

**CITY OF SOUTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY
PROCEEDINGS**

REGULAR MEETING: AUGUST 27, 2010

The regular meeting of the City of Southfield Downtown Development Authority, also referred to as the Cornerstone Development Authority ("CDA") Board of Directors for August 27, 2010 was held at 18000 W. Nine Mile Road, Suite 320, Southfield MI 48075.

PRESENT: Ralph, Zweigel, Bergeron, Berry, Reetz, Najor, Tyus, Caldwell, Denha, Cook

EXCUSED/UNEXCUSED: Lawrence, Reif, Harris

ALSO PRESENT: Al Aceves, Executive Director

Roy Bell, Planning Commission Member

Reginald M. Turner, Attorney at Clark Hill PLC

Anne-Marie V. Welch, Attorney at Clark Hill PLC

Deanna M. Deldin, Attorney at Clark Hill PLC

Sally Hodges, McKenna Associates

ROLL CALL

Roll was taken. A quorum is present. Meeting called to order at approximately 8:40 a.m.

APPROVAL OF AGENDA

The Chair requested amendments to the agenda to revise the order of discussion of agenda items and to include (1) a closed session to review opinions of counsel; (2) a status update regarding liquor inventory; and (3) discussion of Oak Park board seats.

Motion by Bergeron, supported by Zweigel, to approve the amended agenda to revise the order of discussion of agenda items and to include (1) a closed session to review opinions of counsel; (2) a status update regarding liquor inventory; and (3) discussion of Oak Park board seats.

Motion carries.

APPROVAL OF MINUTES

Motion by Bergeron, supported by Caldwell, to approve the minutes from the Regular City of Southfield Downtown Development Authority Board Meeting on June 25, 2010, with the following amendments:

On page 1 in the section listing the persons present at the meeting, replace the modifier “resident” with “Providence Towers” next to the names of Emory Hicks and Katherine Haymer.

Under the subject “Treasurer’s Report”, replace the word “Bills” with “Budget Summaries” on pages 2 and 3.

Motion carries.

CLOSED SESSION TO REVIEW AND DISCUSS OPINION OF COUNSEL

Motion by Zweigel, supported by Bergeron to go into closed session to review and discuss opinions of counsel. A roll call vote was taken. All of the directors present unanimously voted to convene in closed session.

Motion carries.

CALL TO ORDER PUBLIC BODY

Ms. Berry left the meeting. A quorum still being present, the Board continued the public meeting.

FINANCIAL REPORTS OF THE CDA AND MILLENNIUM CENTRE

Treasurer, Bret Bergeron, reviewed the financial reports for May through July of the CDA and Millennium Centre. Motion by Bergeron that the Board direct the Executive Director to resume the practice of printing monthly expense reports. There being no support, the motion failed.

Zweigel questioned the category “audit”. Bergeron indicated that this should be reclassified as a service charge.

Motion by Bergeron, supported by Zweigel, to receive and file year-to-date budget summary for May through July.

Motion carries.

STATUS UPDATE

a. Rutland Property

The Executive Director indicated that the Purchase Agreement has been signed.

b. Liquor Stock/Inventory

Liquor Stock

The Executive Director indicated that the CDA will receive a refund check from the Michigan Liquor Control Commission for returned liquor stock in the amount of \$1,300.

Inventory

The Executive Director described options for selling or eliminating inventory at the Millennium Centre. Discussion ensued.

Motion by Reetz, support by Bergeron, to sell the inventory to the filmmaker and Triumph Entertainment if a purchase price in cash is offered, or to the Church, with terms to be negotiated if no cash offer by the filmmaker, rather than storage and if the Church will not buy the inventory to extend the move-out dated another week so that the CDA may find another buyer or relocate the inventory.

Motion carries.

c. Overview of Second Amended and Restated 2010 Development and Tax Increment Finance Plan

Ms. McKenna discussed the Second Amended and Restated 2010 Development and Tax Increment Finance Plan and walked through projects and the schedule and steps for final approval. Once the CDA approves the plan, the City of Southfield City Council will need to hold a public hearing for final approval.

Motion by Bergeron, support by Zweigel, to approve the Second Amended and Restated 2010 Development and Tax Increment Finance Plan, as presented.

Motion carries.

d. Overview of SDDA Bylaws and Policy and Procedure Revisions

Mr. Turner gave an overview of the proposed changes to the Bylaws and the proposed new policies and procedures. Discussion ensued. Legal counsel will revise the Bylaws and Policies and Procedures and present new documents to the Board at the next meeting.

No vote was taken regarding adoption of the Bylaws and Policies and Procedures.

e. Public Relations/Media Committee Contract Vendor Update

Motion by Bergeron, support by Zweigel to appoint Brent Reetz to the Public Relations/Media Committee.

Motion carries.

Motion by Bergeron, support by Zweigel to extend the Public Relations/Media contract with Mort Crim Communication to October 31, 2010.

Motion carries.

EXECUTIVE COMMITTEE REPORT OF AUGUST 16, 2010

The Executive Committee met on August 16, 2010 and conducted a working meeting. The Executive made several recommendations to the CDA Board and is presenting these recommendations for ratification by the Board. In addition to discussing the Seconded Amended and Restated 2010 Development and Tax Increment Finance Plan and the Public Relations/Media contract with Mort Crim Communications, the Executive Committee discussed the CDA making a match of 25% (not to exceed \$25,000) for the Michigan Economic Development Corporation Urban Farmer's Market grant.

Motion by Cook, support by Bergeron, to adopt the recommendation of the Executive Committee allowing a CDA match of 25% (not to exceed \$25,000) for the Michigan Economic Development Corporation Urban Farmer's Market Grant.

Motion carries.

OTHER BUSINESS

a. Organizational Development

The Executive Director suggested that once Amended and Restated Bylaws and Policies and Procedures have been vetted and approved by the Board a logical next step is for the Board to discuss the roles and responsibilities of board members.

b. Oak Park Board Seats

The Board discussed the make-up of Board seats, and the need to replace a board member due to lack of attendance at Board meetings. Mr. Turner indicated that neither the statute nor the ordinance relating to the incorporation of the CDA provides that Board seats be designated for any particular body, i.e., Board seats are not "owned" by Oak Park Schools.

HEARING OF THE PUBLIC

No comments from the public.

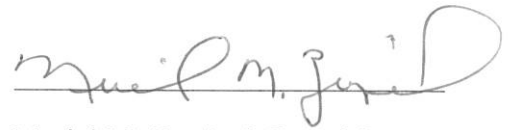
ADJOURNMENT

Motion by Zweigel, supported by Reetz, to adjourn the regular meeting.

Motion carries

Meeting was adjourned at approximately 11:40 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Muriel M. Zweigel". The signature is written in dark ink and is positioned above the printed name.

Muriel M. Zweigel, Board Secretary