

MEETING MINUTES: REGULAR BOARD MEETING OF MARCH 18, 2016

Location: SDDA Offices, 18000 W. Nine Mile Road, Suite 320, Southfield, MI 48075

1. CALL TO ORDER

Chairman James Ralph, Jr. called the meeting to order at 8:03 AM.

2. ROLL CALL

Present: James Ralph, Jr., Beverly Berry, Robert Leger, Fred Najor, Arik Rusk, Ken Siver (arrived 8:31 am), Shawn Stafford, and Michael Wiemann.

Excused: Mayor Kenson J. Siver; Beverly F. Berry

Also Present: Al Aceves, Executive Director; Anita Preston, Assistant to the Executive Director; Joe Heffernan, Jamal Kalabat, Iden Kalabat, Terry Croad, Roger Swets

Roll Call was taken and it was determined a quorum was present.

3. APPROVAL OF AGENDA

Motion by Najor, Seconded by Aceves, to approve the revised Meeting Agenda as presented.

Motion carries, unanimously.

4. APPROVAL OF MINUTES

Regular Meeting Minutes: January 22, 2016

Motion by Wiemann, Seconded by Stafford, to approve the minutes of the Regular Meeting of the Southfield DDA Board held January 22, 2016.

Closed Session Minutes: November 6, 2016

Motion by Wiemann, Seconded by Leger, to approve the minutes of the Closed Session of the Southfield DDA Board held November 6, 2016.

Motions carry, unanimously.

5. FINANCIAL REPORT: January and February, 2016

Executive Director Aceves reviewed the monthly financial reports for January and February, 2016.

Motion by Berry, Seconded by Stafford, to accept and file the January and February, 2016 Financial Reports.

Motion carries, unanimously.

6. NEW BUSINESS:

a. Bonus for Executive Director Al Aceves

Finance Committee Chair Fred Najor reported that the Finance Committee approved a \$7,500 bonus for Executive Director Al Aceves, based on extra duties and responsibilities associated with the Northland project. It was agreed by the Board that an evaluation process will be put into place going forward.

Motion by Wiemann, Seconded by Rusk, to approve bonus amount for Executive Director Al Aceves.

Motion carried unanimously, after discussion.

b. 2015 Financial Statements

Joe Heffernan from Plante Moran presented the 2015 Financial Statements, with a report on the information included.

Motion by Leger, Seconded by Wiemann, to approve 2015 DDA Financial Statements.

c. SDDA 2016-2017 Administrative and Tax Increment Budgets

Executive Director Aceves presented the proposed SDDA 2016-2017 Administrative and Tax Increment Budgets and explained several line items within.

Motion by Stafford, Seconded by Wiemann, to approve DDA 2016-2017 Administrative and Tax Increment Budgets.

Motion carries unanimously.

- d. **DDA TIF – Roger Swets**
Roger Swets from Dickinson Wright discussed the DDA TIF and the need to re-establish the plan. He also discussed the brownfield tax credit for the Northland property and the formation of an inter-local agreement with the City.
Motion by Berry, Seconded by Najor, to hire Dickinson Wright to consult on Tax Increment Financing plan for DDA.
- e. **Kalabat Construction - 8 Mile Project**
Jamal Kalabat presented plans for redevelopment of the 8 Mile site at the corner of Northland Drive. It will be a two-phase, mixed use development.
Recommendation by Stafford, Seconded by Najor, to approve the Concept Plan as presented by Kalabat.
- f. **Donation of Business Chairs to Southfield Police Community Station**
Executive Director Aceves proposed to donate office chairs in DDA's storage to the Community Police Station at Northland.
Motion by Najor, Seconded by Leger, to approve donation of office chairs to Community Police Station.

7. OLD BUSINESS:

- a. **Northland Update**
b. **Michigan Inn Update**

Executive Director Aceves provided an update on two Old Business items.

8. HEARING OF THE PUBLIC AND BOARD COMMENTS

9. ADJOURNMENT

Chairman Ralph announced there being no further business adjourned the meeting at 9:52 am.



Anita Preston, Acting Board Secretary