



**CANTON TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
Minutes of the March 15, 2023 Meeting**

This meeting was held in the Supervisor's conference room in the Canton Township
Administration Building.

The meeting was called to order at 8:02 A.M. by Bart Patterson.

Present: Steven Brock, John Camp, Laura Giove, Anne Marie Graham-Hudak, Seth Kleinglass, Kurt Olson, Bart Patterson, Kyle Selter, Mark Waldbauer, Jacob Uhazie

Absent: Andy Hargreaves, Sandeep Narang, Jon LaFever

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 to accept the agenda as presented.

APPROVAL OF THE JANUARY 15, 2023 MINUTES

MOTION: by Laura Giove, supported by Mark Waldbauer, to approve the January 15, 2023 meeting minutes.

AYES: All present.

CITIZENS' NON-AGENDA ITEMS

N/A

PAYMENT OF BILLS

MOTION: by Mark Waldbauer, supported by Seth Kleinglass, to accept payment of bills.

AYES: All present.

NEW BOARD MEMBERS INTRODUCTIONS

Amy welcomed the new members.

Kyle Selter attended the meeting via Zoom. Unfortunately, there was some audio issues but we learned that Kyle is a civil engineer and has been with OHM for 9 years. He mentioned that he has worked on Ann Arbor's streetlight projects, pathways and watermain projects. Amy pointed out that OHM is one of our vendors and Kyle would be unable to vote on any of the DDA projects involving OHM due to a conflict of interest.

Jacob Uhazie works for the City of Livonia in the Planning Department. He is the Economic Development and Planning Coordinator. He is also a staff member for Livonia's DDA. He's been with the City of Livonia for two years and prior to that he was a transportation planner with a Detroit civil engineering firm. He has worked on many MDOT projects.

John Camp is a long-time Canton resident and a corporate attorney by trade. John has 15 years' experience as the Associate General Counsel for a manufacturing company in Plymouth. John and his wife are part owners of Waxing the City which is a waxing studio in the DDA corridor.

All in attendance introduced themselves and welcomed the new board members.

CONSIDER A THREE-YEAR EXTENSION OF THE ELECTRICAL MAINTENANCE SERVICE CONTRACT WITH GREAT LAKES POWER AND LIGHTING

Amy explained that we have been doing business with Great Lakes Power since 2009 and that the different electrical systems on Ford Road are very difficult to deal with. She pointed out that Great Lakes Power knows our current system and it would be a very difficult to teach a new vendor about the current system. She recommended the current contract be extended for three years because the Ford Rd Boulevard construction should be underway by then. She noted that once the boulevard is complete, the new streetlights will need to be installed and that would be a better time for a new contract to go out for bid.

Anne Marie asked if Great Lakes Power has Canton Township's drawings. Amy said they do. Mannik Smith had created the initial drawings and this information has also been shared with MDOT. Amy briefly explained the timeline for the Ford Road construction.

Bart pointed out that it was just the contract extension for on-call services being approved and not an exact numerical value. Mark Waldbauer asked if the DDA would be signing a new contract and Amy explained that we are just extending the current contract with them and that Great Lakes would honor their current rates.

APPROVAL TO EXTEND THE THREE-YEAR CONTRACT WITH GREAT LAKES POWER & LIGHTING

MOTION: by Mark Waldbauer, supported by Anne Marie Graham-Hudak, to accept the three-year contract extension with Great Lakes Power and Lighting.

AYES: All present.

DISCUSSION: PROPOSED DDA STREETLIGHT COLOR

Amy explained that the subcommittee has chosen the new style and color of pole based on expense. The current poles are custom made and very expensive. Bart and Amy physically showed examples of the two proposed light heads with the new color choices of brown and a bronze color. Anne Marie asked about fading. Amy pointed out that it will be a powder coated paint that will need to be repainted every three to five years and that they will fade and chip. Seth Kleinglass asked about the unpainted appearance. Bart replied that they come in black or silver galvanized finish. Bart explained that they wanted to choose a stronger pole with a unique color different from the adjoining communities.

Amy mentioned that the current poles are about 12 ft tall. The new poles will be between 25 and 30 ft tall, allowing for bigger banners and holiday decorations. Seth asked if leaving them unpainted had been considered. Amy pointed out that these were the colors the subcommittee had chosen. Bart noted the bronze color was not quite the color they had originally selected. The color selected was less flat looking in appearance and had more of a glitter appearance. Seth suggested leaving them unpainted to help with the legacy cost of maintaining them. Amy said black was considered. Steve Brock asked if every individual replacement pole would have to be painted. Amy explained the manufacturer would be responsible for painting them before shipping.

Laura Giove also asked about leaving them black. Seth pointed out the savings if they remained black. He also felt that the light head physical examples looked difficult to paint. Seth asked if we had the cost difference. Amy said she did not know the difference at this time but she could find out. Amy didn't think there was a difference in the initial cost if they were left black but felt the cost would come with maintenance of the poles. Amy noted it was about \$18,000.00 to paint the poles in the past. Anne Marie asked if the current poles were going to be painted. Amy said that Bill was getting some prices.

John Camp asked how many poles are currently in the DDA. Amy replied there was over 400 poles, currently. Mark Waldbauer pointed out that we would only need about half the quantity of new poles and stressed that the subcommittee expressed that they

wanted Canton to have their own identity with the pole color. They discussed leaving them black but noted Westland's current streetlight color is also black. Mark asked Jacob Uhazie if the Livonia DDA corridor was black and DTE owned. Jacob said they were and noted that they were previously owned by the Livonia DDA but Livonia sold them back to DTE because the maintenance costs became too much for Livonia.

Bart pointed out that no decision needed to be made today that this was just a discussion of what the subcommittee was considering. Amy mentioned that there will need to be a future meeting between the DDA and the Township board to make the decision.

John Camp asked about the lead time needed to order these new lights. Amy replied 2 months. Seth suggested painting a current pole with the new colors so everyone would have a better idea what the end result would look like. Bart suggested using poles near Target that were not part of the DDA.

Steve Brock pointed out that the boulevard will only be going up to Sheldon and asked if the poles west of Sheldon could be replaced now. He suggested the old poles be put into stock to use as current pole replacements. Bart said it would depend on the current electrical infrastructure in that area and the DDA would have to get with Bill on that. Mark Waldbauer noted that LED lights would only need about a 177 line. John Camp pointed out that you would also lose the consistency of the look until the boulevard is completed.

DISCUSSION: DDA WAYFINDING BANNERS

Due to weather damage, the current banners need to be replaced. Amy passed out copies of the new banner examples. The board suggested the banners also have a seasonal design. Kim at New Moon (marketing) has created some examples to choose from. The most preferred version was #2. John Camp pointed out that version #2 left little room for the zone colors as compared to versions #1 and #3. He preferred the design of version #2, though.

Kurt Olson asked if the DDA members felt that shoppers understand the different zones. Amy pointed out that it has always been a challenge to communicate the different zones. Bart explained the reasoning behind the color zones. Amy mentioned that it has become part of the branding. Amy will get with Kim at New Moon to see if she can remove the color gradient and just have the zone color at the bottom. Seth asked if Kim could also supply examples of the current banners for comparison. Seth suggested looking at replacing the Soccer Cup Banners at this time also. Amy agreed. She said the current ones are quite faded. Kim at New Moon got multiple quotes and the cheapest was \$9,000.00 a set. So, Spring/Summer and Winter/Fall sets would total approximately \$18,000.00. Steve asked about the life expectancy of the banners. Amy replied 3 years depending on the weather conditions.

John Camp asked about the quantity that will be needed. Bart noted that a quantity of

1485 will be ordered. Mark pointed out that the banners are placed on every other pole and there are two banners per pole. Amy offered to double check on the exact quantity to be ordered and quoted.

DDA COORDINATOR'S REPORT – MARCH 10, 2023

- **Storm Damage Pickup** – Please share the following with all your Canton Friends and neighbors: GFL will be providing a special pick up of twigs/branches on Saturday, March 18. Anything left at the curb must be manageable in size with cut ends facing the curb, and small branches/twigs should be tied or bundled. GFL will only collect debris left at the curb. All limbs/branches/twigs placed must be placed at the curb by 6 a.m. on March 18 in order to be collected.

If there are larger limbs on private property, residents will need to work with their HOAs or a private landscaping company for removal. Residents can also drop off fallen branches at the DPW yard, 4847 Sheldon Road. They currently have a dumpster in front of the building.

- **Community Development Reorg** – Canton's Leisure Services Department is expanding and will now take over Community Development, which includes the DDA. Jon LaFever will be reclassified as a Director and will oversee Community Development. As part of this change, a new Economic Development / DDA Manager position will be created, pending board approval on March 14. I currently serve as the DDA Coordinator and Communications Specialist for Canton. Once the manager position is filled, I will be stepping away from the DDA to do communications fulltime. Cathy will be staying on in her position with the DDA.

Jon has worked for Canton for over 20 years and is very well respected. I have no doubt that he will do an outstanding job in his new position and will make sure the new Economic Development/DDA Manager will be an excellent fit for the DDA board. It will be a few months before any transition takes place but I will keep you all in the loop as we move forward.

- **Meet Chuck Easement** – We are very close to finalizing a permanent art easement with BJ's for Chuck! All credit goes to Patrick Sloan, Canton Planner, for his efforts and making this happen. Once we have the easement finalized, I will work with Ken Thomson to get Chuck moved to his new home.
- **New Business Update** – A Certificate of Compliance has been issued for the following businesses:
 - Buddy's Pizza – 42911 Ford Road (Former Genova Pizzeria)
 - Amin Realty – 44968 Ford Road
 - Decks Unlimited – 44968 Ford Road

ADDITIONAL CITIZENS AND BOARD MEMBER COMMENT

Bart and Mark commended Amy on her work with the DDA and expressed that she will be missed.

Amy gave a brief description of the public art sculpture program and mentioned she had sent everyone an email link to review the new choices. She reminded everyone she needed everyone to select 10 of their favorite pieces and two alternates as soon as possible.

Anne Marie mentioned she was at SEMCOG (South East Michigan Council of Governments) and said they are creating a task force to look at big construction projects. Canton will be working with DTE to make sure we get the proper infrastructure for the future. Part of the plan will involve laying empty conduit underground so if at a later date we need to pull wires, there will be a place for them. Canton's ITI (Innovation and Technology) department will be putting in broad band so it will be available all across the community. In the future, anyone wanting to add wires to Ford Road, will have to pull a Canton Township permit to do so.

We have received a grant from SEMCOG to help with the cost to put charging stations on the Township's properties. Canton is working with a company named Green Spot. Green Spot will come in and pay for everything. They will pay for the infrastructure changes, install the charging stations, maintain them and promote them. Canton is currently negotiating a five-year contract with them. Canton Township will receive 10% of the charging fees. Green Spot will begin with level two charging stations and if they receive a lot of activity, they will upgrade them to level three stations.

Anne Marie discovered that Meijer Stores will not put charging stations at their stores if they are more than a mile from the expressway. Canton is still working with them in hopes that they will make an exception because Ford Road has a lot of traffic. Anne Marie mentioned that she has arranged for SEMCOG to do electric vehicle demonstrations in Canton in August.

Seth mentioned there is a 2.5-billion-dollar Federal Grant program for EV chargers that was just announced on the website engadget.com. He emailed everyone the link to this article.

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

ADJOURN

Meeting adjourned at 9:00 a.m.