

DOWNTOWN DEVELOPMENT AUTHORITY  
February 21, 2008

Present – Chair Feigley, Vice-chair Dierkes, Board members Armstrong, Heyn, Kilpatrick, Lamb, Motley, Nichols, Niebauer, Weinbaum  
Excused – Board members Rivera, Tyler  
Also present – DDA Director Barnette; Village Manager Arthur Shufflebarger; Architect John Grissim; Gary Goodenow

Approval of Minutes:

Lamb moved, Motley seconded, to approve the minutes of the meeting of January 17, 2008 as presented. Motion **Carried**.

Treasurer's Report:

Community Relations, \$750, is our contribution to Milford Historical Society Home Tour  
Business Recruitment/Retention, includes \$1,000 to the MBA for Christmas Open House; \$1,600 to Mary Ann Peters  
Capital Outlay, \$5,343, is expenditure to Madden Hauser for legal services for TRW and the gas station.  
Motley moved, Nichols seconded, to accept the Treasurer's Report as presented. Motion **Carried**.

Director's Report:

Huron Valley State Bank is moving out of the Mill Valley building.  
Working with Cottage Inn to go into the Golf Shop; they are a high end pizza, Italian food, buffets and carry out. Interested in a liquor license. DDA law has changed for liquor licenses. It is based on the amount of public and private improvement in the district over the last three years. Transfers can still be made from other parts of the county.  
Oakland County is looking at applying for a grant from the Community Foundation which is releasing \$100,000,000 for south east Michigan for economic development. The county wants to create a model for eco-tourism for Oakland County which highlights the quality of life in the county. Larry Filardeau wants to set up Milford as the model project for history, natural features and all of the assets in Milford. The bike path to the downtown would be part of this, if we had the underpass project which would require a match. This will be part of the Michigan Downtown Association discussion here in Milford in May.  
Discussed the billboard on I-96. The DDA is not interested.

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Call to the Public:

Gary Goodenow, Planning Commissioner.

Unfinished Business:

1. Milford Trail. Raised more money than needed for original match. Checking into costs of signage, bike racks, picnic tables, etc. Wayfinding does have some signs directing the bikers to the bikepath. Checking to be sure all donors are recognized; then Ms. Dierkes will put the plaques together. Saturday, May 31, is groundbreaking and celebration in conjunction with YMCA. The trail will be completed in August or September; the township portion from Kensington will be completed in September or October. Want to create a trailhead downtown.
2. Wayfinding. DPS has had no time to install signs. The signs were sent to Detroit to have the corners sheared; cost of about \$900. The larger signs, 8 or 9, will require two posts. We now move into Phase II of the project.
3. Marketing. Discussed the website improvements. And the number of hits; and how it links to our webpage. Want somebody to get our businesses to link back to our web page; and to get databases updated with sidwell numbers.

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Paul Braun, software provider, has an update which provides all of the info on any business, all done with a password. Businesses will be able to update their own webpage. We should get our graphics updated, which was not part of the SEO price. Ms. Barnette will send comparable websites of good downtown websites to the board. Discussed contents of the website.

The Free Press did a good article on Coratti's.

Did an interview for Strut Magazine; they will be doing a "perfect day in Milford"

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We need to identify our target market. We need a plan, time line, costs, and it needs to be reviewed every year. Budgets are done in March. Ms. Barnette will get some costs put together for our next meeting.

Will get Mary Ann Peters' market plan to our board.

#### New Business:

1. Downtown Visioning/Joint Master Plan.

Waiting for 3 final drawings for the visioning and master plan, for both the gas station and the hotel.

2. Michigan Downtown Association will be here in Milford. Workshops will be at the Presbyterian Church. Lunch will be at Five Lakes Grill. The downtown that sponsors the event is usually a sponsor; it would be \$1,000. Ms. Barnette will be doing a presentation at 9 a.m., and would like as many board members as possible. Still confirming the date.

3. Mr. Goodenow talked about the party store at Commerce and Summit. The owner wants to tear down and rebuild the party store with a gas station; the site would be the car wash and his store. This has been on Planning Commission agenda and will be again.

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4. Former DDA member Tom Callan is in hospice.

#### Executive Session:

Dierkes moved, Nichols seconded, to move into Executive Session to discuss a real estate transaction.

Ayes: Chair Feigley, Vice-Chair Dierkes, Board Members Armstrong, Heyn, Kilpatrick, Lamb, Motley, Niebauer, Nichols, Weinbaum. Excused Board Members Rivera, Tyler. Motion **Carried**.

Dierkes moved, Motley seconded, to return to the regular DDA meeting. Ayes: Chair Feigley, Vice Chair Dierkes, Board Members Armstrong, Heyn, Kilpatrick, Lamb, Motley, Niebauer, Nichols, Weinbaum. Motion **Carried**.

#### Regular Meeting, cont'd.

Starting the final litigation on the gas station. The DEQ sued Frank. The additional litigation could be up to \$100,000; if Ms. Barnette sits in on the meetings, the expense would be minimized. We are holding our position with the purchase agreement, without payments. The trial date is in December of 2008.

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#### Upcoming Events:

The MBA Steals 'n Deals is February 22 and 23.

#### Board member Comments

Ms Kilpatrick will send a note from the DDA to Mr. Callan.

Ms. Lamb will do something in Mr. Weinbaum's memory. (Should we have this in the minutes?)

Mr. Armstrong is starting a new business, called Huron Valley Food Delivery; he will do meal delivery for any of 12 restaurants.

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Mr. Shufflebarger said the demolition of Peters Road Bridge will be this week. The cost of road salt has gotten very high.

Adjourn: Ms. Dierkes moved, Motley supported to adjourn the meeting at 940 a.m. Motion **Carried**.

Respectfully submitted,  
Phyllis Motley, Recording Secretary