

BOARD APPROVED, JUNE 25, 2010

CORNERSTONE DEVELOPMENT AUTHORITY

SPECIAL MEETING: MARCH 18, 2010

The regular meeting of the Cornerstone Development Authority Board of Directors for March 18, 2010 was held at the Council Chambers in City Hall, 26000 Evergreen Southfield MI.

ROLL CALL

PRESENT: Bergeron, Abbott (alternate for Cook), Harris, Lawrence, Ralph, Reetz, Reif, Zweigel

ABSENT: Berry, Caldwell, Denha, Najor, Tyus

ALSO PRESENT: Martin Williams, Assistant to the Mayor

A quorum is present and meeting was called to order at 9:30 a.m.

APPROVAL OF AGENDA

Board Chairman suggests adding “approval of the agenda” to the original agenda. He also suggests moving item (v.) up before item (iv.) “theater lease discussion”

DDA10.10 Motion by Bergeron, supported by Zweigel to approve the agenda as amended

Motion carries.

OTHER ITEMS OF DISCUSSION

a. CDA Representation at the Mackinac Policy Conference

DDA10.11 Motion by Bergeron, supported by Zweigel to approve CDA Board Chairman and Executive Director to attend the Mackinac Policy Conference from June 2 – 4, 2010.

Motion carries.

b. Executive Director Status

An offer was made for employment and an extensive background check is underway and should be completed soon.

c. Next Regular Meeting Date will be April 30, 2010.

Theater Lease Discussion

Discussion ensues about the possibility of a new tenant at the Millennium Centre. Providence Facility Management’s Richard Abbott explains that an organization has

approached Providence about taking over the CDA lease of the Millennium Theater. It is clarified that this organization is not negotiating with the CDA. They are negotiating with Providence. The CDA is negotiating the termination of the CDA's lease only.

Mr. Abbott describes the drafted lease agreement. The CDA has an outstanding debt to the city of \$360,000 or \$54,000 annually.

He explains that the lease shows that this organization would use the facility as a church on Sundays and a performing arts center during the week. They would book their own events and hire someone or possibly contract this service out. Some concern is shown by Board Chair about all of the events currently scheduled. It is explained that these events would become part of the contract and would be managed by new leasee.

Some concern is also presented about the timing of this agreement. Board Chair says that originally it was understood that this organization would operate the theater as a community arts venue. He shows some concern that they are going to operate solely as a church and not operate as a community arts venue. Mr. Abbott believes they intend to operate as a performing arts theater but they will consider adding that stipulation to the legal contract.

Another part of the contract states that if they default on the lease, the CDA has a right of first offer.

Board Secretary Zweigel expresses concern about current scheduled events and concern about the CDA-run weekly farmers market held at the Millennium Center. Mr. Abbott explains that the lease agreement will also include a section allowing the CDA to run a farmers market on Thursdays from June-October.

TAPE STOPS. No further minutes received.

HEARING OF THE PUBLIC

BOARD MEMBER COMMENTS

ADJOURNMENT

Respectfully submitted,
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Muriel M. Zweigel, Board Secretary