

**CITY OF WIXOM  
DOWNTOWN DEVELOPMENT AUTHORITY  
49045 PONTIAC TRAIL  
TUESDAY, APRIL 26, 2016**

Approved  
5/24/16

Before the meeting was brought to order Chairperson Klebba read the following correspondence from David Vanderhovel: “Dear Melanie and DDA Board Members, after 15 years on the DDA Board I feel it is time to say goodbye. This brings me some sadness and some happiness. The sadness is that I cannot continue to participate with you and your journey to the next level; happiness in my memories of what we have accomplished. I really don’t need memories to remind me. All I have to do is to look around at the City I have helped build. This goes to show you that one person being a small part of a bigger body can accomplish many things. I am a land owner and business owner in downtown Wixom and will always be a staunch advocate of your mission. I know you are in good hands. Good luck to you Melanie and to the Board.” Chairperson Klebba noted that there is now an open seat on the Board.

After the reading of the mission and vision statements, this regular meeting of the Wixom Downtown Development Authority came to order at 7:31 a.m. with the following individuals in attendance:

**DDA MEMBERS:** Chairperson Melanie Klebba, Vice Chairperson Jon Gray, Tom Berry, Ryan Hay, Mayor Kevin Hinkley, Jeff Keel, Anthony Moscone, Marvin Poota, David Vanderhovel, Mark Weller

**ABSENT:** Dino Grossi, David Vanderhovel

**STAFF:** Clarence Goodlein (City Manager), Stacey Banks (Assistant to the City Manager), Debra Barker (Business Development Liaison), and Kathy Venegas (Recording Secretary)

**GUEST:** Laure Dorchak (Wixom Historical Society), Deb Moilanen (DDA volunteer), Dennis Smith (Building Official ), Ron Campbell and Alexandria Stankovich (Oakland County Economic Development and Community Affairs)

**Determination of a Quorum:**

A quorum of the Downtown Development Authority was present for this meeting.

**Approval of Agenda:**

**MOTION** and second by Board Members Gray and Hay to approve the April 26, 2016 Meeting Agenda.

**VOTE: MOTION CARRIED**

**Public Comments:**

Chairperson Klebba asked the guests in attendance to introduce themselves to the Board. Guests included Deb Moilanen, volunteer for the DDA, Laure Dorchak, President of the Wixom Historical Society, Dennis Smith, Wixom Building Official , Ron Campbell , Oakland County Planning and Economic Development, and Alex Stankovich, Oakland County Planning.

**Approval of March 22, 2016 DDA Regular Meeting Minutes:**

Chairperson Klebba wondered if Board Member Hay had a chance to do any research regarding the Restaurant Week event that had been discussed at last meeting. Board Member Hay said that he did not follow up but had done some research about what other communities do. He thought a next step would be to talk to business owners about their ideas. Chairperson Klebba said that she would follow up with Mr. Gietzen for next meeting.

**MOTION** and second by Board Members Poota and Weller to approve the March 22, 2016 DDA Regular Meeting Minutes.

**VOTE: MOTION CARRIED**

**Old Business:**

**A. Action Items Review/Update**

Ms. Barker noted that there is an Action Item list in the packet. She said this is something that will be provided on an ongoing basis. There will be a running tally of projects and their completion. Ms. Moilanen will take this list over and help us keep track and set our goals.

## **B. Events**

### **a. Chili Cook-off September 17, 2016**

Ms. Barker said that Mr. Gietzen stopped in recently and they have made contact with the Oakland County Health Department. The Health Department said that they have not been involved with an event like this before where residents are able to participate. Mr. Gietzen did explain to them what he had done in Wayne County when the event was held in Plymouth. Mr. Gietzen will be keeping in touch with Health Department and getting back to us.

Chairperson Klebba clarified that the date of that event will be September 17, 2016. Vice Chairperson Gray wondered how many people are expected to be entered in the cook-off. Board member Keel thought the number might be around 20 competitors. Ms. Barker noted that the DDA will also be approaching the restaurants and will be meeting with Home Owners Associations to get the community involved.

Board Member Keel thought this was an excellent way for restaurants in the surrounding area to get involved as well. The cost to them is virtually nothing and the money invested is worth the returns in advertising.

City Manager Goodlein thought that the DDA should closely track how the Health Department is handling this. Ms. Barker agreed and said that Mr. Gietzen is on top of it. Board Member Keel thought that Mr. Gietzen's 20 years of experience in running the event is ideal and the inexperience of the Oakland County Health Department could actually be helpful.

Ms. Barker said that after this week, when the Main Street Event is over with she will be able to reach out to Oakland County Main Street leaders and keep them on top of the situation with the Health Department.

Board Member Berry wondered if Mr. Gietzen would be taking the lead on the applications for people to enter the event. Board Member Keel answered that yes, Mr. Gietzen would handle the applications. He explained that what we really want is to add all of the contestants to one umbrella application rather than have individual applications. He said that each contestant would be individually assessed on the day of the event, but would only submit the one group application.

Vice Chairperson Gray wondered if it is the number of entrants that is creating the difficulties. Board Member Keel explained that it's not the number of entrants, but the nature of the event itself and the rules about handling and preparing the food which are very strict.

Board Member Poota asked about the Chili Cook-off at the Founders Day and wondered if the City ran it through the Health Department. Chairperson Klebba answered that yes, that event was run through Oakland County as well.

City Manager Goodlein said that there was a situation with the Wixom Historical Society at their Ice Cream Social when the Health Department showed up. Ms. Dorshcak concurred that the Health Department comes every year to check that the laws are being followed. She also noted that from year to year there are different inspectors and the rules seem to differ with each one.

Board Member Weller thought that because this is a new event for Oakland County, it gives them the ability to reinvent themselves and it becomes even more of a bureaucracy. Vice Chairperson Gray noted that Oakland County has done events like this before, but not to the extremes of this event.

Board Member Weller thought we should stay on top of it day by day. Chairperson Klebba thought that we should wait to hear back from Mr. Gietzen and thought that with his experience he would have it all under control.

Vice Chairperson Gray wondered if he could start telling people about the event with a date. Ms. Barker answered that after today's meeting she would be going to Council with the date for this event as well as a date for 2017.

**b. Spring 2017 Event**

Ms. Barker said that she had been talking with Ms. Venegas and Ms. Magee about tagging on to a Parks & Recreation event. She said that the idea would be to add on to an existing event rather than create an event from scratch. She said that she was specifically looking at the Founders Day event and maybe adding in a 5K along with that event. She said that she would continue discussions with Ms. Venegas and Ms. Magee but would like the comments and opinions of the DDA. She thought this would be a good way to start a spring event for the DDA.

Board Member Keel thought that the location would be good with Founders Day if we were considering shutting down the road again.

Chairperson Klebba encouraged everyone to attend Founders Day Festival on May 22 of this year to get a feel for the event and see where we could add to that and partner up with Parks & Recreation.

Ms. Barker said that she is meeting with someone who may consider organizing the 5K races.

City Manager Goodlein noted that when fireworks and Independence Day celebration was at Gilbert Willis, we actually had a 5K that preceded that.

Board Member Berry said that Michigan puts out a Pure Michigan listing of all the different communities and festivals, parties, etc. He said that he was disappointed that Wixom was not listed. He wondered if we can we look at publishing that. Ms. Barker said that we have a contact for that.

Board Member Keel asked if there was a date for the spring event. Ms. Barker answered that they have a tentative date. She said that event has traditionally been on a Sunday, but we would like to possibly move it to Saturday. She said that event has a lot of set up and there is a lot of cost involved for bringing in the DPW on a Sunday. She also said that 5K races are traditionally on Saturdays so she wanted to talk about why that event is on Sunday and see if changing to Saturday would be feasible without taking away from the event. Chairperson Klebba said that it seems that the DDA is in support of tagging on to the Founders Day event and we would wait on more details of that.

**C. Miscellaneous Updates**

**a. Sponsorship Program Form**

It was discovered that the sponsorship letter and form were not included in the packet. Ms. Barker said she would send those documents via email for approval and she will send it out to businesses once approval is received. She said this document is considerably different from the previous drafts due to the fact the original submission was the Parks & Recreation forms tweaked to spur on ideas for the DDA form. The newest version was created from previous discussions at the DDA meetings and through discussions with the Parks & Recreation department and that we're hoping to avoid confusion with the new format.

### **New Business:**

#### **A. Barn – Presentation by Oakland County Economic Development & Community Affairs**

Ron Campbell and Alex Stankovich are here from Oakland County to discuss the barn. Mr. Campbell said that he and Alex are here to help. They took a look at the barn and were asked if it is worthy of restoration? He said that the answer is yes, it certainly is. He thought it was kind of exciting especially since not everyone has a barn in their downtown. He noted that a Conditions Report had been distributed to everyone and the report basically says that the barn is in good condition. He said there is some deteriorating on the eaves on the east side and some rot on a sill that should be addressed. But these are repairs that can be done. He said that one of the big next steps is determining what you will use it for. This barn has likely never received any type of code enforcement. When it was an agriculture building, it was exempt. Now that it is in a downtown location where you will be putting people in it, it has a whole different use than what it was originally constructed for. So how it will be used will determine the code and how it will be applied. He spoke about the Van Husen barn in Rochester Hills as an example of a situation where it was initially intended to be restored simply as storage space but later was turned into an event space. It needed considerable upgrades to be able to meet code for the new use. This example was used to show that it's important to know what you want to use it for.

Mr. Campbell said that one of the first suggestions they would make is to sit down as a group to spell out how you would see it being used. Those uses will determine how the building codes will apply.

Ms. Stankovich spoke about the contents of the packet provided. She said the first step is to go through the thinking process, and determine the priorities of the group, the building capacity, etc. She said that while this process might not seem complex, preservation is a complex process which involves a lot of people, a lot of funding and is a long term investment. She suggested that the group allow the process to evolve. She thought getting the community involved can help energize the movement. She said the next part of the packet includes definitions of preservation and rehabilitation terms. Finally, there is a more detailed look at the whole process.

Ms. Barker said that recently she met someone from the MEDC historic preservation, and learned that there is a match making grant where the residents are the stakeholders. If we can get the residents on board and they raise the money, the State will match whatever they raise. City Manager Goodlein asked what the match amount was and Ms. Barker said that she would check on the amount. She said that there is some interest and is hoping that the meeting with the Homeowners Associations will add to this.

Mr. Campbell spoke about Bower farm in Bloomfield Hills where they were able to get a grant from the Campbell's Soup Company. The reason they were able to do that is because they use the barn for educational purposes. He said that keeping in mind the use of the space when trying to gain funding can open doors. He said to keep in mind that you're doing more than restoring a barn. You're putting something into that space that is going to serve the community and it certainly a part of historic preservation.

Chairperson Klebba said that this group has spent some time discussing what we would like to see the barn used for. She said that using it as a rental space for weddings, or using it for a farmers market, etc. Board Member Berry added that using the barn as a multi-functional space and maybe incorporating our mission and vision statements as far as honoring our history, promoting our cultural, recreation opportunities to describe a multi-use facility.

Board Member Weller asked what the Historical Society envisions for the barn. Ms. Dorchak answered that the contents belong to the Wixom Historical Society and the Society helped with the re-roofing. She said that she doesn't believe that there is any sense of ownership there. She also said that to this point the Society hasn't been a part of this but would like to be involved. Board Member Weller thought that it would be a good idea to check with the Historical Society and see if we can get them involved. He thought there is a lot of excitement being generated by the barn and now is the time to get people involved.

Board Member Weller wondered about keeping the building the way it is rather than enclosing it and heating it. He felt the costs associated with that would be very high. Ms. Barker wondered if we can use it as is. Mr. Smith said that the only thing it can be used for in the current condition is storage. Ms. Barker wondered if we cleared it out and cleaned it up could we use it as is for a Farmer's Market. Mr. Smith answered that if you change the use and put people in it the code requirements change. He said there would have to be bathroom facilities that may be required and there could also be energy code issues. He added that if you change the use to include rentals and alcohol consumption the code requirements would change even further. There might be fire suppression needed, etc. Mr. Smith said that there have been many barns that have been converted, but depending on the level it is taken to, it will require substantial investment. He said that sponsorships and local companies could help with those costs. He also added that it is City owned so there's a bid process involved as well.

Board Member Keel wondered if the proximity to Community Center could alleviate some of that. Mr. Smith answered that for some issues yes the Community Center could be used. For example, the Community Center kitchen could likely be used, but probably not the restrooms.

Mr. Campbell thought that everything doesn't have to be decided right now; this could possibly be a phased operation. He said that preservation is not something that happens overnight and thought that we can probably expect a 5-10 year plan. If you don't want to go beyond a farmers market, that might be something that can happen fairly quick; maybe by next year.

Board Member Keel wondered how restoration costs compare to new construction and if there is a savings in doing restoration. Mr. Campbell answered that construction is typically 10-15% less than rehabbing. He said that the County can help find groups that might have an interest. He said that there may be trail groups or environmental groups that might have a stake in this project and he and Ms. Stanknovich can help to find those groups. He said that the Community is a good source of ideas and can be given a stake in the project too.

Board Member Weller wondered if the barn has a historic designation right now and does it matter if it did. Ms. Barker answered that no, it does not. Mr. Campbell explained that there are three levels of historic designation, local, state, national. He thought that since this building has been moved from its original foundation a national designation would be difficult to get. He thought that we could possibly create a historic designation locally.

Board Member Hay wondered if most communities do the whole thing at once or if they do the rehabilitation phase by phase. Mr. Campbell answered that a phase by phase approach is more common. He said that most communities don't have the funds to do it all at once.

Board Member Keel wondered is there a value in designating it historic. Mr. Campbell thought there might be some benefit to a historical designation, but that the restoration could be done whether its historic designated or not. Ms. Stankovich thought that it would be worth doing the research on the property. She said that you never know the story you'll find. She gave an example of the Brady lodge example that was tied to the Brady's of Brady Fort. Because of that connection, they were able to get the Daughters of the Revolution involved in the rehabilitation. She said that depending on the story you may find a group that can help with funding, etc.

Board Member Berry asked how we can bring in the community and get them involved. Mr. Campbell answered that Oakland County has hosted workshops to help with those kinds of ideas. We can take ideas and get them out via website and via face to face. Ms. Dorchak said that the Wixom Historical Society has contacts and can help with community outreach.

Board Member Berry thought we could have a table at the Chili cook-off. Ms. Barker agreed and thought we should have a table at all the City events.

Mayor Hinkley said that with the resources we already have in our community including the Parks & Recreation Commission, the Downtown Development Authority, the Local Development Finance Authority, the Planning Commission, the Zoning Board of Appeals, these are all members and stakeholders in the Community. He thought that in order to move the project along, these Boards and Commissions could be helpful. He said that typically if we announce a meeting to the general public regarding an issue, we might get five people in attendance. However, the members of these groups all have contacts in the community. He thought that would be a valuable place to start getting the word out.

Mayor Hinkley also noted that there is a Master Plan review scheduled to happen within the next year. He thought that we should have this plan done before the Master Plan review so we can include it. He thought that we might want to look at making it a historical site, or making it a park and including public input and website information will be valuable. Mayor Hinkley thought that by June or July of this year we can have a good cross section of ideas for what we want to see and what the public will want to see.

City Manager Goodlein thought that the first thing needed would be to do the research on the history of the site and the barn. Ms. Dorchak thought that the Wixom Historical Society could volunteer for that. Board Member Weller said that there is excitement about the barn within the DDA and we should try to carry this on with rest of the City and commissions.

Vice Chairperson Gray wondered if it wouldn't make sense to first see if the investment would be worth it. He thought the use of the Community Center versus the use of the barn. He said that we have the Community Center being rented out for weddings. If it costs us \$100,000 to fix up the barn, is it going to be worth it? Ms. Dorchak said that groups in other communities focused on barns. There are people who actually travel the state to view historical barns. She also added that there is still a lot of animosity in the community from when the co-op was torn down. She thought that by preserving the barn, we would get a lot of people on board.

Ms. Dorchak said that within the Historical Society there are members who were here when the barn was moved and they'll know where it came from and the Society has access to the history from the beginning. Chairperson Klebba thanked Ms. Dorchak for volunteering to find out about the barn's the history.

Chairperson Klebba stated that she believed the entire group is in agreement that the multi-functional use of the barn is what we're looking for and that this will be a phased project.

Ms. Barker said that she wants to make sure it still looks like a barn. Mayor Hinkley thought that the input from the different boards and commissions would be valuable to ensure that.

Board Member Weller wondered when the group can go in there. Ms. Dorchak said that the Historical Society definitely wants the items in the barn. She said there are a lot of important items.

Board Member Moscone said that we can get free dollars he said let's get the sponsorships and donations to get us to the first stage of rehabilitation and then down the road we can look at other uses. Mr. Campbell said that we would take it in stages. He said that Vice Chairperson Gray had a good point in that you have to investigate it to see if it will be worth the investment. There's a chance that a project like this can get into more costs than were anticipated. He said that it should be looked at step by step and make sure costs work at each step.

Mayor Hinkley wanted to revisit Vice Chairperson Gray's point about weddings. He said that the City is renovating the Community Center for \$100,000 so that we can continue to use it for weddings. He said that we are putting tax payer money into that for facelift so we can attract more people for those rentals. He said that once that's completed, the barn may or may not be an extension of that Community Center.

Mayor Hinkley thought that the more you make it multi-functional, the more bang for our buck we get and the more people would contribute.

Board Member Weller wondered how occupancy is determined. Mr. Smith answered that it's based on a number of factors; square footage, use, amenities, exits, etc. He explained that it's a 15 divisor for tables and chairs assembly, 7 for standing room only, for mercantile, it's a gross square footage number, for business use, it's a different gross square footage calculation.

Chairperson Klebba asked if there were further questions or thoughts for Mr. Campbell and Ms. Stankovich. She said that right now we need to get community involvement, get the history of the barn and get a plan. Mr. Campbell agreed and said that they could put some suggestions together for design possibilities.

Board Member Weller said that we would appreciate more guidance and suggestions from people who have done this before.

Mayor Hinkley thought that once this gets underway we should have a subcommittee including someone from all the boards and committees and the Historical Society. He said that as Mayor he can make appointments so that subcommittee can do the work. Chairperson Klebba thought that we should be looking at forming that subcommittee sooner rather than later. Mr. Campbell agreed that, yes Oakland County would be involved but that you should also look at a "friends" group.

Board Member Keel wondered if there has been a situation where a barn would leased to non-profit so they could be involved in the plan. Mr. Campbell said that that hasn't happened with a barn, but they have done that with a depot in St. John. The restoration there was funded by the State, but the DDA took bids on non-profit groups for market and how they were going to use that depot. The Clinton Arts Council won the bid and they now use it as exhibit space. Board Member Keel thought that if this becomes too large a project that could be something to look at. He thought we might have too many irons in the fire.

Chairperson thanked Mr. Campbell and Ms. Stankovich for their time.

## **B. DDA Webpage**

Ms. Banks said that in the packet there is a list of ideas for inclusion on webpages. She said there is a brainstorming session open until May 3 for ideas.

She said the second snapshot includes a sample from the Visitors Pages on the website. She thought we could do a Business Listing for businesses within the DDA. You could do a basic page and then you could add to it with more information like in the example from the Drafting Table.

She said that DDA Membership is currently included in in Government pages, but we could include on DDA pages too. She said the bylaws; vision and mission statements should be included along with a map of the DDA area. Agendas and minutes are already on the website, but we could add a link to that information on your page. She thought that a schedule of upcoming meetings, and upcoming events would be important along with perhaps volunteer opportunities, investment opportunities, and a contact the DDA form. She said that DDA events would also be included on the main website pages. Ms. Banks explained that photos are very important to a website and professional photos are vital. Since we can't afford professional photos, she said she would want to borrow photos from the DDA businesses. For example, Wixom Station has great photos on their website and we would ask them for permission to use those photos on the DDA webpage.

Mayor Hinkley wondered about the possibility of DDA Facebook page. Ms. Barker said that it would fall under City's umbrella. Chairperson Klebba said that you can have two administrators and it wouldn't be difficult at all for her to be one of those administrators.

Mayor Hinkley said that the DDA has a \$3000 budget with \$1000 going toward the Holiday Markt. He wondered if there was any designation for that other \$2000. Ms. Barker answered that the Polish Mission sponsorship had been discussed. Mayor Hinkley thought that more important than Facebook page is the Boost. He said that the Boost will run about \$5-\$10 each. If it is done once a month will be \$120 for the year. He said that the Boost is the biggest avenue to get to more people and explained that if I have 100 Facebook friends, without the Boost when I post something on Facebook; it only goes to my 100 friends. With the Boost it goes to my 100 friends AND their 100 friends. He said that he did it at the drycleaners in Jackson and the first month they had 54 new customers. He thought that what will really drive our community and move it forward is to recognize that we're in a transformation from older residents who are leaving, to younger residents who are coming. He thought that given that trend, we absolutely have to have a Facebook page and we have to do the Boost. He felt that \$120 is nothing for the advertising. Board Member Berry thought that we should not stop at Facebook, but should include Instagram and Twitter.

Chairperson Klebba agreed that this is a good point but wanted to go back to what we want to add to website. Board Member Berry said he would like to see a barn page. He thought getting the community involved from the beginning of the process would be important. Ms. Banks said she could add information about the barn.

Board Member Keel wondered if the DDA business list would include a link to their websites. Ms. Banks said that yes, there would be links and that is shown in the second example that she included in the packet.

Ms. Barker said that she thought we should get a cost for marketing bags with a picture of the barn and the tagline, "City of Wixom, a BARN good place to be."

Chairperson Klebba said that the website will be started May 3 and you should get your ideas to Ms. Banks. She asked what needed to be done for the Facebook page. Ms. Barker said that staff would have to get the process started with the policies. Mayor Hinkley wondered who the City's

gatekeeper for the Facebook page is. Ms. Banks answered that she is the webmaster and Ms. Brink is the Facebook administrator for the City.

Mayor said that he will get legal part done and whoever ends up being the administrator for Facebook should contact Linda Hinkley and she can help with administration and the Boost.

Chairperson Klebba thought that we should also expand beyond Facebook and get on Twitter and Instagram.

**Information:**

**A. Business Forum Events**

Information is in the packet. The next events are May 10<sup>th</sup> at dSpace and June 14<sup>th</sup> at Drafting Table. Ms. Barker added that there will be a catered breakfast at both events.

**B. Thank you from Drafting Table Brewery**

Chairperson Klebba said there is a Thank You note included in packet from the Drafting Table. She said that the Rzezniks said how much they appreciated the support and help from the DDA. Vice Chairperson Gray said that Ms. Barker was very organized.

**Public Comments:**

Laure Dorchak said that regarding barn, she thought that communities are very generic these days and the barn is something that is unique to Wixom. She feels the DDA is on to something very important that can get the community excited. She thought that the DDA will get a ton of people really supportive of the ideas.

**Executive Director's Comments:**

City Manager Goodlein wanted everyone to be safe.

**Board Members' Comments:**

Board Member Weller said he was at the volunteer meeting and it was fantastic. He said that the Way-finding signs were brought up. There is a small sign in front of each of the parks. He wondered what the rest of the DDA Members feel about those signs and getting some of those up. Chairperson Klebba feels there is a need for the signs, but perhaps in the future. She thought that our money needs to be spent elsewhere right now. Board Member Weller said that we could just do a start that can be added to. Board Member Klebba thought that research into what type of signs is still needed. Ms. Barker said that she thought this would be something for the Design Committee. Ms. Barker said that she agreed with Chairperson Klebba and those signs are important and they are coming. She felt the barn is the first thing and then build from there. Board Member Weller said that it should be put on the wish list. Chairperson Klebba said that signage is included in our goals.

Board Member Poota thought that the location of the barn is perfect. It won't take away any tax dollars since it is already owned by and next to City property. He said it was mentioned that taking down the co-op created animosity but the co-op was in a location that could generate tax dollars. He felt that the overall effect would be positive for the City.

Board Member Keel felt that the infrastructure and parking is already here and the barn will be a win-win for the City.

Board Member Weller asked about the Munshaw house. Ms. Dorchak said that it was scheduled for demolition at one time. City Manager Goodlein said that he thought the house would ultimately disappear and that space in front of the barn will be usable. Ms. Barker said that it was determined that the house is not truly historical and the condition is very poor. One proposal was to sell and move the house, or just take it down.

Board Member Keel thought it would be possible to use water, sewer and electric from house for the barn.

Board Member Weller wondered if there are usable pieces such as windows, doors, wood, etc. Ms. Barker answered that yes, there are items that would be valuable.

City Manager Goodlein said that items of value would be identified and removed before the house was demolished. Ms. Barker thought the cost of demolition would be approximately \$15,000 due to the asbestos that is inside.

Ms. Barker also said that there is an old fire truck at the DPW. Ms. Dorchak explained that that is the first Wixom fire truck. She said that north of Pontiac Trail was Commerce Township and south of Pontiac Trail was Novi Township. When the Ford plant was coming in, Novi Township was going to get the tax money which made Commerce Township upset. Wixom decided to become a City and Novi became upset so they started plans to become a City as well. It was a race and Wixom beat Novi by 3 weeks and therefore got the Ford plant. After that, Novi wouldn't let Wixom use their fire truck. So Wixom had to start from scratch and Ford very generously donated that truck and started Wixom's Fire Department.

City Manager Goodlein added that the fire truck was driven by Larry Rourke and it was parked outside the police department.

**Adjournment:**

This meeting of the Wixom Downtown Development Authority was motioned and adjourned at 9:01 a.m.

Kathleen A. Venegas  
Recording Secretary