



**CANTON TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
Minutes of the July 20, 2022 Meeting**

This meeting was held via videoconference due to Covid-19.
The meeting was not called to order due to lack of participants.

- Present:** Steven Brock, Dianne Cojei, Laura Giove, Andy Hargreaves, Seth Kleinglass, Bart Patterson, Wedad Suleiman, Richard Zuniga
- Absent:** Anne-Marie Graham Hudak, Kurt Olson, Mark Waldbauer, Sandeep Narang
- Staff:** Amy Hamilton, Kerri Romanko
- Guests:** OHM Advisors: Ben Weaver, Kent Early. MSD Director: Jade Smith

ACCEPTANCE OF AGENDA

MOTION: by Laura Giove, supported by Dianne Cojei, to accept the amended agenda as presented.

AYES: All present

APPROVAL OF THE MAY 2022 MINUTES

MOTION: by Steve Brock, supported by Laura Giove, to approve the May 18, 2022 meeting minutes.

AYES: All present

CITIZENS' NON-AGENDA ITEMS

NONE

PAYMENT OF BILLS

MOTION: by Dianne Cojei, supported by Seth Kleinglass, to accept payment of bills.

AYES: All present

DISCUSSION: SNOW PLOWING CONTRACT

Amy Hamilton explained that the DDA's snow contract is set up as a lump sum payment, based on maximum of twenty pushes. She didn't feel that we ever came close to that amount of snow pushes so she asked Ben Weaver and Kent Early from OHM Engineering Advisors to look over the contract we had and see if there any changes that could be made before we sign into another contract.

Ben Weaver said they looked over the DDA's snow plowing contract and didn't feel that twenty pushes were worth it. He thought it might be better pay per-push or bring the total amount down to 12-15 pushes. Ben also thought that the time frame could be adjusted because, on the chance we get snow in November, it isn't usually until the end of the month. In reviewing our contract, Ben Weaver noticed that the application of salt or calcium chloride was an additional fee. He felt that should be included with the push of the snow. Kent Early said that he noticed that Frank's was going to get paid to replace any damaged sod. He felt that any repair due to damage they caused should be at their own cost.

Bart Patterson asked if the salt or calcium chloride could be replaced with sand or beet juice since they are more environmentally safe and pet friendly. Ben Weaver said that could be written into the RFP but you would have to be careful because sand won't melt ice. It will provide extra traction but you wouldn't get much benefit. Ben said he has heard of using beet juice but the benefits to salt and calcium chloride is that it has a broader temperature range and will work better even when it gets very cold. He said he would have to look further into how beet juice works. He said it would be possible to write in specific deicers at certain temperatures. For instance, if the temperature is ten degrees and above we use beet juice and anything below that we use salt or calcium chloride. Kent Early commented that another drawback to using sand is that you have to clean it up in the spring.

Kent Early asked Amy Hamilton if the DDA gets a monthly bill for snow plowing and whether or not the invoice specifies how many times they had to plow per season. Amy said that Frank's keeps track of every time they provide service. Kent suggested we look back at prior years to determine the average amount of snow pushes the were done per year. Amy Hamilton recalled one year when we had an unusually large amount of snow and had to pay approximately \$60,000 extra. Kent said when you go over what is included in a contract, it is usually more than double what is normally charged per push. Ben Weaver explained that contractors order supplies at the beginning of the season to accommodate the amount of snow they anticipate. They like to do lump-sum contracts because they don't want to spend their money on tons of salt/calcium chloride then not use it over the course of the winter and be at a loss. On the other side of that, contractors charge and increased price once you exceed the predetermined amount of snow pushes because they may have to go out and find additional supplies which can come at a premium cost to them.

Ben Weaver said if we are writing a new RFP we can write it specifically for what fits us best.

Amy Hamilton asked if we could specify that if we get snow in November we count it against our December totals. Ben Weaver said it is possible. Amy Hamilton reiterated that the plowing is only for the sidewalks, which the board decided to take on years ago. She reminded, that once we plow them we are assuming liability, but the board wanted a walkable downtown area so the decision was made to clear them when it snows.

Amy Hamilton said she would talk with Frank's Landscaping to see if we can come up with an average amount of pushes and also find out if there is something environmentally friendly we could utilize instead of salt or calcium chloride. Amy suggested lowering the amount of pushes and include that anything over that amount stays at the regular per-push price. Ben Weaver said you can ask for a quote on both a per-push cost and a lump sum cost and you can evaluate which works better for you.

They board members agreed to rebid the contract with those suggestions in mind.

Kent Early and Ben Weaver then excused themselves from the meeting.

CONSIDER 2022 PURCHASE ORDER TO ALBAUGH MASONRY STONE AND TILE, INC FOR MAINTENANCE OF DDA WALLS

Amy Hamilton said the walls throughout the DDA district are in bad shape but we were originally trying to hold off on repairing them since the boulevard project will be happening soon. However, the time line is still unknown. MDOT is now shooting for 2024 but they don't even have contracts approved for the right-of-way needed to begin the project and that part alone could take 18-24 months. She also said the real estate agent that is handling it commented that it will unlikely be best case scenario and could very well take longer than expected, even up to three years. Amy said that the walls are not going to hold up for that long. She contacted Albaugh Masonry to find out what we can do to keep them looking decent for the next two to three years. Amy said Albaugh submitted a quote with a list of walls that needed repairs and the proposed cost to fix all of them is \$71,000.

Bart Patterson said there are a lot of pieces that need to be replaced and suggested just removing the structures all together. Amy Hamilton said that her concern with removing the walls would be the large empty spaces that may leave the district to look like it is deteriorating. She felt it would be better to keep the walls intact and aesthetically pleasing until the boulevard project happens. Bart asked if there is any guarantee that they will hold up for that amount of time. Amy Hamilton said the last time we did this was three to four years ago, so they held up at least that long. Seth Kleinglass asked if we could find out if there is any kind of warranty and how long the repairs will take. Amy said they can get it done within the next couple of weeks. Wedad Suleiman said if there is some kind of guarantee on the work she is comfortable moving forward.

MOTION: by Laura Giove, supported by Dianne Cojei, to approve a purchase order to Albaugh Masonry Stone and Tile Inc for maintenance of the DDA walls.

AYES: All present

CONSIDER 2022 PURCHASE ORDER TO FRANK'S LANDSCAPING AND SUPPLIES LLC FOR ADDITIONAL MULCH APPLICATION

Amy Hamilton said this agenda item was going to be presented at the June DDA meeting but since we didn't have a quorum for that meeting the information was emailed to everyone for review. She said the mulch is looking depleted so she asked Frank's Landscaping how much it would be to reapply fresh mulch to the district. The quote received was for applying 300 cubic yards of mulch for \$22,500.

MOTION: by Seth Kleinglass, supported by Steve Brock, to approve a purchase order to Frank's Landscaping and Supplies LLC for additional mulch application.

AYES: All present

CONSIDER 2022 PURCHASE ORDER TO FRANK'S LANDSCAPING AND SUPPLIES LLC FOR REMOVAL AND TRANSPLANT OF NATIVE PLANTS AND INSTALLATION OF DECORATIVE DRY RIVERBED

Amy Hamilton said she received a couple emails and some phone calls about the plantings at the intersections because they have grown tall and block the Canton Community logo on the center of the wall. She reached out to Frank's Landscaping to see what we could do to fix that. Frank's Landscaping came back with a quote for relocating the plants from in front of the logo to the outer edge and installing a dry riverbed area under the logo so it can be seen.

Bart Patterson asked if we could see a picture of what the dry riverbed would look like since the logo itself isn't very big. Dianne Cojei commented that she likes the indigenous plantings a lot. Bart asked the board if this is something we wanted to vote on now or wait until we can see a picture of what it will look like. Amy Hamilton suggested conditionally approving the purchase order but waiting until we see a picture before they proceed with the work. That way this item won't have to wait until the August meeting to be approved.

Laura Giove suggested moving the tall purple/brown plants behind the shorter yellow flowers so they can be seen better.

MOTION: by Bart Patterson, supported by Dianne Cojei, to conditionally approve a purchase order to Frank's Landscaping and Supplies LLC for relocation of native plants and installation of a decorative dry riverbed.

AYES: All present

DDA COORDINATOR'S REPORT – July 15, 2022

- **Garden Wall Vandalism** – As I reported last week, we had a wall at I-275 and Ford vandalized. Thankfully, Canton's DPW was able to power wash all the paint off.



- **Investments** – Bart and Mark had brought up the idea of investing some of our fund balance to see if we could make some money. After talking with our Assistant Treasurer, Bruce Malinczak, he feels we should put excess funds in a pooled investment account. This is similar to a money market and the DDA would have access to funds anytime we need them. The pooled fund is paying about 1.5% interest. We could do better in long term investments but we'd lose the ability to pull the money back at any time. Since the boulevard construction is still in the air, we both felt this is the safest way to earn money while still having access to the funds in case the boulevard does start in 2024.

Bart Patterson said they previously discussed this and they talked about putting a portion of the money into a long-term account and the other portion into a pooled fund that we would have access to.

Seth Kleinglass asked if there are rules as to where we can put this money and what the return would be on different options.

Amy Hamilton said that she can set up a special meeting with Bruce Malinczak to discuss investment opportunities and present the information at the next DDA board meeting.

- **New Shell Station** – The gas station at 41350 Ford is currently being redeveloped. That property is the only property in the intersection without a corner wall. Putting one in right now is too complicated due to the impending boulevard. We are working with the property owner on an easement to allow the DDA to put one in once the boulevard is done.
- **Marketing Update** – The new digital flip book launched on May 1. So far there have been 571 impressions, 189 read and 40 clicks. New Moon is in the process of approaching businesses to see if there would be any interest in putting together a holiday guide. They should know more in a few weeks.
- **New Business Update** –A Certificate of Compliance has been issued for the following businesses:
 - **Acupressure Massage and Reflexology** – 44932 Ford Road
 - **Raja Rani Restaurant** – 45172 Ford Road
 - **First American Title** – 43050 Ford Road
 - **F45** – 42573 Ford Road (Private fitness training)

ADDITIONAL CITIZENS AND BOARD MEMBER COMMENT

Bart Patterson asked about the property south of Ford Rd, west of Canton Center. Someone told him it was going to be a senior facility. Jade Smith said it is at the corner of Gorman and it is going to be a multi-faceted senior facility. It will have independent living, like condos and also progressive apartment style area. Bart asked if it would be similar to Walton Woods. Jade said yes, however the look and feel of it will be completely different and will be quite impressive.

ADJOURN

Meeting adjourned at 8:44 a.m.