

**I. Call the Meeting to Order**

**Chairperson Flury** called the meeting to order at 5:30 p.m.

**II. Roll Call**

Present: William Flury, Chairperson  
Brian Seibert, Treasurer  
Matthew Marko, Vice Chair  
Anthony Bartolotta, Township Supervisor & Board member  
Marie Hauswirth, Board member  
James Iodice, Board member  
Stan Moore, Board member

Absent: Karen Joliat, Board member  
Brian Papke, Secretary

Also Present: Jeffrey Polkowski, Director, Development Services  
Louis Starks, Consultant Pinchin LLC  
Beth Saarela, Township Attorney  
Barb Miller, Township Accounting  
Lisa Kane, Recording Secretary

Public Present: No members of the public were present

**III. Election of Chairperson**

- 1.) Nominations  
Board Member Moore nominated William Flury, supported by Member Marko
- 2.) Vote to elect carried (7 - 0)

**IV. Taking of Chair by Chairperson**

**V. Annual Meeting Discussion**

**1.) Election of Officers (Vice-Chairperson, Secretary, Treasurer)**

- i. Nomination of Vice-Chairperson  
Board Member Moore nominated Matthew Marko, supported by Member Marko  
  
Vote to elect carried (7 - 0)
- ii. Nomination of Secretary  
Board Member Moore nominated Brian Papke, supported by Member Marko  
  
Vote to elect carried (7 - 0)

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- iii. Nomination of Treasurer  
Board Member Moore nominated Brian Seibert, supported by Member Marko

Vote to elect carried (7 - 0)

## VI. Approval of Minutes:

Approval of the May 9, 2024, Economic Development Corporation meeting minutes as printed

### MOTION AND VOTE

*Moved by Marko*

*Supported by Seibert: Resolved to **Approve** the May 9, 2024, Economic Development Corporation meeting minutes as printed.*

**MOTION CARRIED UNANIMOUSLY BY VOICE VOTE  
(7-0)**

## VII. Annual Meeting Discussion

- 1.) Approval of Annual Financial Statement of Revenues/Expenditures and Annual Report to Township Board and to Michigan Economic Development Corporation

**Director Polkowski** introduced the Financial Statement of Revenues/Expenditures and the Annual Report to the Township Board and to the Michigan Economic Development Corporation. Many years ago, there was a façade improvement program that these funds were considered being used for.

**Trustee Hauswirth** stated that she believes they had considered using \$2,500 for the façade improvement program but is not positive about that figure.

**Director Polkowski** stated that the \$750,000 from the omnibus bill earmarked funding allocations from the Community Project Funding section of Housing and Urban Development. These funds are designated for the Drayton Plains subarea, a new initiative after the Master Plan was adopted, to identify a central business district. Staff are currently working on a Zoning Ordinance text amendment to allow more density and development in this area. Part of this program involves widening the sidewalk, changing parking requirements and adding pedestrian oriented lighting. A façade improvement program might be considered with this program, but perhaps the EDC could consider helping to fund it.

Mr. Flury asked how the EDC could help with this.

**Director Polkowski** stated that perhaps the EDC could contribute to the Drayton Plains revitalization initiative to fund a façade improvement program.

**Mr. Moore** inquired what façades in the Drayton Plains subarea would be considered.

**Director Polkowski** stated that criteria would need to be established to apply for façade improvement monies. The Planning Commission has scheduled a study session for Central Business District which would amend Master Plan.

**Mr. Flury** does grant money involve public involvement?

**Director Polkowski** stated that it did require public involvement when it was first applied for and during the Master Plan draft process.

**Mr. Marko** asked if this area is on Dixie Hwy.

**Director Polkowski** the Drayton Plains subarea pre-dates the automobile and has a “spokes of the wheel” design, which is laid out for pedestrian amenities.

**Mr. Marko** inquired about what involvement is requested from the EDC to fund.

**Director Polkowski** stated that he would like to see the EDC evolve into a DDA (Downtown Development Authority).

**Trustee Hauswirth** stated that revenue was earmarked for this in the past.

**Mr. Flury** stated that the EDC’s purpose is to invest in the community.

**Director Polkowski** stated that he could look for another grant to match the EDC façade funding and explained the architecture design standards being proposed in the Drayton Plains subarea.

**Mr. Iodice** stated that the original intent of the EDC funds were to be used was to improve the aesthetics of properties.

**Mr. Flury** stated that when the EDC began in 1977, a process was developed for applying for EDC funding.

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**Director Polkowski** stated that he would like a copy of the application that was developed.

**Trustee Hauswirth** stated that the last time the façade improvement program was proposed, it was difficult to get buy in from tenants in the area. They stated that they would not benefit from investing funds themselves, the property owners would, so they did not want to contribute funds to the project.

**Mr. Flury** stated that the value of these properties could change dramatically by rehabilitating the structures.

**Mr. Marko** inquired about the number of vacant properties in that area.

**Director Polkowski** stated that he can look up that data and that the vacant property registration has been implemented. Also, reducing the parking requirement is an incentive to business owners who do not want to pay to maintain a lot.

**Mr. Flury** believes that the Township owned parking lot is a disincentive for property owners to take part in maintaining it.

**Director Polkowski** stated that a Downtown Development Authority would be the best outcome for the lot as the property owners would collectively be accountable for maintaining the lot.

#### **MOTION AND VOTE**

*Moved by Hauswirth*

*Supported by Seibert: Resolved to **Approve** the Waterford Township Economic Development Corporation Annual Financial Statement of Revenues and Expenditures, along with the Annual Report to the Township Board and the Michigan Economic Development Corporation, based upon the findings and conclusions derived from the review and assessment of the information and statements provided by Township Staff and members of the public.*

**MOTION CARRIED UNANIMOUSLY BY VOICE VOTE**  
**(7 - 0)**

## **(2) Adoption of 2025 Meeting Schedule**

As stated in the bylaws, the next annual EDC meeting will occur on Thursday, May 14, 2026 at 5:30 p.m.

#### **MOTION AND VOTE**

*Moved by Flury*

*Supported by Hauswirth: Resolved to **Approve** the 2026 Economic Development Corporation Meeting Schedule.*

**MOTION CARRIED UNANIMOUSLY BY VOICE VOTE**  
**(7 - 0)**

**VIII. Old Business**

None

**IX. New Business**

None

**X. All Else**

None

**XI. Public Comment**

No one from the audience spoke.

**XII. Adjourn**

**MOTION AND VOTE**

*Moved by Marko*

*Supported by Seibert: Resolved to adjourn the meeting at 6:03 p.m.*

**MOTION CARRIED UNANIMOUSLY BY VOICE VOTE**  
**(7 - 0)**