



**CANTON TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
Minutes of the October 19, 2022 Meeting**

This meeting was held via videoconference due to Covid-19.
The meeting was called to order at 8:03 A.M. by Chair Person, Bart Patterson.

Present: Laura Giove, Andy Hargreaves, Anne Marie Graham-Hudak, Seth Kleinglass, Bart Patterson, Mark Waldbauer, Richard Zuniga, Jade Smith

Absent: Steven Brock, Dianne Cojei, Sandeep Narang, Kurt Olson, Wedad Suleiman,

Staff: Amy Hamilton, Cathy Vettese

Guests: N/A

ACCEPTANCE OF AGENDA

MOTION: by Mark Waldbauer, supported by Laura Giove, to accept the agenda as presented.

AYES: All present

APPROVAL OF THE SEPTEMBER 2022 MINUTES

MOTION: by Anne Marie Graham-Hudak, supported by Laura Giove, to approve the September 21, 2022 meeting minutes.

AYES: All present

CITIZENS' NON-AGENDA ITEMS - N/A

PAYMENT OF BILLS

Mark Waldbauer requested an explanation for the reimbursement check to Progressive Insurance. Amy explained that we received one insurance reimbursement from MMRMA for the full insurance claim less the \$1,000.00 deductible. Progressive typically reimburses the DDA for only the \$1,000.00 deductible but in this instance, they reimbursed the full amount of the claim. We refunded everything but the \$1,000.00 deductible to Progressive Insurance. Mark also wanted to know what is MMRMA. Amy explained that it is a municipal insurance company for Canton Township.

ACCEPTANCE OF THE PAYMENT OF THE BILLS

MOTION: by Mark Waldbauer, supported by Richard Zuniga, to accept payment of bills.

AYES: All present

DISCUSSION: TO CONSIDER AWARD OF THREE-YEAR CONTRACT TO FRANK'S LANDSCAPING AND SUPPLIES FOR DDA SNOW REMOVAL SERVICES

Amy noted the previous contract with Frank's Landscaping was over \$62,000.00 a year and was based on 20 pushes and 20 ice removal applications. The DDA sent out a request to bid and had only one response which was Frank's Landscaping. Their bid was for a lump sum of \$47,000.00 a season based on 15 pushes and 15 ice removal applications with any additional applications to be billed at \$2,200.00 an application. Or, we could pay per push which is \$4,700.00 per push for every snow event and \$3,100.00 for every ice event. Amy recommended going with the 3-year contract lump sum amount of \$47,000.00. Previous contracts began December 1st through March 31st. The new contract will start November 15th through March 31st. Amy will meet with them and ask that they keep us informed on the number of pushes.

Bart Patterson expressed concerns about this season's snow predictions. He feels we may be near 20 pushes again this year. He also asked if the boulevard construction were to begin in that 3-year time frame, how would this affect the contract. Amy explained there is a clause in the contract that states we can give 30 day written notice to break the contract and go back out for rebids or we can renegotiate the price based on the amount of sidewalk. Amy has already spoke to Frank and he is willing to work with us.

Mark Waldbauer asked if the pushes also included the pavement in the street. Amy confirmed the contract was for snow and ice removal for only the walkable sidewalk in the DDA district all along Ford road as well as north and south of Ford road.

Seth Kleinglass had questions about contract option B which listed snow, ice removal and Calcium Chloride application for \$4,700 per application and Calcium Chloride applications for \$3,100.00 per application. Amy explained that the \$3,100.00 application fee was for only the Calcium Chloride application and no snow or ice removal.

APPROVAL OF THE ACCEPTANCE OF THE FRANK'S LANDSCAPING SNOW REMOVAL THREE-YEAR CONTRACT

MOTION: by Mark Waldbauer, supported by Laura Giove, to approve the acceptance of the Frank's Landscaping and Supplies 3-year lump sum snow removal contract.

AYES: All present

DDA COORDINATOR'S REPORT – OCTOBER 19, 2022

- **Fall Haybale Decorations** – The hay bales are up! If you haven't had a chance to see them in person, make sure you drive by. Frank went above and beyond this year and added a lot of fun things. The displays are located in front of Bob Evans and White Castle.
- **Shop Canton Guide Update** – A proof of the new guide will be delivered next week. Once approved, the file will be sent to Compton for printing and mailing. Mailing is anticipated to take place the second week of November.
- **New Business Update** – Certificate of Compliance has been issued for the following businesses:
 - Provision Living at Canton – 49825 Ford Road (Assisted living and memory support facility)
 - Dick's Sporting Good - Warehouse – 39453 Ford Road

NEW BUSINESS

- **Land Purchase on eastside of Sheldon south of Ford Road** – Anne Marie Graham-Hudak announced that Canton Township has purchased this parcel. It is currently grass now and will be used as a buffer for the residents and the businesses. With the anticipated boulevard coming, it's purpose will be determined in the future. She asked for suggestions from the DDA for this parcel. Amy Hamilton asked about the size of the property. Anne Marie responded that it was two house lots.

Jade Smith mentioned he discussed with Patrick Sloan, a planner with the township, about the zoning of those parcels. Patrick confirmed that there are specific zoning requirements for those parcels because they are so close to Ford Road. Jade mentioned that he had suggested to the elected officials to wait until the final design and construction plans for the boulevard are completed before a decision is made. Bart Patterson pointed out that it is not a huge lot. Jade agreed but briefly explained that the township already owned the adjacent parcels and the addition of this parcel would resolve some boundary issues from the past.

Bart Patterson asked Jade if that property goes straight through to the next street. Jade confirmed that it does not and suggested the purchase of that parcel could be an option in the future. Bart suggested a bypass as an option to relieve some of the congestion there. Anne Marie Graham-Hudak mentioned that the lot is currently being used for parking. Amy Hamilton recommended future discussions as information becomes available.

- **Electric Vehicle Charging Stations** – Jade Smith mentioned that the township was successful in securing a grant through SEMCOG to do an Electric Vehicle Planning Study to install charging stations on township property only. Mannik & Smith presented the results of their study to the Board of Trustees. Jade felt the presentation went well. The study will be available online and Jade would get a copy of the study to the DDA. Jade suggested to Amy that DDA may want to seek a grant program to help businesses to install charging stations within the DDA district. He believes that it will be a draw for shoppers to the area. Jade mentioned that Ikea is using Volkswagen dollars to put in level three charging stations, as well as the gas station at Ford and Haggerty. Bj's fuel station was approved and they will be putting in four charging stations. Anne Marie Graham-Hudak also pointed out there may be federal infrastructure grant opportunities. She also mentioned that the topic of having sufficient electric infrastructure along Ford Road was discussed in the last MDOT meeting. MDOT suggested the township meet with DTE for the township's specific needs for the new boulevard. She also noted that Meijer is putting in charging stations in the future. Amy noted that adding charging stations is in DDA's master plans.

Bart Patterson questioned where the grant money would be coming from. Jade Smith expressed that there were several different methods of obtaining grants. He recommended the DDA work with the township's grant writer. Anne Marie Graham-Hudak pointed out that the SEMCOG data shows that there are already 800 electric vehicles in Canton. She also noted that John Szlinis, our Project & Facilities Service Manager, had mentioned there were 300 to 400 permits pulled to install vehicle chargers inside garages.

Bart Patterson asked about the average cost to the consumer. Anne Marie Graham-Hudak explained that there are three levels. Level one is a dedicated outlet. Level two takes 4-6 hours to charge a vehicle and that's what we are seeing at stores now. Level three charges a vehicle to 80% in 30 minutes and that's what we're currently seeing at gas stations. Bj's is considering putting in level twos. AAA has three level twos. Anne Marie also mentioned that an entrepreneur was interested in putting some level three charging stations at some of the Canton stores.

Jade Smith pointed out a no cost option. The main cost is with the construction and making sure the sight has enough power. The charging station itself is a minimal cost. Mark Waldbauer pointed out that the machines would be metered and asked who would be responsible for the energy. Bart Patterson responded that the client would have to put a credit card into the machine and the client is responsible for the fees.

Anne Marie pointed out that the City of Northville does revenue sharing. They have been putting in level 2 stations along their downtown area and have been receiving \$1,000.00 a machine. She suggested that the township could look at a contract with a third party who will own, maintain and upgrade the software. Jade Smith pointed out that the township will be going out for bids for those machines that will be going on township property. There will be more information coming.

Seth Kleinglass mentioned he has a dedicated outlet at the back of his store because he has an electric car. He would like to see some charging stations installed on the east end of the district. He pointed out that the boulevard would not affect this area and maybe these stations could be installed sooner than the rest of the district. He also suggested the movie theater may be interested in installing charging stations. Bart Patterson asked if anyone knew if the new veteran's

hospital would be interested. Jade said he had not heard anything. Bart also asked if the study addressed DTE and fees. Jade responded that the major cost would be the need to upgrade the power source but once that is in place, a vendor would supply the machine and hook it up to the power source. A vendor could be changed by just bringing in a new device. Seth Kleinglass mentioned that fees can be different depending on the owners of the machines and the current rate of electricity.

- **Ford Road Update** –Amy Hamilton had a meeting this week with MDOT for our monthly check in. They have picked a right-a-way Contractor. The contractor is going to try to obtain the right-a-ways as quickly as possible but they will need to do the title work for the 61 parcels and do the surveying. They will probably begin contacting property owners at the beginning of next year. We should know by spring who the hold outs will be. Amy cautioned the board that right-of-way acquisition takes 18 to 24 months in best case scenarios. The 2024 start date for the boulevard is extremely tentative. We should have a better idea of the construction timeline by spring.
- **SEMCOG Shop Local Campaign** – Canton DDA is interested in being involved. They are looking for five to six businesses to be highlighted along with an interview with Anne Marie Graham-Hudak to promote shopping in Canton. Richard Zuniga, Seth Kleinglass and Tammy Haggerty who is with Jacob Mathew's are interested. Filming will take place all in one day. SEMCOG will also need six extras to be supplied. Please contact Amy Hamilton if you are interested in participating.

ADDITIONAL CITIZENS AND BOARD MEMBER COMMENT

Mark Waldbauer did some research with his online printer in New York to get a cost comparison. He commented that the price's the DDA received for the ShopCanton Guide were very good. Amy agreed.

Bart Patterson asked about progress with Bruce investing DDA funds. Amy explained that he is taking DDA funds and splitting them between three funds with different percentages and different maturity dates so the money will be accessible once the boulevard starts.

Anne Marie Graham-Hudak wanted everyone to know the Township Board voted to close the township administration building on Election Day. Amy added they still need volunteers.

Amy requested any follow up questions be emailed to her or Cathy.

ADJOURN

Meeting adjourned at 8:45 a.m.