



Downtown Development Authority

THOMAS TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
8215 Shields Drive, Saginaw, MI 48609
June 28, 2011
8:00 a.m. Michigan Time

- 1. The Board Meeting was called to order at 8:00 a.m. by Chairperson Radewahn.
2. MEMBERS PRESENT: Radewahn, Ryder-Petre, Weise, Martin, Doyle, Gray and Streeter.
ABSENT: Burns and Duclos.
ALSO PRESENT: Russ Taylor, Township Manager, Dan Sika, Director of Community Development, Susan Coggin, Planning Assistant/Code Enforcement Officer, Deidre Frollo, Director of Fiscal Services and two (2) interested parties.
3. The Pledge of Allegiance was recited.
4. Motion was made by Weise, seconded by Ryder-Petre to approve the agenda as presented. Motion carried unanimously.

AGENDA
THOMAS TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY MEETING
8215 Shields Drive, Saginaw, MI 48609
8:00 AM, June 28, 2011

- 1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Agenda
5. Consent Agenda
A. Approve the minutes of the May 24, 2011 meeting.
6. Approval of Expenditures.
7. Communications-Petitions-Citizen Comments
It is requested that you state your name and address for the record.
8. Public Hearing - None.
9. Unfinished Business
A. Resolution to Issue Bonds for Gratiot Road Streetlight Financing.
B. Discussion of Alternate Streetlight Arm, Pole and Base and Metal Halide vs. LED Lights for Gratiot Road Streetlight Project.
1. Vote to Purchase LED Lights vs. Metal Halide Lights.
2. Vote to Purchase the Streetlight Arm.
3. Vote to Purchase the Beacon Pole.
4. Vote to Purchase Streetlight Base.
10. New Business - None.
11. Discussion - None.
12. Reports
A. Chairperson D. Board Members
B. Vice-Chairperson E. Staff
C. Secretary
13. Adjournment

5. Consent Agenda

A. Motion by Streeter, seconded by Weise to approve the minutes of May 24, 2011 as presented. Motion carried unanimously.

6. Approval of Expenditures – None.

7. Communications-Petitions-Citizen Comments – None.

8. Public Hearing – None.

9. Unfinished Business

A. Resolution to Issue Bonds for Gratiot Road Streetlight Financing.

Deidre Frolo, Downtown Development Authority Treasurer, was present to answer any questions or concerns regarding this proposed resolution. Frolo stated that at the regular Thomas Township Board meeting on June 6, 2011, the Township Board approved Resolution 11-11 authorizing the publication of a notice of intent to issue capital improvement bonds and declaring intent to reimburse from bond proceeds. In order for the Bond issue to move forward, the DDA Board must approve a resolution requesting Thomas Township to issue 2011 Capital Improvement Bonds. This allows the Township to secure the financing for the DDA and stipulates an agreement and promise to pay the Township all of its available Tax Increment Revenues derived from the captured assessed value of the development area up to the amounts necessary to pay the principal of and interest on the Bonds.

Motion by Martin, supported by Gray to approve the resolution requesting Thomas Township to issue 2011 Capital Improvement Bonds.

Roll Call Vote: Streeter – Yea
 Martin – Yea
 Weise – Yea
 Duclos – Absent
 Radewahn – Yea
 Gray – Yea
 Ryder-Petre – Yea
 Doyle – Yea
 Burns – Absent

Motion carried unanimously.

B. Discussion of Alternate Streetlight Arm, Pole and Base and Metal Halide vs. LED Lights for Gratiot Road Streetlight Project.

1. Metal Halide vs. LED Lights - Sika stated that at the last meeting of the DDA Board, the sample LED light as about to be installed on Miller Court. A poll was taken and the majority of the board members were in favor of the LED light based mainly on the operational cost over time which was significantly lower than the metal halide light.

Discussion followed regarding the light. Mr. Radewahn stated that this is a big savings over the long run with the LED lights and feels that this would be in the best interest of the DDA to purchase the LED lights. Mr. Streeter was concerned that the LED was more of a “cast down” light instead of cascading out as the current metal halide lights on Miller Court. Mr. Gray stated that it was his understanding that Kochville was switching to the LED lights. Mr. John Wisniewski of Standard Electric was present to discuss the differences between the two lights.

Motion by Martin, supported by Gray to approve the purchase of LED lights for the Gratiot Road (M-46) streetlight project. Motion carried unanimously.

2. Alternate Streetlight Arm – Sika stated that because of the Consumers Energy electrical utility wires running along Gratiot Road, the light pole height was reduced down from twenty-five (25’) feet to eighteen (18’) feet. Due to this change, Mr. Wisniewski of Standard Electric is recommending that an alternative light support arm be considered that will give the light fixture a little more height. The proposed arm is made by Beacon Products (AA-42/B Arm). The cost per light is an additional \$63.00, which is a total additional cost of \$6,174.00.

Motion by Ryder-Petre, supported by Weise, to purchase the Beacon Products streetlight arm (AA-42/B Arm) at an additional cost of \$63.00 per light. Motion carried unanimously.

3. Alternate Streetlight Pole – Sika stated that due to questions that were presented from the DDA Board related to the pole that was quoted with the streetlights being from another manufacturer as the lights, Mr. Wisniewski of Standard Electric researched the cost to purchase a Beacon pole which is the manufacturer of the light fixture and light arm. The cost per light is an additional \$76.00.

Discussion followed among the DDA members regarding the differences between the two poles and if it was significant enough to warrant another \$76.00 per light.

Motion by Gray, supported by Doyle to stay with the original pole quoted for the streetlights. Motion carried unanimously.

4. Alternate Streetlight Base – Sika stated that some DDA members wanted to see options for a different base design when the topic was discussed during prior meetings. The base which was quoted with the project had a base that was approximately thirty-three (33”) inches in height and eighteen (18”) inches in width. Options were presented to the DDA.

Discussion followed among the DDA members. The DDA decided to table this discussion until more options could be presented including some taller bases.

10. New Business – None.

11. Discussion - None.

12. Reports

- A. Chairperson – None.
- B. Vice-Chairperson – None.
- C. Secretary – None.

- D. Board Members – Gray invited the DDA members to participate in the annual Thomas Township Business Association golf event to be held on August 8, 2011.
- E. Staff - Sika stated that the location of the streetlights are currently being staked and should be completed soon. He also stated that the bases for the banner poles are in and should be installed in the next few weeks.

- 13. It was moved by Weise, supported by Ryder-Petre to adjourn the meeting at 9:02 a.m. Motion carried unanimously.

David Duclos, Secretary