



**CANTON TOWNSHIP  
DOWNTOWN DEVELOPMENT AUTHORITY  
Minutes of the July 19, 2023 Meeting**

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

The meeting was called to order at 8:01 A.M. by Mark Waldbauer.

**Present:** Steven Brock, John Camp, Laura Giove, Seth Kleinglass, Kurt Olson, Darshan Patel, Bart Patterson, Kyle Selter, Guruveer Singh, Jacob Uhazie, Mark Waldbauer

**Absent:** Anne Marie Graham-Hudak

**Staff:** Gavin Beckford, Amy Hamilton, Jon LaFever, Cathy Vettese

**Guests:** Alan Thueme of Great Lakes Power and Lighting

**ACCEPTANCE OF AGENDA**

MOTION: by Laura Giove, supported by Darshan Patel, to accept the agenda as presented.

AYES: All present to accept the agenda as presented.

**APPROVAL OF THE JUNE 21, 2023 MINUTES**

MOTION: by Darshan Patel, supported by Kyle Selter, to approve the June 21, 2023, meeting minutes.

AYES: All present.

**CITIZENS' NON-AGENDA ITEMS**

N/A

**PAYMENT OF BILLS**

MOTION: by Steve Brock, supported by Seth Kleinglass, to allow discussion of payment of the bills.

**DISCUSSION: PAYMENT OF THE BILLS**

Guruveer asked about the cost of Frank's Landscaping contract and what the service entailed. Amy explained that the landscaping plan is very complicated and has changed over the years. She pointed out that it entails 7 miles of mowing, fertilizing and maintenance of the planting areas. Amy offered to send Guruveer a copy of the landscaping plans. Amy expressed that it is a challenge to find a contractor to maintain such a large area. Steve asked if the snowplowing was a separate contract. Amy explained that it was, and it only covers the DDA sidewalks and not parking lots.

Mark asked for details concerning the Albaugh Masonry invoices because they were considerably lower than the quotes. Amy explained that the walls were repaired by the business owners because they did not realize DDA was responsible for the repairs. Seth recommended reimbursing the business owners for their repair costs.

AYES: All present accept payment of the bills.

**DISCUSSION: RETRO FITTING DDA LIGHT HEADS WITH LED BULBS**

Amy introduced Alan Thueme of Great Lakes Power and Lighting. Due to the delay in the Ford Road boulevard construction, it may be feasible to retro fit all the decorative light bulb heads and convert them to LED bulbs. Alan explained that there is an easier new way to directly wire a corn cob lamp into the fixture rather than retro fit each head which had been required in the past. Currently there is one product that will work with the different voltages that wasn't available in the past. He noted that there would be no difference in the color temperature with the different voltage bulbs and there is a switch to adjust them. Alan pointed out that the metal halide bulbs illumination drops off for every hour it is on whereas LED bulbs stay constant and maintains the lumen output. Amy shared a five-year cost comparison for Great Lakes Power purchases in the past. Please see Appendix A for comparison. She pointed out the cost of replacing bulbs that are burned out. Besides the energy savings, there would be also a savings in the bulb replacement because the LED bulbs would last 40,000 hours.

Gavin presented a proposal to reuse the light poles once the boulevard is completed. He suggested that the Township may be able to purchase the poles from the DDA to be placed in their parks and other areas like Cherry Hill Village. There is always the option to scrap the poles or sell them to other communities also.

Alan noted that all the lights would need to be converted. It will be putting out the same number

of lumens as the halide bulbs and the illumination angle would be the same. Mark asked about the timeline for completion. Alan expressed that he is confident that the work could begin in late September and be done before Christmas. Alan is confident the quote will stay true to the \$105,000.00 figure. Amy requested a formal quote within the next couple of weeks so an RBA could be created and presented at the next DDA Board meeting. Alan mentioned there is a warranty on the lamps that would be pro-rated, but it does not include labor. Alan said typically you will see a bulb failure within the first 100 hours.

Alan exited the meeting at 8:35 am.

Steve Brock suggested pursuing a possible energy credit from DTE. Seth mentioned we currently get a municipality rate so he is unsure if DTE will offer more.

#### **DISCUSSION: APPROVAL OF THE \$23,450.00 P.O. TO LECLERC DISPLAY INC FOR 2023 HOLIDAY DISPLAY**

Amy recommended one color for consistency. Bart suggested the blue and white decorations seem to be more eye catching. Amy also noted that blue and white was more of a winter theme that could be left up through February. The majority of board members preferred the blue and white light combination. Amy pointed out that this was for the light decoration only and did not include garland.

#### **APPROVAL OF THE \$23,450.00 P.O. TO LECLERC DISPLAY INC FOR 2023 HOLIDAY DISPLAY**

MOTION: by Seth Kleinglass, supported Laura Giove, to approve the request for LeClerc Display \$23,450.00 purchase order.

AYES: All present to accept the P.O. to LeClerc Display for the 2023 Holiday Display.

#### **DDA COORDINATOR'S REPORT – JULY 13, 2023**

- **DDA Landscaping** – Gavin and I met with Frank's to discuss the native planting on Ford Road. In 2021, the DDA planted Butterfly Weed, Hairy Beard Tongue Flowers and Black-Eyed Susan's at the corner walls of the major intersection. These perennials were all native to Michigan and a departure from the annuals the board had been regularly switching out in the spring and fall.

The goal was to make the area more environmentally friendly by planting indigenous plants that would not require as much water and maintenance. After doing an assessment of the district, it was discovered that the Hairy Beard Tongue Flowers have been invasively choking out all the Butterfly Weed and there is minimal Black-Eyed Susan's left.

Since the Beard Tongue is once again infringing on the Canton signage, we've asked Frank's to trim it back while we investigate alternatives. More information will be provided at the meeting.

- **Chet's Rent All** – Gavin and I met with OHM regarding cross access at Chet's. As you know, cross access at the site has been a challenge. At our meeting we brainstormed some possible alternative to present the property owners with. We have reached out to Chet's for an onsite meeting. More to come... Hopefully!
- **Ford New Business Update** - A Certificate of Compliance has been issued for the following businesses:
  - **Tea Light (Tea and Boba Café)** – 42743 Ford Road
  - **Shaghf (20 seat Café)** – 42090 Ford Road

#### **ADDITIONAL CITIZENS AND BOARD MEMBER COMMENT**

Seth requested a copy of the banner mockups from Amy. Seth was disappointed in the vertical lettering on the banners. It is different than what he anticipated. He feels the banners are hard to read with the vertical lettering.

Laura expressed concerns about the landscaping maintenance at I-275. Amy had notified Frank's Landscaping and was waiting for a response.

Gavin gave an update on the MDOT meeting that he attended. MDOT has created new concepts with the Truck Loons to reduce their size. They are currently looking for feedback on those concepts and will present a final design from that feedback. The redesign will limit the size of the trucks that will be allowed to use them.

Amy shared with the board Frank's Landscaping renderings of some corner wall examples with wildflower plantings and quotes. Please see Appendix B for the renderings and quotes. In the past, only the major intersection corner walls had plantings, but Frank is proposing doing all the corner wall with the same plantings. They can either do physical planting of the wildflowers or they can seed the area. It is over \$65,000.00 to do the physical planting compared to seeding which is \$30,000.00. Bart suggested we may need seeding with some plantings in some of the bare areas. Amy noted there is only a 30-day guarantee. Jon LaFever pointed out that the wildflowers at the library took a few different seedings to look as good as it currently does. Laura suggested to repurpose the plants and volunteered to help move them to a new location. Amy said Frank's will relocate the current plantings further down the walls. Seeding would happen in the fall. Amy suggested that Frank be invited to the next board meeting so he can answer the questions the board has.

Wendy's cross access title work and survey is done. Lawyers are currently writing up the

easement agreements. Once agreements are signed it will go out for bid. Gavin believes presenting Chet's Rent All owners with visual drawings of the plans may help them to understand the concept.

Amy announced that going forward she was turning over the DDA board meeting responsibilities to Gavin and this would be her last meeting that she would be attending. Gavin thanked her for all her support and hard work with the DDA.

Bart would like to see the MDOT span wire gone and review other options for the Ford Road boulevard construction. Gavin will reach out to Adam at MDOT to see if there are any other options for the 7 areas along Ford Road that will have span wire.

The decorative fence that needed repair due to an accident on Lilley will be repaired today, 7/19/23. It should be completed by the end of the week.

Kyle requested a report of the recent Master Planning Session, if possible. There were many discussions at this meeting concerning Ford Road. Amy added that there will be a big public meeting that will discuss the feedback that they received from that session. We can also invite Erin Schlutow from the planning department to come to the next meeting to discuss the feedback.

Mark Waldbauer asked for more information concerning the SEMCOG EV demonstration scheduled for 8/17/23. Jon shared that it is a SEMCOG event for SEMCOG members and not open to the public. It will be held at the Summit from 10 am to 2 pm. A ride and drive will be offered and extended beyond 2 pm. Jon anticipates 60 electric vehicles and an electric fire truck. Seth offered to bring a variety of electric bikes and provide demonstrations.

Kurt Olson requested that the elevator be accessible at 8 am for future meetings. Cathy will contact Canton's HR department and see what arrangements are available.

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

**ADJOURN**

Meeting adjourned at 9:18 a.m.