electronic sign repair companies in metro Detroit to provide potential solutions to repairing the façade of the electronic sign at 14 Mile and Gratiot. The companies are Phillips Sign Company, and Metro Detroit Sign. Both Phillips and Metro Detroit indicated they would prepare a solution upon approval of a field inspection of the base of the sign. Mr. Peruzzi indicated that approval would come following this meeting. Mr. Cannon suggested that the contact information for the companies be provided to the township's DPS. Mr. Thompson also indicated he had worked with Phillips Sign Company which is also a customer of Pat Moran Chevy. Contact info is as follows: Phillips Sign is 586-468-7110. Metro Detroit is 586-759-2700.

Police Report: Sgt. Curt Randall said incidents of crime continued at a low level including a robbery in the area of the Clinton and Macomb Public Library parking lot, and a few shop lifting incidents at the Target mall. Sgt. Randall said that both Clintondale and Chippewa Valley had hired liaison officers that in the past helped with communications and trust with the students.

Misc. Reports: Mr. Thompson presented a proposed plan for the construction of approximately 61 apartments on Glenwood just east of Gratiot. He asked the DDA Board for their opinion regarding the construction of the approximately 950 sq. ft. apartments. The Board agreed that the density of the proposed project was high for the available 5 ½ acre property and suggested that the property may be better suited for a housing development. Mr. Thompson and Mr. Cannon said the issue was up for review by the Board of Trustees and appreciated the DDA input.

The meeting adjourned at 9:45 a.m. The next DDA meeting is scheduled for December 12, 2018.

Joseph Peruzzi

Submitted by DDA Liaison Joseph Peruzzi