

MEETING MINUTES: Regular Board Meeting of SEPTEMBER 28, 2012

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 8:10am.

2. ROLL CALL

Present: James Ralph, Jr., Beverly F. Berry, Orletta Caldwell, John Denha, Mayor Lawrence (arrived 8:15am), William Luse, Fred Najor, and Brent Reetz.

Excused: Daveda Colbert, Nadine Cook, Steven Reif, Sierra Tyus, and Muriel Zweigel.

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

Also Present: Al Aceves, Executive Director; Jackie Schatz, Assistant to the Executive Director, Mark McInerney, and Scott Smith, Attorneys of Clark Hill PLC, Joe Seward, Attorney CMAD, Terry Croad, City Planner, City of Southfield, Michael Darga, Giffels- Webster Consulting, Josh Brooks, LSL Planning, Cindy Victor, Attorney, The Victor Firm, Steve McCollum, Attorney, The Victor Firm, Randy Yono, and Sam Yono.

3. APPROVAL OF AGENDA

Chairman Ralph recommended that Item 7d. be heard next concerning the Presentation by Randy Yono: Ramada Inn.

Motion by Caldwell, Seconded by Berry, to approve the revised Meeting Agenda as presented.

Motion carries, unanimously.

7d. Presentaton by Randy Yono: Ramada Inn.

Mr. Randy Yono addressed the Board requesting reimbursement of the closing costs withheld from the sale of vacant land to the SDDA. Cindy Victor, Mr. Yono's attorney, also addressed the SDDA Board, explaining the Yono's financial expectations. Lastly, Mr. Sam Yono addressed the Board with the same request.

Several Board Members asked questions. SDDA's attorney, Mark McInerney, clarified what costs were paid by the seller and buyer.

NO ACTION WAS TAKEN.

The regular order of the agenda order then resumed.

4. HEARING OF THE PUBLIC

No public was heard.

5. APPROVAL OF MINUTES

Regular Meeting Minutes: July 27, 2012

Motion by Luse, Seconded by Berry to approve the minutes of the Regular Meeting of the Southfield DDA Board held July 27, 2012.

Motion carries, unanimously.

6. FINANCIAL REPORT: JULY/AUGUST 2012.

Treasurer Brent Reetz reviewed the financial reports.

Motion by Denha, Seconded by Caldwell to accept and file the July and August 2012 Financial Reports.

Motion carries, unanimously.

7. NEW BUSINESS:

a. Update on SDDA Non Motorized Transit Study: Giffels-Webster.

Mr. Mike Darga, Giffels- Webster discussed the study; what has been completed to date and what is underway including a web based survey to gather additional information about the transit needs and walking/biking habits of its residents.

b. Update on Business Development Activities: CC Consulting.

Ms. Cindy Ciura handed out her report and discussed the business recruitment activities occurring since her last update.

c. Update on HAP relocation.

Executive Director Aceves discussed the latest update on HAP's expiring lease in Tower 14. HAP has asked for a new lease proposal which could retain them in the district.

Item 7d. Presented earlier in the Agenda.

e. SDDA Finances: No Closed Session was held.

Executive Director Aceves, along with Attorney Scott Smith presented the latest information on the impact of the MTT Tax Appeals and declining property values within the SDDA district. These challenges warrant further study and a committee to address what options are available to the SDDA.

Motion by Caldwell, Seconded by Luse, to approve the appointment of Brent Reetz, Fred Najor, Beverly F. Berry, James Ralph and Bill Luse to the AD-HOC Committee concerning the SDDA's Finances.

Motion carries, unanimously.

9:50am Mayor Lawrence left the meeting.

8. UNFINISHED BUSINESS

Ramada Inn update, Executive Director Aceves provided an update on the property. The Board discussed issuing a RFP for the sale of SDDA owned vacant land.

Motion by Najor, Seconded by Denha, to approve issuing a RFP for the sale of property if necessary.

Motion carries, unanimously.

9. HEARING OF THE PUBLIC.

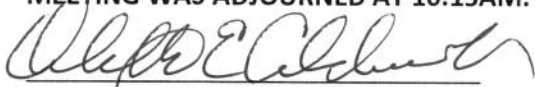
No public was heard.

10. ADJOURNMENT

Motion by Luse, Seconded by Reetz to adjourn the meeting.

Motion carries, unanimously.

MEETING WAS ADJOURNED AT 10:15AM.


Orletta Caldwell, Board Secretary