

MEETING MINUTES: Special Board Meeting of JANUARY 11, 2013

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 9:10am.

2. ROLL CALL

Present: James Ralph, Jr., Beverly F. Berry, Daveda Colbert, Nadine Cook, John Denha, Brent Reetz, and Steven Reif.

Excused: Orletta Caldwell, Mayor Lawrence, William Luse, Fred Najor, 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, Attorney of Clark Hill PLC, Marty Williams, Executive Assistant to the Mayor.

3. APPROVAL OF AGENDA

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

Motion carries, unanimously.

4. HEARING OF THE PUBLIC

No public was heard.

5. NEW BUSINESS:

a. Resolution allowing sale of vacant Ramada property from SDDA to OCC.

Motion by Denha, Seconded by Cook to approve the attached resolution authorizing SDDA to sell vacant Ramada property to Oakland Community College and authorize the SDDA Executive Director to sign all documents related to the transaction.

ROLL CALL VOTE:

Ayes: James Ralph, Jr., Beverly F. Berry, Daveda Colbert, Nadine Cook, John Denha, Brent Reetz.

Nays: None

Abstain: Steven Reif.

Absent: Orletta Caldwell, Mayor Lawrence, William Luse, Fred Najor, Sierra Tyus, and Muriel Zweigel.

Roll Call Vote, Motion carries.

6. HEARING OF THE PUBLIC.

Beverly F. Berry commented on the shrubs at the corner of Providence and JL Hudson Drives that need to be trimmed lower for visibility. Staff will take care of issue.

No public was heard.

7. ADJOURNMENT.

Motion by Denha, Seconded by Reif, to adjourn the meeting.

Motion carries, unanimously.

MEETING WAS ADJOURNED AT 9:30AM.

A handwritten signature in cursive script, appearing to read "Orletta Caldwell", written over a horizontal line.

Orletta Caldwell, Board Secretary

CITY OF SOUTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY

**RESOLUTION RATIFYING EXECUTION OF PURCHASE
AND SALE AGREEMENT WITH OAKLAND COMMUNITY
COLLEGE WITH RESPECT TO PARCEL ADJACENT TO
FORMER RAMADA INN AND AUTHORIZING SDDA
EXECUTIVE DIRECTOR TO EXECUTE ADDITIONAL
DOCUMENTS NECESSARY TO COMPLETE SALE TRANSACTION**

WHEREAS, on June 25, 2012, the City of Southfield Downtown Development Authority (the "SDDA") acquired a parcel of real property on the east side of the south intersection of Nine Mile Road and Rutland Avenue, adjacent to the former Ramada Inn property, pursuant to Resolution of this Board dated June 5, 2012; and

WHEREAS, with the full knowledge and approval of the Board and the Board's Executive Committee, representatives of the SDDA have engaged in negotiations with Oakland Community College ("OCC") for the sale of such vacant parcel to OCC, culminating in the execution by OCC and the Executive Director of the SDDA of a Purchase and Sale Agreement ("Agreement") with respect to such property on or about November 28, 2012; and

WHEREAS, under the terms of the Agreement, the property is to be sold by SDDA to OCC for a price of \$1,505,000, with OCC further agreeing to reimburse SDDA for costs incurred by SDDA in acquiring the property, as set forth in the Agreement; and

WHEREAS, the Board desires to confirm, ratify and approve the Agreement and the transaction it describes, and, upon fulfillment of the conditions set forth in the Agreement, to authorize and approve execution of the documents necessary to complete the transaction;

NOW THEREFORE, IT IS RESOLVED:

1. The Board hereby confirms, ratifies and approves the transaction described in the Agreement, and ratifies the execution of the Agreement on behalf of the SDDA by Executive Director, Al Aceves, Jr.; and

2. Upon fulfillment of the various conditions described in the Agreement, the Board authorizes the SDDA Executive Director, Al Aceves, Jr., to execute such documents and to take such actions as are necessary to complete the transaction described in the Agreement.

IN FAVOR: Directors Berry, Colbert, Cook, Denha, Ralph, Rectz.

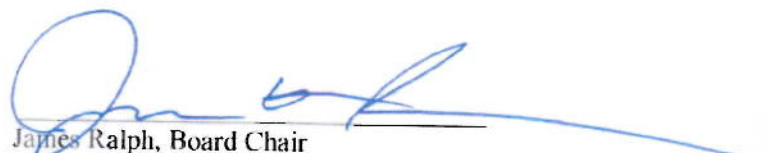
OPPOSED: None

ABSTAIN: Director Reif

ABSENT: Directors Caldwell, Luse, Najor, Tyus, Zweigel and Mayor Lawrence.

Dated: January 11, 2013


Orletta Caldwell, Board Secretary


James Ralph, Board Chair