



**CANTON TOWNSHIP  
DOWNTOWN DEVELOPMENT AUTHORITY  
Minutes of the  
August 18, 2021 Meeting**

This was a hybrid, meeting partially in person and partially videoconference, due to Covid-19. The meeting was called to order at 8:02 A.M. by Chair Person, Bart Patterson.

**Present:** Andy Hargreaves, Anne Marie Graham-Hudak, Bart Patterson, Dianne Cojei, Laura Giove, Mark Waldbauer, Richard Zuniga, Sandeep Narang, Seth Kleinglass, Steve Brock, Wedad Suleiman

**Absent:** Kurt Olson, Jade Smith

**Staff:** Amy Hamilton, Kerri Romanko

**Guests:** DTE Energy: Ray Zoia, Debra Cain

**ACCEPTANCE OF AGENDA**

MOTION: by Dianne Cojei, supported by Steve Brock, to accept the agenda as presented.

AYES: All present

**APPROVAL OF THE JULY 28, 2021 MINUTES**

MOTION: by Mark Waldbauer, supported by Dianne Cojei, to approve the July 28, 2021 meeting minutes.

AYES: All present

**CITIZENS' NON-AGENDA ITEMS**

NONE

**PAYMENT OF BILLS**

MOTION: by Dianne Cojei, supported by Anne Marie Graham-Hudak, to accept payment of bills.

AYES: All present

**PRESENTATION BY DTE ENERGY – DDA STREETLIGHTS**

Ray Zoia, gave a PowerPoint presentation (see attached - Appendix A)

Presentation Discussion:

Anne Marie Graham-Hudak asked if the information presented was for post-boulevard installation. Amy Hamilton verified with Debra Cain that this was an estimate for before the boulevard construction begins. Debra explained that MDOT would pay for the labor to replace like-for-like lights affected by construction. This means removing them and reinstalling them. She said MDOT would not pay for new materials, that would be the DDA's responsibility. Anne Marie wanted to know if we waited until construction would MDOT remove all the lights as part of the project and we wouldn't have to pay a removal fee at that time. Debra Cain said yes, but only lights affected by the project.

Amy Hamilton wanted to clarify that if DTE took over the lights right now, this would be the total cost for removing every single light pole within the DDA and replacing it with a stock pole and LED fixture. Then when MDOT starts construction they are going to remove some of the lights (in the construction area) that we just paid to put in. At that time, MDOT will pay to remove and replace the affected poles like-for-like. Debra Cain confirmed that was correct. Amy Hamilton said MDOT voiced a concern about whether or not the new light poles would be compatible with the new conduit they would be installing.

Debra Cain said MDOT will put in new conduit but the DDA would have to supply the cable for the lighting system. Anne Marie Graham-Hudak said that may already be included in the construction costs but would have to be verified with MDOT.

Ray Zoia said to keep in mind that when MDOT comes in, they will pay DTE to move the lights. If you keep a private system, someone may need to be contracted to move them.

Amy Hamilton said the eight-year average for energy, maintenance, painting and stock of the current light poles is \$101,000 a year and if DTE takes over our cost would be \$106,000 per year. Amy also wanted to verify that DTE maintains stock and the DDA never has to purchase a pole again. Also, if a pole gets hit DTE will pay to replace it. Debra Cain said that is correct, the only thing that isn't included is the decorative "skirt" that goes on the fixture, because that is not a stock item. Ray Zoia said it could be included in the quote and we would not have to pay separately to maintain stock of the skirt.

Anne Marie Graham-Hudak said until we find out what MDOT's costs are we really can't make the decision.

Amy Hamilton said based on the new poles that the Ford Road sub-committee looked at, it would cost about 1.5 million to replace what we currently have, not including labor. She went on to say that the annual cost of \$103,000 that DTE proposes will not be a cost saver every year. Amy said that we average \$101,000 per year right now, but we are not yet using LED which would significantly lower our costs. She said however, we would see a cost savings in the actual conversion though because if the board does that themselves it would cost around \$3 million dollars.

Seth Kleinglass asked DTE what the timeline would be if we decided to do this today. Debra Cain said supply chains are currently in the slumps due to Covid so she thinks the job could start in January.

Anne Marie Graham-Hudak didn't think the conversion should be done until Ford Road is being reconstructed. Amy Hamilton said there may also be a negative response from tax payers if we did it now, knowing major reconstruction will be starting soon and so many lights will be affected by that. Amy asked DTE if there was a possibility of their proposed conversion beginning during or even after construction. Ray Zoia said it is possible but Debra Cain said the current proposal can't be guaranteed because costs are continuously increasing due to the current supply chain issues.

Amy Hamilton asked if DTE would be the ones to store the poles that MDOT removes if the system was already turned over to DTE. Debra Cain said yes.

Seth Kleinglass noted that if we switched now we could have this new system for one year, or maybe three years before the boulevard project even starts. He went on to say, DTE would actually be installing all new lights now, eventually removing them and doing a complete reinstallation after the new road goes in. He pointed out that they would actually be doing the work twice and from that perspective he thought it made a million dollars seem cheap. Seth wondered why would we wait and possibly pay more, when we can do it now, have the new system longer and not have to worry about removal and reinstallation when the Boulevard eventually comes in.

Bart Patterson asked if our financial commitment to DTE would be less when the poles are removed, not in use and therefore not using electricity. Debra Cain said they normally issue credits during times like that when lights are out for a period of time.

Amy Hamilton said the board can email all questions regarding the DTE conversion to her. She will send the list of questions on to Debra Cain at DTE to be answered.

Seth Kleinglass asked when the current quote expires. Debra Cain said it is valid for six months.

Ray Zoia and Debra Cain from DTE left the meeting.

Sandeep Narang said his interest in solar lighting may have been overlooked. He asked why we could not consider going with solar lights. Sandeep said he works with the US Army and they are considering going solar because it is high technology and very strong.

Amy Hamilton said that DTE doesn't work with solar technology. Sandeep said the quote we were given is ridiculously high and felt that solar would be half the price and would not require maintenance. Bart Patterson said there will always be maintenance because poles get hit and need replacement. Sandeep said going solar would be easier for the township and you could probably replace five poles at the cost of one. Amy Hamilton said we could look into it but we need to find out if solar lighting would meet MDOT requirements and find a contractor that would do it. Amy Hamilton said she would ask MDOT if solar is permitted.

Anne Marie Graham-Hudak, commented that whoever is contracted to do it will be making a profit from us either way. Steve Brock said back in 2018 when contemplated doing this, the deal breaker was the fact that we are turning our property over to DTE. Once we do, we will never get that property back, it becomes as asset to DTE. Steve went on to say that once the current DDA board members are gone, new people will be here. If they want to go solar, change the lightbulb color or anything, they will never be able to because it won't belong to the township.

Bart Patterson said that OHM suggested we talk to other communities about pros and cons before we decide. He wondered if that had happened. Amy Hamilton said that she reached out to Romulus, Wood Haven, Livonia and Dearborn Heights. She said Dearborn Heights is considering it but has not turned their system over to DTE yet. She said Livonia told her that it was nice having DTE take care of all the maintenance and they were very responsive but he suggested taking a close look at the cost because it is expensive.

Dianne Cojei asked if our insurance premiums would go down if DTE took on the liability of the light poles. Amy Hamilton said no, because we are with MMRMA. Anne Marie Graham-Hudak said it is a blanket cost and won't change.

Sandeep Narang said there are still other companies that will do the same thing DTE is proposing. Amy Hamilton said yes, we have had multiple presentations from other energy saving companies that would convert the system to LED then we pay them a set amount of money for a certain amount of years until it was paid off.

Amy Hamilton said there is a lot to be looked into and a lot of questions to be answered. She asked everyone to email her their questions and she would get them answered by DTE. Amy also said she would look into solar lighting and get information from MDOT. Sandeep Narang said he would get the names of some solar companies to look into. He also asked if companies could sponsor a light pole to

alleviate costs to the township. Anne Marie Graham-Hudak said they are doing that with some of the trails as well. Sandeep said we could put a small metal plate on it with the sponsors name. Amy said we could look into that as well.

Richard Zuniga asked if the contract with DTE would be indefinite or could it be negotiated after so many years. Amy Hamilton said it can no longer be negotiated and the annual cost we pay each year will increase based on their lighting rate.

Amy Hamilton reminded the board that the DTE bills that the board currently sees is for electricity to the irrigation meters. The Township pays our electricity bills for lighting directly.

### **DDA COORDINATOR'S REPORT – August 12, 2021**

- **Shred Event** – The DDA Shred Event is still on for Saturday, August 21 from 8-10 am in the Super Bowl parking lot. The trucks will be there from 7-10 am. All volunteers should be there no later than 7:15am.
- **Elmhurst/Brookline/Marlowe** – Construction is underway! All is making excellent progress and all three roads should be open by the end of the month.
- **Wayfinding Banners** – I've noticed many of our wayfinding banners are missing along Ford Road. I'm in the process of taking inventory on the missing banners/arm so I can get a cost estimate on what it will take to replace them.
- **Fall Plantings** – I sent Frank a copy of the Zoom meeting on natural plantings and asked him to give us a quote based on the presentation along with one for the fall mums so the board can make an informed decision in September.
- **Melissa's Art Piece** – I met with Ann Conklin, Chair of Partnership for the Arts, on Wednesday, August 11. We walked the grounds and investigated a few areas to put "Chuck." Wayne County has a major construction project planned for the area so we need to verify how much right of way will be taken up before we place. We hope to have an answer in the next few weeks. The goal is to have it moved by mid-October so we can do a dedication ceremony.
- **New Business Update** – Culvers is nearly complete! We've been trying to get a hold of National Coney Island to see if or when they will open back up. Last we heard, they did not have enough staff to open. The property owner was in earlier this week, National Coney is the tenant and they have the building leased until 2023. A Certificate of Compliance has been issued for the following businesses:
  - **Peepo's Subs** – 41810 Ford Road
  - **Spirit Halloween** – 40164 Ford
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### **ADDITIONAL CITIZENS AND BOARD MEMBER COMMENT**

N/A

**ADJOURN**

MEETING CALLED TO ADJOURN at 9:11 A.M.