

Pennfield Charter Township

Downtown Development Authority

Meeting Minutes – July 19, 2010

The meeting was called to order at 6:00 pm, at the Pennfield Township Office. Members present were: Rob Behnke, Ernie Lahusky, Rex Paschal, Sandy Jones, Maryann Herbstreith, Al Bobrofsky, JR Walter and Simon terAvest. Jane Leonard was absent. A quorum of members was met. Also present was Sandra Cummings, Recording Secretary.

Approval of February 16, 2010 Meeting Minutes

Motion was made by Al Bobrofsky, seconded by Rex Paschal, to approve the February 16, 2010 Meeting Minutes. Motion carried.

New Business

a) Discussion of proposed sanitary sewer extension and the proposed Walmart Superstore

A discussion was held regarding the proposed extension of sanitary sewer lines along the Capital Avenue corridor, also referred to as the Capital Business District, or CBD. Supervisor Behnke discussed his recent meeting with the engineering firm of Atwell-Hicks, who are representatives of Walmart Stores. He indicated that Walmart has revised their proposed plans for a Pennfield Store, and asked for a site-plan review for the third time. He indicated that Walmart is still serious about opening a new store here, and has revamped plans for a more "customer friendly" store, by adding front awnings and seating, sidewalks, and recycling facilities. A new tentative date of opening would be 2012.

A major concern for the township prior to the opening of a Walmart Superstore will be the need for extension of the sanitary sewer lines to accommodate the new store and ensuing development. Since the sewer line for Walmart will have to tie into an existing line on Alvena Avenue and will have to cross the proposed parking lot area, the DDA members feel it would be best to run the sewer lines prior to commencement of construction, therefore, a study of this project will begin immediately.

Funding of the sanitary sewer project was another major concern. A fair and equitable approach to assessing landowners will be studied. The township will be looking at different funding options for this project, such as grants, bonds or special assessments. The township will also need to determine how far to extend the sewer lines.

Supervisor Behnke also discussed a recent meeting with the Calhoun County Road Commission. Road repairs are needed throughout the township, and in order to fund road projects it is possible that the township may have to assess each parcel owner.

Page 2 DDA Meeting Minutes July 19, 2010

Citizen Comments

No citizens were present at this meeting.

Board Members Comments

No Board Member comments at this time.

Announcements by the Chair

The next scheduled meeting of the DDA will be August 16, 2010.

Adjournment

The meeting was adjourned at 7:25 pm.

Sandra Cummings

Recording Secretary