



**Meeting of the DDA Board of Directors
April 25, 2023 - 8:00 a.m.**

AGENDA

1. Call to Order – Shawn Riley
2. Audience Comments (3-minute limit)
3. Approval of Agenda and Consent Agenda
4. Consent Agenda
 - a. March 2023 Revenue and Expenditure Report (Attachment 4.a)
 - b. March 2023 Invoice Report (Attachment 4.b)
 - c. March 25, 2023 DDA Meeting Minutes (Attachment 4.c)
 - d. EV Charging Usage report for February 2023 (Attachment 4.d)
 - e. 3rd Quarter Budget Amendments (Attachment 4.e)
 - f. 2022 Financial Statement (Attachment 4.f)
5. TIF and Development Plan – John Iacoangeli (Attachment 5)
 - a. Schedule (Attachment 5.a)
 - b. Resolution of Support for Expansion of DDA Boundaries (Attachment 5.b)
 - c. Resolution of Support for Amended and Restated TIF and Development Plan (Attachment 5.c)
6. Repair of Cady Street Parking Deck Elevator (Attachment 6)
7. Pedestrian Plan Update (Attachment 7)
 - a. Bollard Update
 - b. Letter to downtown structure owners (Attachment 7.b)
8. Information and Updates
 - a. Design Committee – DDA Staff (Attachment 8.a)
 - b. Marketing Committee – Shawn Riley
 - i. Marketing Update (Attachment 8.b.i)
 - ii. Event Cards (Attachment 8.b.ii)
 - iii. Newsletter ([Online Newsletter Link](#))
 - iv. The Ville April ad (Attachment 8.b.iv)
 - c. Organizational Committee – DJ Boyd
 - d. Economic Development Committee – Aaron Cozart
 - e. Parking Committee – No Report
9. Future Meetings / Important Dates (Attachment 9)
10. Board and Staff Communications
11. Adjournment – Next Meeting – **May 25, 2023**

REVENUE AND EXPENDITURE REPORT FOR CITY OF NORTHVILLE
PERIOD ENDING 03/31/2023
% Fiscal Year Completed: 75.07
MARCH BENCHMARK 75%

GL NUMBER	DESCRIPTION	2022-23		YTD BALANCE 03/31/2023 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/23 INCR (DECR)	AVAILABLE		% BGDG USED
		ORIGINAL BUDGET	2022-23 AMENDED BUDGET			BALANCE NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Revenues								
Dept 000								
PROPERTY TAXES								
248-000-404.000	CURRENT PROPERTY TAXES	814,558.00	815,346.00	815,346.26	3,748.22	(0.26)	100.00	
248-000-418.000	PROPERTY TAXES - OTHER	(1,000.00)	(1,000.00)	(3.01)	0.00	(996.99)	0.30	
248-000-451.000	DDA OPERATING LEVY	67,216.00	65,544.00	65,544.18	0.00	(0.18)	100.00	
	PROPERTY TAXES	880,774.00	879,890.00	880,887.43	3,748.22	(997.43)	100.11	
LICENSES, FEES, & PERMITS								
248-000-490.090	NEWSPAPER RACK REGISTRATION FEES	180.00	180.00	180.00	0.00	0.00	100.00	
248-000-490.100	OUTDOOR DINING/RETAIL PERMIT FEES	15,000.00	13,846.00	10,725.63	6,698.63	3,120.37	77.46	
	LICENSES, FEES, & PERMITS	15,180.00	14,026.00	10,905.63	6,698.63	3,120.37	77.75	
STATE REVENUES								
248-000-573.000	LCSA - PERS PROP TAX REIMBURSEMENT	36,000.00	24,431.00	24,430.86	0.00	0.14	100.00	
	STATE REVENUES	36,000.00	24,431.00	24,430.86	0.00	0.14	100.00	
MISCELLANEOUS REVENUES								
248-000-626.000	MISCELLANEOUS REVENUE	1,610.00	561.00	561.00	0.00	0.00	100.00	
248-000-626.110	EV CHARGING STATION REVENUE	0.00	1,515.00	0.00	0.00	1,515.00	0.00	
	MISCELLANEOUS REVENUES	1,610.00	2,076.00	561.00	0.00	1,515.00	27.02	
INTEREST								
248-000-665.000	INTEREST - INVESTMENT POOL	0.00	8,000.00	5,806.90	820.28	2,193.10	72.59	
248-000-665.190	INTEREST - MI CLASS 1 DISTRIBUTED	30.00	3,000.00	2,731.14	422.16	268.86	91.04	
248-000-665.200	LONG TERM INVESTMENT EARNINGS	6,650.00	6,750.00	4,801.36	0.00	1,948.64	71.13	
248-000-665.400	INVESTMENT POOL BANK FEES	(100.00)	(500.00)	(315.33)	(30.32)	(184.67)	63.07	
248-000-665.500	INVESTMENT MANAGEMENT FEES	(750.00)	(700.00)	(467.56)	(62.19)	(232.44)	66.79	
248-000-665.600	BANK LOCKBOX FEES	(200.00)	(550.00)	(357.23)	(44.67)	(192.77)	64.95	
248-000-665.700	CUSTODIAL FEES	(140.00)	(140.00)	(87.10)	0.00	(52.90)	62.21	
248-000-669.000	UNREALIZED MARKET CHANGE IN INVESTMENTS	0.00	(8,225.00)	(8,225.18)	0.00	0.18	100.00	
	INTEREST	5,490.00	7,635.00	3,887.00	1,105.26	3,748.00	50.91	
RENTAL INCOME								
248-000-667.020	RENT - SHORT TERM	700.00	700.00	520.00	0.00	180.00	74.29	
	RENTAL INCOME	700.00	700.00	520.00	0.00	180.00	74.29	
GRANTS & OTHER LOCAL SOURCES								
248-000-677.000	SPONSORSHIPS	38,000.00	38,682.00	55,207.80	7,800.00	(16,525.80)	142.72	
	GRANTS & OTHER LOCAL SOURCES	38,000.00	38,682.00	55,207.80	7,800.00	(16,525.80)	142.72	
FUND BALANCE RESERVE								
248-000-699.000	APPROP OF PRIOR YEAR'S SURPLUS	0.00	8,225.00	0.00	0.00	8,225.00	0.00	
	FUND BALANCE RESERVE	0.00	8,225.00	0.00	0.00	8,225.00	0.00	
Unclassified								
248-000-626.010	DEVELOPER REIMBURSEMENT	0.00	20,000.00	0.00	0.00	20,000.00	0.00	
	Unclassified	0.00	20,000.00	0.00	0.00	20,000.00	0.00	

PERIOD ENDING 03/31/2023
% Fiscal Year Completed: 75.07
MARCH BENCHMARK 75%

GL NUMBER	DESCRIPTION	2022-23	2022-23	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	03/31/2023 (ABNORM)	MONTH 03/31/23 (INCR (DECR))	BALANCE (ABNORM)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY Revenues							
Total Dept 000		977,754.00	995,665.00	976,399.72	19,352.11	19,265.28	98.07
TOTAL REVENUES		977,754.00	995,665.00	976,399.72	19,352.11	19,265.28	98.07
Expenditures							
Dept 573 - DPW SERVICES							
248-573-706.000	WAGES - REGULAR FULL TIME	11,500.00	8,000.00	3,769.48	79.69	4,230.52	47.12
248-573-707.000	WAGES - REGULAR OVERTIME	500.00	500.00	47.25	0.00	452.75	9.45
248-573-725.000	FRINGE BENEFITS	11,000.00	8,295.00	3,724.36	82.24	4,570.64	44.90
248-573-801.020	AUTOMOTIVE SERVICE	525.00	525.00	120.71	0.00	404.29	22.99
248-573-943.000	EQUIPMENT RENTAL - CITY	11,135.00	11,135.00	7,174.00	42.70	3,961.00	64.43
Total Dept 573 - DPW SERVICES		34,660.00	28,455.00	14,835.80	204.63	13,619.20	52.14
Dept 741 - DESIGN COMMITTEE							
248-741-706.000	WAGES - REGULAR FULL TIME	22,605.00	22,605.00	16,906.41	2,461.79	5,698.59	74.79
248-741-709.000	WAGES - PART TIME	64,880.00	64,880.00	44,229.68	675.00	20,650.32	68.17
248-741-725.000	FRINGE BENEFITS	13,540.00	14,705.00	10,530.36	1,015.28	4,174.64	71.61
248-741-726.000	SUPPLIES	500.00	300.00	243.63	0.00	56.37	81.21
248-741-775.200	DOWNTOWN MATERIALS	27,145.00	27,145.00	9,885.92	29.98	17,259.08	36.42
248-741-775.210	SOCIAL DISTRICT EXPENDITURES	800.00	1,330.00	1,446.30	115.79	(116.30)	108.74
248-741-775.900	FUEL & OIL	400.00	1,000.00	553.80	0.00	446.20	55.38
248-741-801.000	CONTRACTUAL SERVICES	31,470.00	24,970.00	16,386.51	824.78	8,583.49	65.62
248-741-801.160	RESTROOM PROGRAM	4,000.00	4,000.00	1,710.00	0.00	2,290.00	42.75
248-741-920.010	ELECTRIC POWER	1,420.00	5,000.00	3,585.89	307.00	1,414.11	71.72
248-741-920.020	NATURAL GAS	8,410.00	18,600.00	13,527.35	2,467.76	5,072.65	72.73
248-741-920.030	WATER & SEWER SERVICE	9,300.00	9,300.00	5,775.32	0.00	3,524.68	62.10
248-741-938.120	LANDSCAPE MAINTENANCE	35,310.00	35,310.00	6,421.90	0.00	28,888.10	18.19
248-741-938.160	BRICK REPAIR & MAINTENANCE	2,000.00	2,000.00	1,706.00	0.00	294.00	85.30
248-741-955.210	SIGNAGE & MARKERS PROJECT	500.00	500.00	0.00	0.00	500.00	0.00
248-741-962.500	VEHICLE INSURANCE	420.00	455.00	452.00	0.00	3.00	99.34
248-741-976.010	STREET FURNISHINGS	37,500.00	31,330.00	30,849.56	261.03	480.44	98.47
248-741-995.405	O/T TO PUBLIC IMPROVEMENT FUND	0.00	1,500.00	0.00	0.00	1,500.00	0.00
Total Dept 741 - DESIGN COMMITTEE		260,200.00	264,930.00	164,210.63	8,158.41	100,719.37	61.98
Dept 742 - MARKETING COMMITTEE							
248-742-706.000	WAGES - REGULAR FULL TIME	18,085.00	18,085.00	13,537.78	1,969.42	4,547.22	74.86
248-742-709.000	WAGES - PART TIME	30,865.00	30,865.00	23,650.39	3,309.81	7,214.61	76.63
248-742-725.000	FRINGE BENEFITS	8,625.00	9,270.00	6,963.63	1,016.63	2,306.37	75.12
248-742-726.000	SUPPLIES	50.00	50.00	0.00	0.00	50.00	0.00
248-742-801.000	CONTRACTUAL SERVICES	55,865.00	54,365.00	32,960.50	2,000.00	21,404.50	60.63
248-742-801.340	WEB SITE MAINTENANCE	1,355.00	1,320.00	1,140.71	104.50	179.29	86.42
248-742-955.160	DOWNTOWN PROGRAMMING & PROMOTION	50,100.00	49,900.00	50,529.79	4,290.00	(629.79)	101.26
248-742-955.190	BUSINESS RETENTION PROGRAM	750.00	1,365.00	1,365.00	0.00	0.00	100.00
Total Dept 742 - MARKETING COMMITTEE		165,695.00	165,220.00	130,147.80	12,690.36	35,072.20	78.77
Dept 743 - PARKING COMMITTEE							
248-743-706.000	WAGES - REGULAR FULL TIME	9,045.00	9,045.00	6,769.09	984.76	2,275.91	74.84

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		ORIGINAL BUDGET	2022-23 AMENDED BUDGET			BALANCE NORM	(ABNORM)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Expenditures								
248-743-725.000	FRINGE BENEFITS	3,445.00	3,445.00	2,571.48	380.75	873.52		74.64
248-743-726.000	SUPPLIES	50.00	50.00	0.00	0.00	50.00		0.00
248-743-955.200	DOWNTOWN PARKING PROGRAM	500.00	0.00	0.00	0.00	0.00		0.00
248-743-995.101	O/T TO GENERAL FUND	50,000.00	50,000.00	37,500.00	0.00	12,500.00		75.00
248-743-995.230	O/T TO PARKING FUND	123,660.00	123,660.00	73,995.00	0.00	49,665.00		59.84
Total Dept 743 - PARKING COMMITTEE		186,700.00	186,200.00	120,835.57	1,365.51	65,364.43		64.90
Dept 744 - ORGANIZATIONAL COMMITTEE								
248-744-706.000	WAGES - REGULAR FULL TIME	13,565.00	13,565.00	10,185.37	1,477.07	3,379.63		75.09
248-744-709.000	WAGES - PART TIME	20,120.00	20,120.00	16,371.90	2,428.27	3,748.10		81.37
248-744-725.000	FRINGE BENEFITS	5,745.00	6,720.00	5,247.60	771.88	1,472.40		78.09
248-744-726.000	SUPPLIES	2,750.00	750.00	1,787.14	0.00	(1,037.14)		238.29
248-744-730.000	POSTAGE	50.00	50.00	31.80	0.00	18.20		63.60
248-744-731.000	PUBLICATIONS	65.00	0.00	0.00	0.00	0.00		0.00
248-744-801.190	TECHNOLOGY SUPPORT & SERVICES	2,530.00	3,845.00	3,584.26	0.00	260.74		93.22
248-744-801.450	DDA PLAN UPDATE & AMENDMENT	0.00	20,000.00	0.00	0.00	20,000.00		0.00
248-744-802.010	LEGAL SERVICES - GENERAL	11,000.00	17,000.00	3,935.07	24.57	13,064.93		23.15
248-744-805.000	AUDITING SERVICES	5,250.00	5,250.00	5,248.00	0.00	2.00		99.96
248-744-900.000	PRINTING & PUBLISHING	1,215.00	1,215.00	1,311.48	513.35	(96.48)		107.94
248-744-920.000	UTILITIES	1,300.00	1,300.00	971.73	107.97	328.27		74.75
248-744-958.000	MEMBERSHIP & DUES	1,395.00	1,395.00	1,000.00	0.00	395.00		71.68
248-744-960.000	EDUCATION & TRAINING	850.00	850.00	0.00	0.00	850.00		0.00
248-744-962.000	LIABILITY & PROPERTY INSURANCE PREMIUM	6,450.00	4,290.00	4,290.00	0.00	0.00		100.00
248-744-962.010	INSURANCE - SPECIAL EVENTS POLICY	0.00	2,500.00	2,356.00	0.00	144.00		94.24
248-744-965.000	OVERHEAD - ADMIN & RECORDS	13,220.00	13,220.00	9,915.00	0.00	3,305.00		75.00
Total Dept 744 - ORGANIZATIONAL COMMITTEE		85,505.00	112,070.00	66,235.35	5,323.11	45,834.65		59.10
Dept 745 - ECONOMIC DEVELOPMENT COMMITTEE								
248-745-706.000	WAGES - REGULAR FULL TIME	27,125.00	27,125.00	20,290.77	2,954.16	6,834.23		74.80
248-745-725.000	FRINGE BENEFITS	10,340.00	10,335.00	7,707.39	1,142.24	2,627.61		74.58
248-745-726.000	SUPPLIES	100.00	100.00	0.00	0.00	100.00		0.00
248-745-801.000	CONTRACTUAL SERVICES	0.00	23,850.00	23,831.03	0.00	18.97		99.92
248-745-955.190	BUSINESS RETENTION PROGRAM	500.00	7,500.00	0.00	0.00	7,500.00		0.00
Total Dept 745 - ECONOMIC DEVELOPMENT COMMITTEE		38,065.00	68,910.00	51,829.19	4,096.40	17,080.81		75.21
Dept 906 - DEBT SERVICE								
248-906-995.303	O/T TO DEBT SERVICE FUND	169,880.00	169,880.00	169,880.00	162,440.00	0.00		100.00
Total Dept 906 - DEBT SERVICE		169,880.00	169,880.00	169,880.00	162,440.00	0.00		100.00
Dept 999 - RESERVE ACCOUNTS								
248-999-999.000	UNALLOCATED RESERVE	37,049.00	0.00	0.00	0.00	0.00		0.00
Total Dept 999 - RESERVE ACCOUNTS		37,049.00	0.00	0.00	0.00	0.00		0.00
TOTAL EXPENDITURES		977,754.00	995,665.00	717,974.34	194,278.42	277,690.66		72.11

REVENUE AND EXPENDITURE REPORT FOR CITY OF NORTHVILLE

PERIOD ENDING 03/31/2023

% Fiscal Year Completed: 75.07

MARCH BENCHMARK 75%

GL NUMBER	DESCRIPTION	2022-23		YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	2022-23 AMENDED BUDGET	03/31/2023 NORM (ABNORM)	MONTH 03/31/23 INCR (DECR)	NORM BALANCE	(ABNORM)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
	TOTAL REVENUES	977,754.00	995,665.00	976,399.72	19,352.11	19,265.28		98.07
	TOTAL EXPENDITURES	977,754.00	995,665.00	717,974.34	194,278.42	277,690.66		72.11
	NET OF REVENUES & EXPENDITURES	0.00	0.00	258,425.38	(174,926.31)	(258,425.38)		100.00

INVOICE GL DISTRIBUTION REPORT FOR CITY OF NORTHVILLE
 POST DATES 03/01/2023 - 03/31/2023
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							
Dept 741 DESIGN COMMITTEE							
248-741-775.200	DOWNTOWN MATERIALS	HOME DEPOT CREDIT SERV	6035322538839337 - DDA SUPPLIES	021323	03/08/23	29.98	120267
248-741-775.210	SOCIAL DISTRICT EXPENDITURE	HOME DEPOT CREDIT SERV	6035322538839337 - DDA SUPPLIES	021323	03/08/23	115.79	120267
248-741-801.000	CONTRACTUAL SERVICES	CAMTRONICS COMMUNICATI	SECURITY SYSTEM SOFTWARE	34806	03/31/23	78.16	120294
248-741-801.000	CONTRACTUAL SERVICES	JOHN'S SANITATION	MONTHLY RESTROOM PROGRAM	110151	03/08/23	195.00	120265
248-741-801.000	CONTRACTUAL SERVICES	CLEAR RATE COMMUNICATI	PHONE & INTERNET	031123	03/08/23	299.00	500512
248-741-801.000	CONTRACTUAL SERVICES	COMMUNITY FINANCIAL CR	ZOOM, COMCAST, CONSTANT CONTACT, GFOA	033123	04/05/23	252.62	120570
248-741-920.010	8186976 - 150 E MAIN - J	DTE ENERGY	ELECTRIC CHARGES 2/15/23 - 3/15/23	2/15/23 - 3/15/23	04/05/23	307.00	120551
248-741-920.020	NATURAL GAS	CONSUMERS ENERGY	GAS USAGE 3/1/23 - 3/31/23	030123	03/17/23	2,467.76	500513
248-741-920.020	NATURAL GAS	CONSUMERS ENERGY	GAS USAGE 3/4/23 - 4/3/23	030123	04/19/23	1,408.34	500516
248-741-976.010	STREET FURNISHINGS	HOME DEPOT CREDIT SERV	6035322532048778	31323	04/05/23	261.03	120565
Total For Dept 741 DESIGN COMMITTEE						5,414.68	
Dept 742 MARKETING COMMITTEE							
248-742-801.000	CONTRACTUAL SERVICES	JEANNE A. MICALLEF	MONTHLY PR RETAINER	NORTHVILLE 3-202	03/08/23	2,000.00	120230
248-742-801.340	WEB SITE MAINTENANCE	COMMUNITY FINANCIAL CR	ZOOM, COMCAST, CONSTANT CONTACT, GFOA	033123	04/05/23	104.50	120570
248-742-955.160	DOWNTOWN PROGRAMMING & PRC	CLEAR CUT ICE SCULPTUR	ICE SCULPTURES - CHILI'IN THE VILLE	1297	03/08/23	4,290.00	120299
Total For Dept 742 MARKETING COMMITTEE						6,394.50	
Dept 744 ORGANIZATIONAL COMMITTEE							
248-744-802.010	LEGAL SERVICES - GENERAL	LORI WARD	MILEAGE REIMBURSEMENT	22723	03/17/23	24.57	120494
248-744-920.000	UTILITIES	CLEAR RATE COMMUNICATI	PHONE & INTERNET	031123	03/08/23	32.97	500512
Total For Dept 744 ORGANIZATIONAL COMMITTEE						57.54	
Total For Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY						11,866.72	

DOWNTOWN DEVELOPMENT AUTHORITY
Meeting of the DDA Board of Directors
March 28, 2023

The March meeting of the DDA Board was called to order at 8:03 am.

ROLL CALL

Present: *Mayor Brian Turnbull, DJ Boyd, Margene Buckhave, David Cole, Steven Huprich, Mike Jaafar, Ryan McKindles, Greg Presley, Shawn Riley*

Absent: *Aaron Cozart, Jim Long*

Also Present: *Lori Ward/DDA Executive Director, Jeri Johnson/DDA Marketing & Communications Director, Jessica Howlin/DDA Marketing & Administrative Assistant, Sandi Wiktorowski/City of Northville, Barbara Morowski-Browne/City Council, John Carter/City Council, Marilyn Price/City Council, Fred Shiel, Nancy Darga, Dave Gutman, Joe Corriveau, Jim Nield, Mary Keys, David Veselenek, Brian Scherle, Toni Genitti, Susan Haifleigh, Bob Buckhave, Bobby Johnson, Michelle Johnson, Michelle Anoil, Mishelle Lussier, Angela Jaafar, Landon Garrett, Dan Johnson*

AUDIENCE COMMENTS

None.

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion by Turnbull, seconded by McKindles, to approve the agenda and consent agenda.
Motion carried.

STREET CLOSURE UPDATE

Riley said at the May 2022 DDA Board Meeting the DDA discussed street closures and board member Greg Presley made a motion to reopen Center Street as quickly as possible and keep Main Street closed through November 1, 2022 per the current agreement. This motion passed on a 5-4 vote. At the June 6, 2022 City Council meeting, the DDA motion was presented. After reviewing information and data, City Council, at their August 1, 2022 meeting, voted to permanently close both Main and Center Streets to vehicular traffic.

Riley read a letter to the Board on behalf of board member Jim Long, who was unable to attend the meeting. Presley asked if the traffic study is now complete. Ward said the first phase of the study is complete, and was focused on pedestrian safety. The study will be presented to the City Council. Fleis & Vandenbrink (F&V) met last week with mobility network to discuss findings. The second portion will begin immediately and focuses on vehicular safety issues. This study will take several months. Presley said he drove back to Michigan from Florida last weekend and stopped in Franklin, Tennessee. This community with a population of

about 6,000 was comparable to Northville in that it has one main downtown street, similar number of businesses and is not a college town. Presley said he brings this up as a good example of what a thriving lively downtown looks like. Presley referenced what was said in May, and said the City should go back to bollards for events and close the streets for event closures as opposed to seasonal. The experience Northville has gone through has been instructive and if the only thing that comes out of this is bollards, it has been a positive experience to get to this point.

Boyd said he can certainly support reopening Center Street. Boyd added that it is important to consider the flexibility of adding bollards to both Main and Center Streets as they have both historically been closed for events. Huprich said Center Street should be reopened right away and he supports a seasonal closure on Main. Huprich added that it may not be necessary to continue to keep Main Street closed until a long-term solution is in place. Huprich said he would support reopening both with the idea that a plan will be worked out for seasonal closures.

McKindles said Center Street should be opened right away and move to reopen Main Street in November. McKindles said the DDA needs to consider installing bollards and it would be important to do so at both Main and Center Streets. Cole said he supports reopening Center and reopening Main Street either immediately or seasonally. Cole added that as a property and business owner in Northville, he has seen property value decrease for the first time and is seeing a financial impact on closures. Cole said having streets closed seasonally or occasionally for events has historically worked out well for the City.

Turnbull said when the streets first closed, Council said they would be flexible. This was done a year ago and since then Council has received a lot of additional input on the decision. Council needs to make a decision now for MDOT. If the streets remain closed permanently, the City could lose between \$7,200 and \$60,000 per year. City administration is currently looking at bollard solutions and Council is analyzing the F&V study. Turnbull said that Mike Domine, DPW director, has received several letters over the past few months from the school district on the impacts of street closures and the superintendent of Northville Schools will be presenting at the Council meeting next week.

Buckhave said she has a completely different view on the closures. There was already a vote made on this several months ago and the DDA/City Council cannot go back and have a do over on the vote. Buckhave said most of her customers love the streets being closed and to be able to walk and have outdoor dining. Platform dining is not as safe as having the streets closed and Buckhave said she would like more information on the recent bus accident at Center and Dunlap Streets. Buckhave added that she is not in favor of only closing Main Street as this would be detrimental to Center Street.

Jaafar said he commends the City for their response during Covid but now that Covid is behind us, life has become more normal again. Jaafar was in favor of seasonal closures to be flexible but after hearing the mobility presentation, is in favor of opening both Main and Center and only closing for special occasions by applying through the normal permit process.

Riley said the town has become so caustic with polar opposite conversations on whether to reopen or keep streets closed. Riley said the prime location has always been Main Street, and there are ways to market your business to generate traffic. In the summer, street closures are amazing. Right now, the entrances into town look horrible and bollards would be beautiful. Riley added that Center Street being closed does not solve the traffic issues. Bypassing Main Street does not divert traffic through neighborhoods like the rerouted Center Street traffic. Riley said the charge of the DDA is to attract businesses into town Riley is not opposed to considering a seasonal closure on Center Street but doesn't think it solves traffic concerns.

Ward said one of the reasons this is on the agenda is that after last month's motion, several board members and City administration felt the motion was not specific enough and asked the DDA to revisit the conversation. Turnbull said it was not discussed at the last Council meeting because one councilperson was absent. Boyd said subsequent to Council's action in August, the DDA was tasked with starting the planning process. GMA was retained and once the design plan came back, the DDA began exploring how to potentially fund the expensive project and which elements the DDA wanted to move forward with completing. The first item is a \$14,000 electrical study to determine how to potentially use structures throughout winter. The DDA can fund a \$14,000 study but the question becomes how to find money to implement the recommendations. Boyd said one option is to issue bonds, either through the DDA or through the City. Going through the City offers the bond issue up for referendum and Boyd is not convinced a referendum on the topic of street closures would pass.

AUDIENCE COMMENTS

Jim Nield: There are two sides to the issue and Nield said he offered City Council a compromise solution in February. Nield said the proposal to council included a concrete planter and steel platform with tubing which can be moved and stored during winter. Nield said he designed and built the Senior Center and is willing to offer the same effort on the streets. If the City is willing to reopen the streets with exception of events, Nield is willing to help get a prototype for the establishments that are interested in outdoor dining. The DDA should support all merchants on both Center and Main; the drive by visibility on both streets is very important. Nield commended Nancy Darga for her work with the mobility study and said the streets need to be reopened so Darga is able to apply for grant applications.

Susan Haifleigh: Haifleigh said she is here speaking as a citizen and believes in the rule of the law. Council voted to permanently close the streets. This group is not here to decide something different from Council, if they should decide to change their minds that would be wonderful. Haifleigh lives on Wing and never realized that the streets would be closed permanently. The City does not have the capability to close them permanently. Council made a decision and the community needs to support that whether we are for or against the decision. The mobility team spent 4-5 months working through data. It is critically important to reopen Center. It cannot be open as it was before, but needs platforms and calming. Center Street can be wonderful and better than it was. Haifleigh said she cannot support closing one street and not the other.

Bobby Johnson: Johnson said they are still in favor of permanent street closures, and feel permanent closures allow for the best long-term solution, for mobility safety. Generations before us have always spoken of the importance of investment and there is a time and money

investment to make this really great in the future. Talking to parents in the kindergarten line, this generation loves the permanent street closures. Everyone knew in August that there was not enough time to get it perfect last winter and its just now getting to the good weather everyone is looking forward to. There's been a lot of optimism and positive talk about how awesome summer is going to be. The City needs to look at both Main and Center, and not separate them when making a decision, so Northville can remain unified. Both streets need to be looked at together to create a cohesive downtown environment.

Michelle Anoil: Anoil said she sits on the EDC, BZA and is a land use planner and EDC planner. A couple things as this process motors along – it is super important when a city makes decisions to take the public along during the process. To Riley's point about how fractious the town has gotten, part of the reason is that people don't feel like they've been brought along on the process. People feel like their voices haven't been heard. The past can't be changed but it can be corrected going forward. Anoil said she is not in favor of permanent street closures but the City needs to have a public forum. The community is steeped in history, and the focal point is the intersection of Main and Center. Anoil said it is boggling that history is out the door and the streets are closed. If the City decides to continue the closures, there needs to be equity and both would need to be closed. Anoil said she does not support closures and both streets need to be opened.

Angela Jaafar: Jaafar is here to represent several businesses that are not able to be at the meeting. Jaafar's sister owns Lava Grille. It is on Main Street outside of the closures. Jaafar said there needs to be a solution for that, because including them in the social district but not the closures is not working. What is a good solution for all businesses? Every business is unique and has a story. Jaafar said on the east side of the closed portion of Main, is her family's car wash business. A lot of customers come in saying they want the streets reopened. They would like to access businesses through Main Street and want to visibly see what's there. Some people like the ideas and some feel isolated. Jaafar said she is very careful about her ability to thrive as a business owner at the expense of another business. If some need to find a way to pivot and work harder than others it's not fair. Jaafar stated she respects all the boards, commissions and elected officials. The original decision was made it was prior to cost analysis, mobility study, MDOT information and there wasn't enough information to make the right decision.

Landon Garrett: Garrett thanked everyone in the City. If the streets hadn't closed, Center Street Grille wouldn't still be here today. Garrett said he is also a business owner in Downtown Plymouth as well. Center Street has gotten a vibrance for what has been done here to save the businesses. In Plymouth, Garrett has people ask why can't Plymouth do what Northville has done. Garrett said from his understanding, the roads were closed until November and the decision will be revisited in the winter. It is hard to activate the street in winter. Garrett would love for the streets to be closed all the time and taking it away this month is not fair to anyone. Garrett said if it is seasonal and businesses transition into parklets, it would be impossible for Center Street Grille to transition. It would take 2-3 months to get approval from the state and a \$30,000 investment for just two parking spots. This decision was made as a group to keep it until November, and have meetings weekly, biweekly, where everyone can get together to make this work. There should not be a difference between the two streets.

Joe Corriveau: Corriveau said he is in favor of opening both Main and Center streets. These streets have somehow become owned by these businesses that are benefiting from them. Everyone owns the streets. Corriveau commends Council for pivoting, the streets were closed and now they need to be reopened. Corriveau doesn't want to keep hearing that an issue that was dealt with three years ago can't be revisited. It is not popular to ask for people that are not in favor to support the bonds. As a resident that lives on a street that now gets all the rerouted traffic, people are driving down Wing Street at 50 miles per hour. Corriveau asks that both streets open back up.

Bob Buckhave: Center Street businesses have been given a taste of the honey that Main Street enjoys all the time. Buckhave said he and many other Center Street businesses are 250 feet away from Main Street and are treated differently from Main. Buckhave said they used to own Northville Square and fought tooth and nail to get a left turn signal at Main and Center so people would turn left and go past the building.

Brian Scherle: Scherle said everyone already knows his opinion to keep the streets closed. The biggest concern at this point is that Riley mentioned, the volatility of the community. Scherle is not here to be a part of it. Scherle said he was previously subject of a confrontation and this past weekend was subject to another at his restaurant. That is not okay. Another issue is the integrity of the Council and DDA. As a business owner, Scherle looks to these groups for guidance. If the decision had been different the outlash would not have been the same, everyone would have moved forward. The problem now becomes how we move forward and grow as a business and community. The decision was not made three years ago but in the fall to permanently close the street. Scherle agrees with the equity of closing both, the two cannot be separated.

Mishelle Lussier: Lussier has been incredibly disappointed to live in this city over the past few weeks. Lussier doesn't understand businesses being threatened, council members not talking to other council members because they don't agree with each other, what has happened - pink signs have suddenly changed our lives? Lussier said everyone knows her position, at what cost can this be changed. Is there going to be a mob mentality to change? Lussier said to Scherle's point, if it had gone the other way, Lussier would not go out with signs, try to change it or spread misinformation.

There were no more audience comments. Jaafar said this topic is very important. DDA has made a recommendation on this twice and Jaafar feels like those recommendations were ignored. Turnbull said this decision will be made next week and DDA input is very important. Boyd said the city needs to come together as a community and recognize the good arguments on both sides. Boyd asked if Council looked at traffic adjustments if the City were to prevent northbound turns. Turnbull said Council has been looking at F&V data over the past year, and considering all options. Boyd said there have been comments that the closed streets have been both an economic advantage and disadvantage, maybe it is business by business. McKindles asked about whether progress has been made on the bollard expense and that may impact some of the decision-making process. Ward said the bollards were about \$10,000 apiece for retractable, which included between \$3,000-\$4,500 for the bollard and then labor and installation costs. It would be less than \$250,000 to do all four entrances. Ward said that the new city manager is working with DPW to see if there are alternative quotes for bollards.

Barbara Morowski-Browne said city manager George Lahanas, in cooperation with DPW, is looking at bollard solutions. Morowski-Browne said that he identified a product that will work, they have a key twist and are actually not hydraulic but have a spring mechanism that can literally go into the ground and right back up. Two issues the City is looking at are the durability and maintainability of this spring bollard option. Turnbull said hydraulic are too expensive. McKindles said for a city that shuts down as much as Northville, bollards would be a great benefit and investment. McKindles added that it is a good idea to consider waiting to reopen Center Street until November. Jaafar agreed with McKindles, and said after listening to business feedback, it isn't fair to expect them to reopen immediately.

Ward said there are recommended motions in the board packet. Ward stated that the mobility network's recommendation is to reopen Center Street and redesign the stretch with traffic calming, and to reopen Main Street with either seasonal or event-only closures. Buckhave asked what calming is. Haifleigh said it would be designed starting at 7 Mile and go all the way up Center Street to help traffic get into town slower. Cole asked if the two recommended motions could be combined into one motion. Cole supports and recognizes all the comments about fairness and businesses being affected. Riley said the happy middle would be to treat both streets the same as outlined in the Main Street motion, which would not completely reopen Center Street year-round. Buckhave said the confusion of opening/closing is difficult. A permanent closure would be learned and people will know how to navigate. Buckhave sees a seasonal closure as the best option to a full closure. Riley said streets are still able to be closed in winter for events such as the chili festival.

Motion by Boyd, seconded by McKindles, to recommend to City Council that the DDA and City Council partner in developing a plan to be completed by July 1st and implemented by November 1st, for non-permanent closures on Main and Center Streets, with an emphasis on creating a street closure plan that is flexible, safe, well designed and affordable. Temporary closures of Main and Center to accommodate special events may be permitted with City approval. **Roll call vote: Yes: Cole, Boyd, McKindles, Presley, Riley, Turnbull. No: Buckhave, Jaafar. Absent Cozart, Huprich, Long. Motion carried.**

Cozart and Long were not present at the DDA Board meeting. Huprich abstained as he left the meeting early and was not present to vote on the street closure recommendation.

PURCHASE OF STREET LIGHTING

Ward said attachment 5 is a communication regarding street lighting replacement. The DDA completed about \$27,000 in street lighting replacements this year. Many of the lights are needing to be replaced due to age as well as the rerouted traffic on Cady and Hutton has created an uptick in conflicts between vehicles and lighting. Staff recommends that the DDA approves the purchase of four Spring City luminaries in the amount of \$6,200.00. **Motion by Turnbull, seconded by Boyd** to approve the purchase of four Spring City LED luminaries for a total of \$6,200. **Motion carries.**

DDA 2023-24 BUDGET DISCUSSION

Boyd said a couple items on the budget to note include the DDA anticipated expenditures are listed at approximately \$1.1 million and the DDA has slightly less in revenues. Most of this gap

is covered in reserves and there is currently about \$88,000 in escrow for street repairs. The actual deficit is a lot closer to zero. Boyd said the budget information included in the packet is the same information that was presented at the February 28th meeting.

Boyd said revenues could fluctuate some due to tax revenue changes and buildings that are going to come on the tax roll but haven't yet. The DDA has also seen a substantial increase in fees and permit revenues over the past year. Boyd said the DDA Board can expect to see some budget amendments throughout the year. One large project that may trigger a budget amendment is the pedestrian plan and mobility plan since it is unknown which elements may be implemented at this time. Cole asked if the line item for \$96,000 is in anticipation of the pedestrian plan. Ward said in part it is, but it also includes bike racks and facilities and street lighting. Ward said there may be additional projects the DDA wants to do as part of the update and the DDA needs to determine whether to roll the costs into a bond to free up funds for other budget items.

Presley said two important items to remember when planning are included on page 19 of the budget narrative and are improving connections of the historic downtown to the new development and figuring out electrical access in the streets going forward.

Motion by Boyd, seconded by Cole, to accept the budget as presented with knowledge it will be adjusted through the year. **Motion carries.**

COMMITTEE INFORMATION AND UPDATES

- a. *Design Committee:* No report.
- b. *Marketing Committee:* Riley said the latest marketing report is included in the meeting packet.
- c. *Parking Committee:* No report.
- d. *Organizational Committee:* None.
- e. *Economic Development Committee:* Ward said staff is putting together a narrative for the April 3rd meeting.

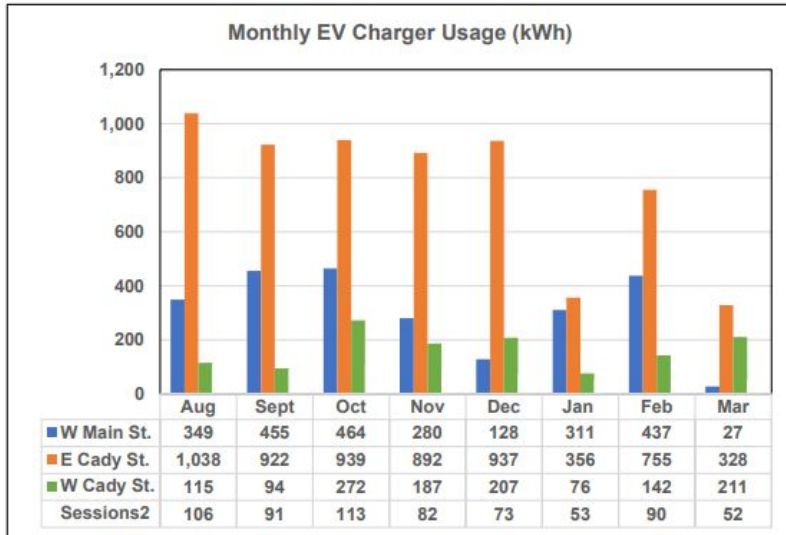
BOARD COMMUNICATION

None.

Motion by Turnbull, seconded by Boyd to adjourn the DDA Board meeting. **Motion carries.**
Meeting adjourned at 10:37 am.

Respectfully submitted,
Jessica Howlin, Marketing & Administrative Assistant
Northville DDA

SITE USAGE



TRAFFIC DATA

<u>Avg. kWh per Day</u>	<u>Avg. Visits per Day</u>
18.3	1.7
<u>Gas Saved (gal)^{1 2}</u>	<u>CO2 Eliminated (lbs)³</u>
82.5	1,616.4

Assumptions:

1. 3.7 miles per kWh based on Tesla, BMW and Chevy driving data
2. 25.4 miles per gallon based on USDOT data
3. 19.6 pounds of CO2 per gallon of gas based on EPA estimates

QUARTERLY BUDGET AMENDMENT REPORT FOR CITY OF NORTHVILLE

Year Ended 06/30/2023

3RD QUARTER BUDGET AMENDMENTS

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL NUMBER	DESCRIPTION	ADOPTED BUDGET	QTR 1 AMENDMENTS	QTR 2 AMENDMENTS	QTR 3 AMENDMENTS	QTR 4 AMENDMENTS	FINAL AMENDED BUDGET	YTD ACTUAL	PCT OF BUDGET USED
DEPT: 000-									
GRANTS & OTHER LOCAL SOURCES									
248-000-677.000	SPONSORSHIPS	38,000	0	682	0	0	38,682	64,958	167.93
	GRANTS & OTHER LOCAL SOURCES	38,000	0	682	0	0	38,682	64,958	167.93
INTEREST									
248-000-665.000	INTEREST - INVESTMENT POOL	0	3,570	2,430	2,000	0	8,000	5,807	72.59
248-000-665.190	INTEREST - MI CLASS 1 DISTRIBU	30	970	1,500	500	0	3,000	2,731	91.04
248-000-665.200	LONG TERM INVESTMENT EARNINGS	6,650	0	350	(250)	0	6,750	4,801	71.13
248-000-665.400	INVESTMENT POOL BANK FEES	(100)	0	(500)	100	0	(500)	(315)	63.07
248-000-665.500	INVESTMENT MANAGEMENT FEES	(750)	0	0	50	0	(700)	(468)	66.79
248-000-665.600	BANK LOCKBOX FEES	(200)	(800)	0	450	0	(550)	(357)	64.95
248-000-665.700	CUSTODIAL FEES	(140)	0	0	0	0	(140)	(87)	62.21
248-000-669.000	UNREALIZED MARKET CHANGE IN IN	0	(3,740)	(8,260)	6,000	0	(6,000)	(8,225)	137.09
	INTEREST	5,490	0	(4,480)	8,850	0	9,860	3,887	39.42
LICENSES, FEES, & PERMITS									
248-000-490.090	NEWSPAPER RACK REGISTRATION FE	180	0	0	0	0	180	180	100.00
248-000-490.100	OUTDOOR DINING/RETAIL PERMIT F	15,000	(1,154)	0	0	0	13,846	11,422	82.49
	LICENSES, FEES, & PERMITS	15,180	(1,154)	0	0	0	14,026	11,602	82.72
MISCELLANEOUS REVENUES									
248-000-626.000	MISCELLANEOUS REVENUE	1,610	(1,410)	361	0	0	561	561	100.00
248-000-626.110	EV CHARGING STATION REVENUE	0	1,515	0	0	0	1,515	0	0.00
	MISCELLANEOUS REVENUES	1,610	105	361	0	0	2,076	561	27.02
PROPERTY TAXES									
248-000-404.000	CURRENT PROPERTY TAXES	814,558	(3,319)	363	3,744	0	815,346	815,346	100.00
248-000-418.000	PROPERTY TAXES - OTHER	(1,000)	0	0	0	0	(1,000)	(3)	0.30
248-000-451.000	DDA OPERATING LEVY	67,216	(90)	0	(1,582)	0	65,544	65,544	100.00
	PROPERTY TAXES	880,774	(3,409)	363	2,162	0	879,890	880,887	100.11
RENTAL INCOME									
248-000-667.020	RENT - SHORT TERM	700	0	0	0	0	700	520	74.29
	RENTAL INCOME	700	0	0	0	0	700	520	74.29
FUND BALANCE RESERVE									
248-000-699.000	APPROP OF PRIOR YEAR'S SURPLUS	0	0	19,287	(19,287)	0	0	0	0.00
	FUND BALANCE RESERVE	0	0	19,287	(19,287)	0	0	0	100.00
STATE REVENUES									
248-000-573.000	LCSA - PERS PROP TAX REIMBURSE	36,000	(11,569)	0	0	0	24,431	24,431	100.00
	STATE REVENUES	36,000	(11,569)	0	0	0	24,431	24,431	100.00
UNCLASSIFIED									
248-000-626.010	DEVELOPER REIMBURSEMENT	0	0	0	20,000	0	20,000	0	0.00
	UNCLASSIFIED	0	0	0	20,000	0	20,000	0	0.00

Year Ended 06/30/2023

3RD QUARTER BUDGET AMENDMENTS

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL NUMBER	DESCRIPTION	ADOPTED BUDGET	QTR 1 AMENDMENTS	QTR 2 AMENDMENTS	QTR 3 AMENDMENTS	QTR 4 AMENDMENTS	FINAL AMENDED BUDGET	YTD ACTUAL	PCT OF BUDGET USED
TOTALS FOR DEPT 000-		977,754	(16,027)	16,213	11,725	0	989,665	986,846	99.72
TOTAL Revenues		977,754	(16,027)	16,213	11,725	0	989,665	986,846	99.72
DEPT: 573-DPW SERVICES									
248-573-706.000	WAGES - REGULAR FULL TIME	11,500	0	(3,500)	0	0	8,000	4,018	50.23
248-573-707.000	WAGES - REGULAR OVERTIME	500	0	0	0	0	500	47	9.45
248-573-725.000	FRINGE BENEFITS	11,000	0	(3,500)	795	0	8,295	3,979	47.97
248-573-801.020	AUTOMOTIVE SERVICE	525	0	0	0	0	525	121	22.99
248-573-943.000	EQUIPMENT RENTAL - CITY	11,135	0	0	0	0	11,135	7,206	64.71
TOTALS FOR DEPT 573-DPW SERVICES		34,660	0	(7,000)	795	0	28,455	15,371	54.02
DEPT: 741-DESIGN COMMITTEE									
248-741-706.000	WAGES - REGULAR FULL TIME	22,605	0	0	0	0	22,605	17,727	78.42
248-741-709.000	WAGES - PART TIME	64,880	0	0	0	0	64,880	44,671	68.85
248-741-725.000	FRINGE BENEFITS	13,540	0	0	1,165	0	14,705	10,887	74.03
248-741-726.000	SUPPLIES	500	0	475	(675)	0	300	244	81.21
248-741-775.200	DOWNTOWN MATERIALS	27,145	0	0	0	0	27,145	12,428	45.78
248-741-775.210	SOCIAL DISTRICT EXPENDITURES	800	0	530	0	0	1,330	1,446	108.74
248-741-775.900	FUEL & OIL	400	0	600	0	0	1,000	554	55.38
248-741-801.000	CONTRACTUAL SERVICES	31,470	0	0	(6,500)	0	24,970	21,517	86.17
248-741-801.160	RESTROOM PROGRAM	4,000	0	0	0	0	4,000	1,710	42.75
248-741-920.010	ELECTRIC POWER	1,420	0	2,320	1,260	0	5,000	3,586	71.72
248-741-920.020	NATURAL GAS	8,410	0	0	10,190	0	18,600	13,527	72.73
248-741-920.030	WATER & SEWER SERVICE	9,300	0	0	0	0	9,300	5,775	62.10
248-741-938.120	LANDSCAPE MAINTENANCE	35,310	0	0	0	0	35,310	12,793	36.23
248-741-938.160	BRICK REPAIR & MAINTENANCE	2,000	0	0	0	0	2,000	1,706	85.30
248-741-955.210	SIGNAGE & MARKERS PROJECT	500	0	0	0	0	500	0	0.00
248-741-962.500	VEHICLE INSURANCE	420	35	0	0	0	455	452	99.34
248-741-976.010	STREET FURNISHINGS	37,500	0	0	(6,170)	0	31,330	30,850	98.47
248-741-995.405	O/T TO PUBLIC IMPROVEMENT FUND	0	0	0	1,500	0	1,500	0	0.00
TOTALS FOR DEPT 741-DESIGN COMMITTEE		260,200	35	3,925	770	0	264,930	179,873	67.89
DEPT: 742-MARKETING COMMITTEE									
248-742-706.000	WAGES - REGULAR FULL TIME	18,085	0	0	0	0	18,085	14,194	78.49
248-742-709.000	WAGES - PART TIME	30,865	0	0	0	0	30,865	24,580	79.64
248-742-725.000	FRINGE BENEFITS	8,625	0	0	645	0	9,270	7,287	78.61
248-742-726.000	SUPPLIES	50	0	0	0	0	50	0	0.00
248-742-801.000	CONTRACTUAL SERVICES	55,865	0	0	(1,500)	0	54,365	36,231	66.64
248-742-801.340	WEB SITE MAINTENANCE	1,355	0	0	(35)	0	1,320	1,141	86.42
248-742-955.160	DOWNTOWN PROGRAMMING & PROMOTI	50,100	0	0	(200)	0	49,900	53,544	107.30
248-742-955.190	BUSINESS RETENTION PROGRAM	750	615	0	0	0	1,365	1,365	100.00
TOTALS FOR DEPT 742-MARKETING COMMITTEE		165,695	615	0	(1,090)	0	165,220	138,342	83.73
DEPT: 743-PARKING COMMITTEE									
248-743-706.000	WAGES - REGULAR FULL TIME	9,045	0	0	0	0	9,045	7,097	78.47
248-743-725.000	FRINGE BENEFITS	3,445	0	0	0	0	3,445	2,698	78.30
248-743-726.000	SUPPLIES	50	0	0	0	0	50	0	0.00
248-743-955.200	DOWNTOWN PARKING PROGRAM	500	0	0	(500)	0	0	0	0.00
248-743-995.101	O/T TO GENERAL FUND	50,000	0	0	0	0	50,000	50,000	100.00
248-743-995.230	O/T TO PARKING FUND	123,660	0	0	0	0	123,660	98,660	79.78
TOTALS FOR DEPT 743-PARKING COMMITTEE		186,700	0	0	(500)	0	186,200	158,455	85.10

Year Ended 06/30/2023

3RD QUARTER BUDGET AMENDMENTS

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL NUMBER	DESCRIPTION	ADOPTED BUDGET	QTR 1 AMENDMENTS	QTR 2 AMENDMENTS	QTR 3 AMENDMENTS	QTR 4 AMENDMENTS	FINAL AMENDED BUDGET	YTD ACTUAL	PCT OF BUDGET USED
DEPT: 744-ORGANIZATIONAL COMMITTEE									
248-744-706.000	WAGES - REGULAR FULL TIME	13,565	0	0	0	0	13,565	10,678	78.72
248-744-709.000	WAGES - PART TIME	20,120	0	0	0	0	20,120	17,074	84.86
248-744-725.000	FRINGE BENEFITS	5,745	0	0	975	0	6,720	5,504	81.91
248-744-726.000	SUPPLIES	2,750	0	0	(2,000)	0	750	1,787	238.29
248-744-730.000	POSTAGE	50	0	0	0	0	50	32	63.60
248-744-731.000	PUBLICATIONS	65	0	0	(65)	0	0	0	0.00
248-744-801.190	TECHNOLOGY SUPPORT & SERVICES	2,530	185	285	845	0	3,845	4,258	110.75
248-744-801.450	DDA PLAN UPDATE & AMENDMENT	0	0	0	20,000	0	20,000	0	0.00
248-744-802.010	LEGAL SERVICES - GENERAL	11,000	0	0	0	0	11,000	3,935	35.77
248-744-805.000	AUDITING SERVICES	5,250	0	0	0	0	5,250	5,248	99.96
248-744-900.000	PRINTING & PUBLISHING	1,215	0	0	0	0	1,215	1,311	107.94
248-744-920.000	UTILITIES	1,300	0	0	0	0	1,300	1,080	83.05
248-744-958.000	MEMBERSHIP & DUES	1,395	0	0	0	0	1,395	1,000	71.68
248-744-960.000	EDUCATION & TRAINING	850	0	0	0	0	850	135	15.88
248-744-962.000	LIABILITY & PROPERTY INSURANCE	6,450	(2,160)	0	0	0	4,290	4,290	100.00
248-744-962.010	INSURANCE - SPECIAL EVENTS POL	0	2,500	0	0	0	2,500	2,356	94.24
248-744-965.000	OVERHEAD - ADMIN & RECORDS	13,220	0	0	0	0	13,220	13,220	100.00
TOTALS FOR DEPT 744-ORGANIZATIONAL COMMITTEE		85,505	525	285	19,755	0	106,070	71,908	67.79
DEPT: 745-ECONOMIC DEVELOPMENT COMMITTEE									
248-745-706.000	WAGES - REGULAR FULL TIME	27,125	0	0	0	0	27,125	21,275	78.43
248-745-725.000	FRINGE BENEFITS	10,340	0	0	(5)	0	10,335	8,085	78.23
248-745-726.000	SUPPLIES	100	0	0	0	0	100	0	0.00
248-745-801.000	CONTRACTUAL SERVICES	0	0	23,850	0	0	23,850	24,951	104.62
248-745-803.200	PLANNING & DESIGN STUDIES	0	0	15,000	(15,000)	0	0	0	0.00
248-745-955.190	BUSINESS RETENTION PROGRAM	500	0	0	7,000	0	7,500	0	0.00
TOTALS FOR DEPT 745-ECONOMIC DEVELOPMENT COMMITTEE		38,065	0	38,850	(8,005)	0	68,910	54,311	78.82
DEPT: 906-DEBT SERVICE									
248-906-995.303	O/T TO DEBT SERVICE FUND	169,880	0	0	0	0	169,880	169,880	100.00
TOTALS FOR DEPT 906-DEBT SERVICE		169,880	0	0	0	0	169,880	169,880	100.00
DEPT: 999-RESERVE ACCOUNTS									
248-999-999.000	UNALLOCATED RESERVE	37,049	(17,202)	(19,847)	0	0	0	0	0.00
TOTALS FOR DEPT 999-RESERVE ACCOUNTS		37,049	(17,202)	(19,847)	0	0	0	0	100.00
TOTAL Expenditures		977,754	(16,027)	16,213	11,725	0	989,665	788,140	79.64
TOTAL FOR FUND 248									
REVENUES:		977,754	(16,027)	16,213	11,725	0	989,665	986,846	99.72
EXPENDITURES		977,754	(16,027)	16,213	11,725	0	989,665	788,139	79.64
NET OF REVENUES vs. EXPENDITURES		0	0	0	0	0	0	198,707	0.00



DATE: April,4, 2023

TO: State of Michigan
 City of Northville
 County of Wayne
 Northville Public Schools
 Schoolcraft Community College
 Wayne Regional Educational Service Authority
 Huron-Clinton Metropolitan Authority
 Northville District Library

FROM: Sandi Wiktorowski, Treasurer

RE: 2022 Taxes Captured by the Northville Downtown Development Authority

The 2022 Taxable Valuations captured by the Northville Downtown Development Authority, pursuant to Act 197, Public Acts of 1975, as amended, are shown in the table below.

<u>Base Year</u>	<u>Base Year</u> <u>SEV</u>	<u>2022</u> <u>P.R.E.</u> <u>Captured</u>	<u>2022</u> <u>Non-PRE</u> <u>Captured</u>	<u>Total</u> <u>Captured</u>
DDA 1978	3,935,367	2,327,629	27,272,317	29,599,946
DDA2 1993	454,300	171,705	316,029	487,734
DDA3	<u>2,413,621</u>	<u>113,630</u>	<u>252,642</u>	<u>366,272</u>
Total	<u>6,803,288</u>	<u>2,612,964</u>	<u>27,840,988</u>	<u>30,453,952</u>

The total millage rates for each of the above categories are:

PRE	26.7733
Commercial Personal (MBT)	26.7733
Non-PRE	26.7733

Based on the above 2021 Taxable Value subject to capture, the taxes captured by the Northville Downtown Development Authority are shown on the following table:

<u>Taxing Jurisdiction</u>	<u>Millage Rate</u>	<u>Distribution Calculated & Distributed</u>
City of Northville	15.4260	469,781
Wayne County	6.5928	200,775
Wayne Parks	0.2442	7,436
Schoolcraft Community College	2.2700	69,130
Huron Clinton Metropolitan Authority	0.2070	6,303
Northville District Library	1.0975	33,423
Wayne Public Safety	0.9358	28,498
Total		<u>\$ 815,346</u>

If you have any questions, please do not hesitate to contact me directly at 248-449-9912 or via e-mail at swiktorowski@ci.northville.mi.us .

BACKGROUND AND PURPOSE

Purpose of the Downtown Development Authority Act

Act 57 of Public Acts of 2018 of the State of Michigan, commonly referred to as the Downtown Development Authority Act, was created in part to correct and prevent deterioration of business districts; to promote economic growth and revitalization; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation of the authority; to authorize the levy and collection of taxes, the issuance of bonds and the use of tax increment financing in the accomplishment of specific downtown development activities contained in locally-adopted development plans.

The Act seeks to attack problems of urban decline, strengthen existing areas and encourage new private developments in the downtown districts of Michigan communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary and organizational tools to revitalize downtown districts either through public-initiated projects or in concert with privately motivated development projects. The manner in which downtown development authorities chose to make use of these tools does, of course, depends on the problems and opportunities facing each particular downtown district and the development priorities sought by the community in the revitalization of its business area.

Creation of the Northville Downtown Development Authority

On July 24, 1978, the City of Northville adopted an ordinance to add a new Chapter 12 to Article II of its Code of Ordinances, which established the Northville Downtown Development Authority (“DDA”). This ordinance became effective on August 3, 1978. A copy of this Ordinance is included under Exhibit 1 and can be found on the City’s web site under Chapter 26 Article III of the Code of Ordinances for the City of Northville. The Authority was given all of the powers and duties prescribed for a downtown development authority pursuant to the Act.

Basis For The Development Plan and Tax Increment Financing Plan

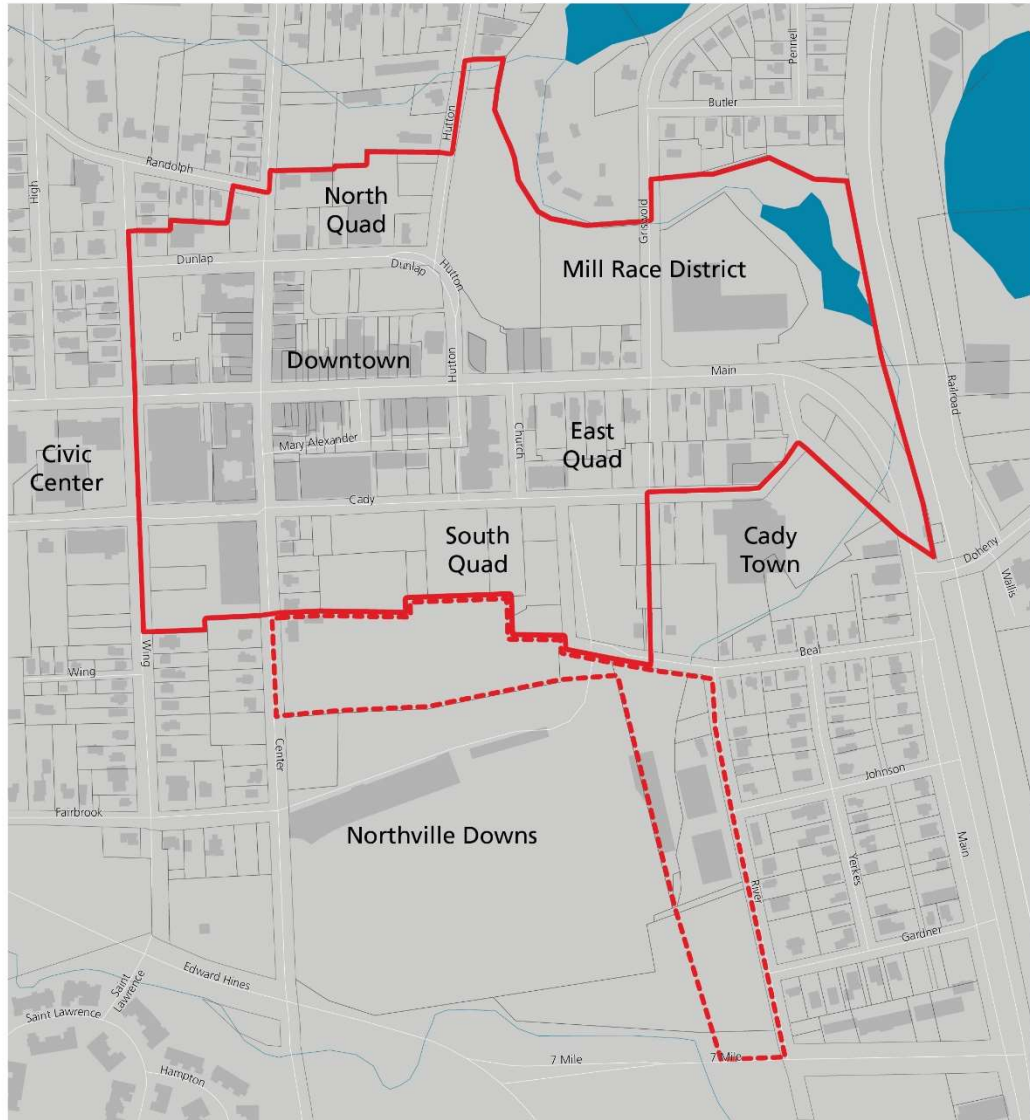
Act 57 of Public Acts of 2018, the Downtown Development Authority Act (“Act 57”), provides the legal mechanism for local officials to address the need for economic development in the central business district. In the City of Northville, the DDA district incorporates the commercial and residential properties between Wing Street, Randolph Street, Griswold Street, and Cady Street. The district was later enlarged in 1993 to include properties east of the downtown (Ordinance 6-93-E).

The initial Development Plan and Tax Increment Financing Plan was adopted on December 4, 1978 (Ordinance 78-58), and was amended on March 5, 1979, September 17, 1979, April 26, 1988, June 28, 1993 (Ordinance 6-93-D), July 20, 1998 (Ordinance 7-20-98), November 2, 2003 (Ordinance 10-23-03), and February 17, 2015 (Ordinance 02-02-15).

For purposes of designating a development plan district and for establishing a tax increment financing plan, the Act refers to a "downtown district" as being in a business district that is specifically designated by ordinance of the governing body of the municipality and a "business district" as being an area in the downtown of a municipality zoned and used principally for business. Tax increment financing can be used to provide the necessary funds for project implementation. By definition, a tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a downtown district. The legal basis of support for the Development Plan and Tax Increment Financing Plan is identified in Act 57 of the Public Acts of 2018, as amended. Since 1978, the Northville DDA has utilized tax increment financing to implement variety of capital improvement projects, including improving the Dunlap and MAGS parking lots, parking decks, creation of a Town Square on the south side of Main Street, a vehicle access drive from Main Street to Mary Alexander Court, and street improvements on Main and Center streets, improved nonmotorized connections, pedestrian cut-throughs connecting parking lots to the streetscape, marketing activities, business investment guide and technical assistance grants, to mention a few.

GENERAL DEVELOPMENT PLAN FOR THE NORTHVILLE DDA

The need for establishing the Northville Downtown Development Authority (referred to as "DDA District") is founded on the basis that the future success of Northville's efforts to revitalize its commercial area will depend, in large measure, on the readiness and ability of its public corporate entity to initiate public improvements that strengthen the commercial area, and to encourage and participate where feasible in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, and the generation of additional tax revenues. Map 1 shows the geographic limits of the Northville Downtown Development Authority effective as of June 28, 1993 plus the proposed 2023 boundary expansion. The Development Area District, or boundary, (Map 2) must be equal to or less than the geographic limits of the Downtown Development Authority District.

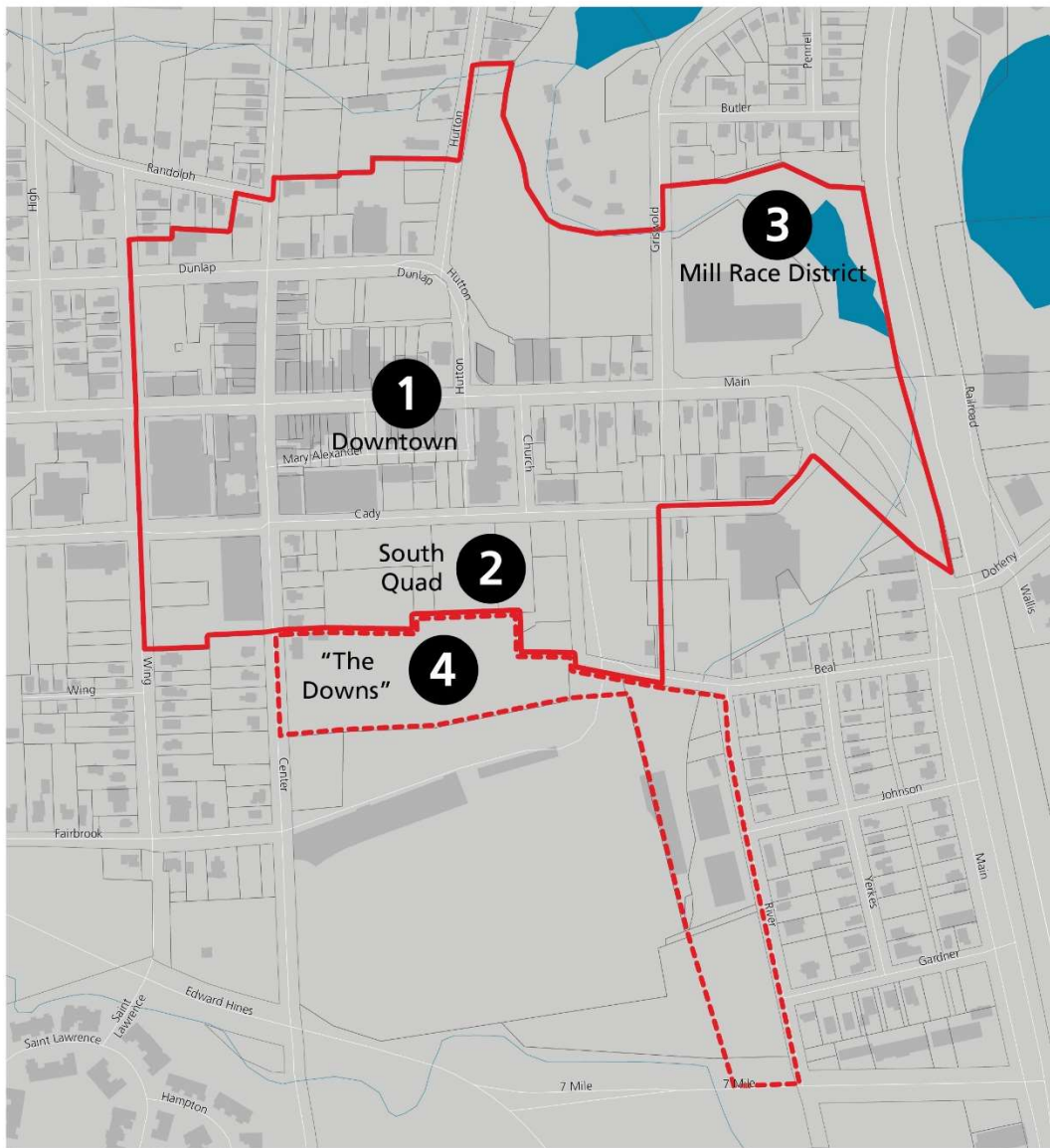


Map 1
City of Northville
DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT
— Existing Boundary
- - - - - Proposed Boundary (2023)

DEVELOPMENT PLAN

1. Designation of Boundaries of the Development Area

The Development Area boundary is located within the jurisdictional limits of the City of Northville and the City of Northville Downtown Development Authority. The City of Northville established the Downtown Development Authority pursuant to Act 57 of Public Acts of 2018 through adoption and publication of an ordinance on July 24, 1978, which went into effect on August 3, 1978 and later expanded. The 2023 Development Area boundary is illustrated below and is generally described as incorporating all public and private real estate within the Downtown Development District boundary including Downtown, Ford Field, Ford Field East, the former Northville Ford Motor Plant and properties east of Griswold and south of East Main Street, and a portion of the former Northville Downs site. Map 2 illustrates the existing and proposed boundaries, and the general location of the subsequent tax increment financing districts.



Map 2
City of Northville
DOWNTOWN DEVELOPMENT PLAN and TAX INCREMENT FINANCING DISTRICTS

2A. Location and Extent of Existing Streets and other Public Facilities within the Development Area; Location, Character and Extent of Existing Public and Private Land Uses.

The streets that provide east/west circulation through the development area are Dunlap, Main Street, and Cady Street. Wing Street, Center Street, Hutton, Church, and Griswold Streets provide north/south traffic movement.

The development area is fully serviced with municipal water, sanitary sewer and storm sewer facilities, as well as electrical and gas services.

Existing land uses within the Development Area are comprised of public and private uses. These land uses include retail businesses, offices, parking, churches, and residential properties. Collectively, these land uses create a mixed-use and walkable downtown and business district.

2B. Existing Public and Private Land Uses within the Development Area.

Public Land Uses

City of Northville, Northville Public Schools administration building, Northville District Library and U.S. Post Office are located just west of the original boundaries of the Northville DDA District, as referred to on the DDA District map as "Civic Center." With the exception of the Town Square on Main Street and several City/DDA parking lots and facilities there are no other significant public land uses within the DDA District Development Area.

Private Land Uses

A. Residential – There are various residential buildings (e.g., MainCentre Apartments, New Victorian Condominiums) located within the DDA district.

B. Commercial - The majority of property within the DDA district and Development Area consists of commercial property. These commercial uses include professional, retail, banking, and service businesses located primarily along Main Street and Center Street.

C. Industrial - There are no current industrial uses within the Downtown Development Authority district or Development Area boundaries.

Recreational Uses

Recreational uses within the development area consist of the Town Square located on E. Main Street, between S. Center Street and Hutton Street which serves as a downtown plaza and events area for the downtown and community, and Ford Field which is an active recreation area with ball fields, play structure and open area for event venues, and Ford Field East. Mill Race Park, although not within the formal boundaries of the DDA District, is located just north of district's boundary and of Hutton Street.

Quasi-Public Uses

Quasi-public uses within the DDA District, DDA Development Plan and TIF Plan Boundary include First Presbyterian Church located at 200 E. Main.

Educational Uses

There are no educational uses located within the existing DDA district or Development Area boundaries. However, Old Village School, part of the Intermediate School District and Northville Public Administrative offices are adjacent to the development area in the Civic Center.

Vacant Land

There are several parcels of property that may be classified as vacant or underutilized and they exist south of E. Cady Street in the areas referred to as “South Quad,” “Cady Town” and the “Downs” on the DDA District map.

3. Location and Extent of Proposed Public and Private Land Uses.

The Development Area boundary will be consistent with the DDA district boundary. This will include the 2023 DDA district boundary expansion into the former Northville Downs property. The purpose of this Amended and Restated Development and Tax Increment Financing Plan is to consolidate previous plans and incorporate new programs and projects.

4. Legal Description of the Development Area

The downtown development authority shall exercise its powers and duties within the downtown development district, being those parts of assessor's plats no. 1, 2, 3, 6, 7 and 8, City of Northville, County of Wayne, State of Michigan, specifically described as follows:

(1) ALL THE LOTS IN THE BLOCK BOUNDED ON THE NORTH BY DUNLAP STREET, ON THE EAST BY CENTER STREET, ON THE SOUTH BY MAIN STREET, AND ON THE WEST BY WING STREET, SUCH LOTS BEING PART OF ASSESSOR'S PLAT NO. 6.

(2) ALL THE LOTS IN THE BLOCK BOUNDED ON THE NORTH BY MAIN STREET, ON THE EAST BY CENTER STREET, ON THE SOUTH BY CADY STREET, AND ON THE WEST BY WING STREET, SUCH LOTS BEING A PART OF ASSESSOR'S PLAT NO. 3.

(3) ALL OF LOTS 211, 212, 213, AND 214, AND 244, 245, 246, 247, 248, 249 AND 250, ALL IN ASSESSOR'S PLAT NO. 3, IN THE BLOCK BOUNDED ON THE NORTH BY CADY STREET, ON THE EAST BY CENTER STREET AND ON THE WEST BY WING STREET.

(4) ALL THE LOTS IN THE BLOCK BOUNDED BY MAIN STREET ON THE NORTH, CHURCH STREET ON THE EAST, CADY STREET ON THE SOUTH AND CENTER STREET ON THE WEST, SUCH LOTS BEING A PART OF ASSESSOR'S PLAT NO. 1.

(5) ALL THE LOTS IN THE BLOCK BOUNDED ON THE NORTH BY MAIN STREET, ON THE EAST BY GRISWOLD ROAD, ON THE SOUTH BY CADY STREET AND ON THE WEST BY CHURCH STREET, SUCH LOTS BEING PART OF ASSESSOR'S PLAT NO. 1.

(6) THAT PART OF LOT 718 IN ASSESSOR'S PLAT NO. 7 DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 718, THENCE NORTH 01D 35M 15S WEST ALONG THE WESTERLY LINE OF SUCH LOT 262.55 FEET; THENCE SOUTH 35D 05M 35S EAST 103.70 FEET; THENCE SOUTH 67D 02M 43S EAST 75.63 FEET; THENCE SOUTH 4D 29M 50S EAST SIX FEET; THENCE NORTH 85D 30M 10S EAST 354.78 FEET; THENCE NORTH 85D 29M 53S EAST 62.40 FEET TO THE EASTERLY LINE OF SUCH LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SUCH LOT TO THE SOUTHEAST CORNER; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SUCH LOT TO THE P.O.B., IN THE BLOCK BOUNDED ON THE EAST BY GRISWOLD ROAD, ON THE SOUTH BY MAIN STREET AND ON THE WEST BY HUTTON STREET.

(7) ALL THE LOTS IN THE BLOCK BOUNDED ON THE NORTH BY DUNLAP STREET, ON THE EAST BY HUTTON STREET, ON THE SOUTH BY MAIN STREET AND ON THE WEST BY CENTER STREET, SUCH LOTS BEING A PART OF ASSESSOR'S PLAT NO. 7.

(8) ALL OF LOTS 675, 676, 677, 678, 679, 680, 681, 682, 683 AND 684, AND 686, 687, 688 AND 689, ALL IN ASSESSOR'S PLAT NO. 7, IN THE BLOCK BOUNDED ON THE EAST BY HUTTON STREET, ON THE SOUTH BY DUNLAP STREET AND ON THE WEST BY CENTER STREET.

(9) ALL OF LOTS 527 AND 546, 547 AND 548, ALL IN ASSESSOR'S PLAT NO. 6, IN THE BLOCK BOUNDED ON THE EAST BY CENTER STREET, ON THE SOUTH BY DUNLAP STREET AND ON THE WEST BY WING STREET.

(10) ALL OF LOTS 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, ALL IN ASSESSOR'S PLAT NO. 2; ALL OF LOT 72 EXCEPT THE EAST PART MEASURING 19 FEET ON THE NORTH LINE AND 24 FEET ON THE SOUTH LINE, ALL OF LOTS 73, 74, 75, 76, 77, 78,79, EXCEPT THE EAST 75.89 FEET THEREOF, ALL OF LOTS 80, 81 AND 82 EXCEPT THE EAST PART MEASURING TEN FEET ON THE NORTH LINE AND 10.16 FEET ON THE SOUTH LINE, ALL IN ASSESSOR'S PLAT NO. 1; ALL OF THAT PART OF VACATED CHURCH STREET LYING EASTERLY OF LOTS 177 THROUGH 181, INCLUSIVE, AND WESTERLY OF LOTS 75 THROUGH 80, INCLUSIVE, BEING A PART OF ASSESSOR'S NORTHVILLE PLAT NO. 1.

(11) THAT PART OF LOT 718 IN ASSESSOR'S PLAT NO. 7 DESCRIBED AS BEGINNING NORTH 85D 30M10S EAST 1171.25 FEET AND NORTH 2D 55M 2S WEST 165.05 FEET FROM THE CENTER ONE-QUARTER CORNER OF SECTION 3 FOR A POINT OF BEGINNING; THENCE SOUTH 85D 30M 10S WEST 417.18 FEET; THENCE NORTH 4D 29M 50S WEST SIX FEET; THENCE NORTH 67D 2M 43S WEST 75.77 FEET; THENCE NORTH 35D 5M 35S WEST 121.81 FEET; THENCE NORTH 1D 35M 10S WEST 24.48 FEET; THENCE NORTH 41D 8M 10S WEST 83.64 FEET; THENCE NORTH 5D 44M 20S EAST 509.61 FEET; THENCE NORTH 86D 6M 50S EAST 111.20 FEET; THENCE SOUTH 5D 44M 20S WEST 58.56 FEET; THENCE SOUTH 22D 40M EAST 320.69 FEET; THENCE NORTH 2D 55M 2S WEST 19.97 FEET; THENCE SOUTH 51D 5M 14S EAST 50.94 FEET; THENCE SOUTH 76D 57M 29S EAST 117.98 FEET; THENCE NORTH 88D 47M 12S EAST 161.98 FEET; THENCE SOUTH 2D 55M 2S EAST 310.10 FEET TO THE POINT OF BEGINNING, BOUNDED ON THE WEST BY HUTTON STREET AND ON THE EAST BY GRISWOLD STREET.

(12) ALL OF LOTS 738 AND 739 IN ASSESSOR'S PLAT NO. 8 AND ALL OF LOT 8 IN ASSESSOR'S PLAT NO. 1.

(13) ALL OF LOTS 9, 10, 11, 12, 13 AND 14 IN ASSESSOR'S PLAT NO. 1.

PLUS THE 2023 DDA DISTRICT BOUNDARY EXPANSION WHICH INCLUDES THE FOLLOWING:

A PARCEL OF LAND BEING A PART OF THE SOUTH 1/2 OF SECTION 3, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN. BEING PART OF "ASSESSOR'S NORTHVILLE PLAT NO. 2", AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS, ALSO PART OF BEAL AVENUE RIGHT OF WAY AND PART OF CHURCH STREET (VACATED), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE COMER OF LOT 185 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2", SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH LINE OF BEAL AVENUE AND THE WEST LINE OF RIVER STREET; THENCE N 84°12'51" W 171.18 FEET ALONG THE SOUTH LINE OF SAID BEAL AVENUE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N 84°12'51" W 266.54 FEET TO A POINT ON THE WEST LINE OF VACATED CHURCH STREET; THENCE ALONG SAID WEST LINE, N 06°16'21" W 25.54 FEET; THENCE N 84°12'51" W 12.71 FEET; THENCE 43.04 FEET ALONG A CURVE TO THE LEFT, RADIUS 230.0 FEET, DELTA 10°43'21", CHORD BEARS N 89°34'32" W 42.98 FEET; THENCE S 85°03'47" W 809.73 FEET TO A POINT ON THE EAST LINE OF CENTER STREET; THENCE ALONG SAID EAST LINE, N 05°12'42" W 117.93 FEET; THENCE N 84°59'05" E 130.98 FEET; THENCE N 88°09'17" E 273.67 FEET; THENCE N 05°11'03" W 47.62 FEET; THENCE N 84°47'42" E 309.81 FEET; THENCE S 05°04'27" E 128.92 FEET; THENCE N 87°02'43.11 E 172.13 FEET TO A POINT ON THE CENTERLINE OF VACATED CHURCH STREET; THENCE ALONG SAID CENTERLINE, S 06°16'21" E 27.90 FEET TO A POINT ON THE CENTERLINE OF BEAL AVENUE; THENCE ALONG SAID CENTERLINE, S 84°12'51" E 241.0 FEET; THENCE S 14°29'14" E 26.69 FEET TO THE POINT OF BEGINNING. CONTAINING 2.37 ACRES OF LAND, MORE OR LESS.

LOTS 185-191, AND PART OF LOTS 183, 184, 192, 193, 194, 195, 196, AND 197 OF "ASSESSOR'S NORTHVILLE PLAT NO. 2, AS RECORDED IN UBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS; ALSO PART OF BEAL AVENUE RIGHT-OF-WAY:

ALL OF THE AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1B5 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2", SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH LINE OF BEAL AVENUE AND THE WEST LINE OF RIVER STREET; THENCE ALONG THE WEST LINE OF RIVER STREET THE FOLLOWING THREE (3) COURSES: 1) S $09^{\circ}44'28''$ E 227.57 FEET, 2) S $15^{\circ}01'28''$ E 427.16 FEET, AND 3) S $15^{\circ}34'36''$ E 462.92 FEET; THENCE S $85^{\circ}45'58''$ W 238.48 FEET; THENCE N $89^{\circ}00'21''$ W 384.92 FEET; THENCE N $00^{\circ}59'39''$ E 30.55 FEET; THENCE 42.08 FEET ALONG A CURVE TO THE RIGHT, 111TH A RADIUS OF 125.00 FEET, AND A CHORD BEARING

N $10^{\circ}38'17''$ E 41.88 FEET; THENCE N $2016'56''$ E 8.36 FEET; THENCE 43.89 FEET ALONG A CURVE TO THE LEFT, 111TH A RADIUS OF 175.00 FEET, AND A CHORD BEARING N $13^{\circ}05'49''$ E 43.78 FEET; THENCE S $84^{\circ}05'19''$ E 7.53 FEET; THENCE 43.25 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 59.81 FEET, AND A CHORD BEARING S $18^{\circ}34'06''$ E 42.32 FEET; THENCE 36.29 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 90.49 FEET, AND A CHORD BEARING S $28^{\circ}57'39''$ E 36.05 FEET; THENCE 37.01 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 55.27 FEET, AND A CHORD BEARING S $36^{\circ}30'22''$ E 36.33 FEET; THENCE 28.30 FEET ALONG A CURVE TO THE LEFT, 111TH A RADIUS OF 65.00 FEET, AND A CHORD BEARING S $76^{\circ}35'17''$ E 28.08 FEET; THENCE S $89^{\circ}03'37''$ E 180.08 FEET; THENCE 50.00 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 39.00 FEET, AND A CHORD BEARING N $54^{\circ}2'42''$ E 46.65 FEET; THENCE N $17^{\circ}29'02''$ E 83.39 FEET; THENCE 183.34 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 239.13 FEET, AND A CHORD BEARING N $12^{\circ}48'12''$ W 178.88 FEET; THENCE 46.43 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 60.73 FEET, AND A CHORD BEARING N $12^{\circ}14'17''$ W 45.31 FEET; THENCE 75.62 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 179.78 FEET, AND A CHORD BEARING N $05^{\circ}57'24''$ W 75.06 FEET; THENCE 59.41 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 82.69 FEET, AND A CHORD BEARING N $04^{\circ}30'55''$ E 58.14 FEET; THENCE 15.15 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 48.43 FEET, AND A CHORD BEARING N $11^{\circ}57'12''$ E 15.08 FEET; THENCE 49.98 FEET ALONG A CURVE TO THE LEFT, 111TH A RADIUS OF 145.00 FEET, AND A CHORD BEARING N $05^{\circ}16'28''$ W 49.73 FEET; THENCE N $15^{\circ}08'56''$ W 33.33 FEET; THENCE 136.24 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 145.00 FEET, AND A CHORD BEARING N $42^{\circ}03'58''$ W 131.28 FEET; THENCE N $68^{\circ}59'01''$ W 99.50 FEET; THENCE S $85^{\circ}03'47''$ W 133.01 FEET; THENCE

N $04^{\circ}56'13''$ W 205.49 FEET; THENCE S $84^{\circ}12'53''$ E 197.94 FEET; THENCE N $05^{\circ}47'07''$ E 240.01 FEET; THENCE N $14^{\circ}29'14''$ W 53.30 FEET; THENCE S $84^{\circ}12'51''$ E 60.96 FEET ALONG THE NORTH LINE OF SAID BEAL AVENUE; THENCE S $14^{\circ}29'14''$ E 53.30 FEET; THENCE S $84^{\circ}12'51''$ E 110.22 FEET ALONG THE SOUTH LINE OF SAID BEAL AVENUE TO THE POINT OF BEGINNING, CONTAINING 6.80 ACRES OF LAND, MORE OR LESS.

5. Existing Improvements in the Development Area to be Demolished, Repaired or Altered and Time Required for Completion.

It is contemplated that the installation of pedestrian streetscape improvements and the removal of traffic along Main and Center Streets will likely occur in the future resulting in the demolition of existing infrastructure in these project areas.

6. The Location, Extent, Character and Estimated Cost of Improvements including Rehabilitation for the Development Area.

The table on the next page outlines the project name, description and estimated cost for those projects identified by the DDA Board.

Table 1
Northville DDA Projects and Programs and Probable Costs

Project Name	Description	Probable Cost
<i>Marketing</i>		
Retail and/or Target Market Housing Study	Update the 2014-15 Housing and Retail Market Analysis	\$45,000
<i>Design</i>		
Additional Induction Lighting	Implement a phasing plan to replace High Pressure Sodium (HPS) lighting with Induction lighting on Cady, East Main, North Wing, and Dunlap.	\$25,000
Alley Improvements	Improve alleyways and incorporate gateway features at Orin's, Rebecca's, and Los Tres Amigos.	\$75,000
Banner Poles	Installation of banner poles at entrances to the downtown	\$95,000
Banners	Historic banners in the Comerica Community Connection	\$30,000
Downtown Connections	Improve connections between the historic downtown to Northville Downs along Center, Hutton, and Church Streets.	\$1,350,000
Electric Charging Stations	Continued installation of electric charging portals.	\$50,000
Furnishings & Fixtures	Fire pits, bike hoops, lighting enhancements, and new Santa house.	\$150,000
Parking Lot Landscaping	Improve and correct landscaping within the downtown parking lot.	\$500,000
Mary Alexander Court Improvements	2-Way traffic analysis	\$25,000
Pavilion Repairs	Conduct repairs on the downtown pavilion	\$25,000
Pedestrian Streetscape	Implementation of the Downtown Pedestrian Plan.	\$2,500,000
Streetscape	Installation of streetscape along Hutton and E. Main and Cady and E. Main Street	\$2,250,000
Truck Replacement	Replace truck used by seasonal workers	\$75,000
Utilities	Upgrade utility distribution and capacity	\$250,000
Wayfinding and Signage	Implement and install newly designed wayfinding and signage program developed for the downtown and the Northville Downs PUD site (District #3).	\$75,000
<i>Mobility / Nonmotorized</i>		
Non-Motorized Improvements	Coordinate implementation of non-motorized improvements for the downtown consistent with the City's non-motorized plan.	\$50,000
Mobility Plan	Implement downtown components of the Mobility Plan.	\$500,000
<i>Northville Downs Redevelopment</i>		
River Park	Provide tax increment revenues to the Northville Brownfield Redevelopment Authority to fund eligible activities associated with the proposed River Park.	\$2,942,000
<i>Projects Recommended by the Citizen Development Council</i>		
Parking Study	Preparation of a parking utilization study and assess other parking and management strategies for the downtown district.	\$55,000

Project Name	Description	Probable Cost
Expansion and/or Redevelopment of Existing Parking Facilities	General overhaul of the deck to correct outstanding deferred maintenance.	\$3,000,000
Building and Land Acquisition Fund	Establish a designated fund which will be used to purchase property (building/land) for redevelopment or incubator projects.	\$1,500,000
Place-Based Project Fund	Establish a designated fund for small place-based projects such as pocket parks, pedestrian plazas, and tactical placemaking projects.	\$250,000

Note: *The scope and cost of the project may vary depending on the final design of each component. Project descriptions reflect the overall scope of the projects envisioned by the Northville DDA. The DDA recognizes that market forces, private investment, future public-private partnerships, and legislative amendments may result in changes to the final design, cost, and prioritization of the projects consistent with overall concepts embodied in this Development Plan and Tax Increment Financing Plan.*

7. A Statement of the Construction or Stages of Construction Planned, and the Estimated Time of Completion.

On April 3, Day 2023 the Economic Development Committee of the DDA Board met to review the proposed projects and discuss the extent, probable cost and timing of projects and programs. The table below outlines the project name, description and priority and timing assigned for those projects by the DDA Board.

Table 2
Northville DDA Projects and Programs by Priority

Project Name	Description	Priority
<i>Marketing</i>		
Retail and/or Target Market Housing Study	Update the 2014-15 Housing and Retail Market Analysis	Moderate
<i>Design</i>		
Additional Induction Lighting	Implement a phasing plan to replace High Pressure Sodium (HPS) lighting with Induction lighting on Cady, East Main, North Wing, and Dunlap.	High
Banners	Historic banners in the Comerica Community Connection	High
Downtown Connections	Improve connections between the historic downtown to Northville Downs along Center, Hutton, and Church Streets.	High
Mary Alexander Court Improvements	2-Way traffic analysis	High
Pavilion Repairs	Conduct repairs on the downtown pavilion	High
Pedestrian Streetscape	Implementation of the Downtown Pedestrian Plan.	High
Truck Replacement	Replace truck used by seasonal workers	High
Utilities	Upgrade utility distribution and capacity	High
Furnishings & Fixtures	Fire pits, bike hoops, lighting enhancements, and new Santa house.	Moderate
Parking Lot Landscaping	Improve and correct landscaping within the downtown parking lot.	Moderate
Streetscape	Installation of streetscape along Hutton and E. Main, and Cady and E. Main Streets.	Moderate
Alley Improvements	Improve alleyways and incorporate gateway features at Orin's, Rebecca's, and Los Tres Amigos.	Low

Project Name	Description	Probable Cost
Banner Poles	Installation of banner poles at entrances to the downtown	Low
Electric Charging Stations	Continued installation of electric charging portals.	Low
Wayfinding and Signage	Implement and install newly designed wayfinding and signage program developed for the downtown and the Northville Downs PUD site (District #3).	Low
<i>Mobility / Nonmotorized</i>		
Mobility Plan	Implement downtown components of the Mobility Plan.	Moderate
Non-Motorized Improvements	Coordinate implementation of non-motorized improvements for the downtown consistent with the City's non-motorized plan.	Low
<i>Northville Downs Redevelopment</i>		
River Park	Provide tax increment revenues to the Northville Brownfield Redevelopment Authority to fund eligible activities associated with the proposed River Park.	High
<i>Projects Recommended by the Citizen Development Council</i>		
Parking Study	Preparation of a parking utilization study and assess other parking and management strategies for the downtown district.	Moderate
Building and Land Acquisition Fund	Establish a designated fund which will be used to purchase property (building/land) for redevelopment or incubator projects.	Moderate
Place-Based Project Fund	Establish a designated fund for small place-based projects such as pocket parks, pedestrian plazas, and tactical placemaking projects.	Moderate
Expansion and/or Redevelopment of Existing Parking Facilities	General overhaul of the deck to correct outstanding deferred maintenance.	Low

Priority Range: High (1 to 5 Years), Moderate (6 to 10 years), and Low (greater than 10 years)

Overall summary of the proposed development plan projects and programs is:

Project Category	Prioritization			Total Costs
	High (1-5 Yrs)	Medium(6-10 Yrs)	Low (10+ Yrs)	
Design	4,340,000	2,900,000	295,000	7,535,000
Marketing		45,000		45,000
Mobility		500,000	50,000	550,000
Northville Downs	2,942,000			2,942,000
Citizen Council		1,555,000	3,000,000	4,555,000
Totals	7,282,000	5,250,000	3,345,000	15,877,000

8. Parts of the Development Area to be Left as Open Space and Contemplated Use.

In reference to the public improvements outlined, open space within the DDA district and Development Area will be confined to rights-of-way, plazas, and parks within the District. Existing park property in the DDA district and Development Area will remain as open space.

9. Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease to or From the Municipality and the Proposed Terms.

There are no parcels that the DDA plans to acquire, sell, donate, exchange, or lease, as part of this Development Plan.

10. Desired Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities.

The Development Plan proposes no zoning changes proposed within the Development Area. The current zoning of commercial and office accommodates existing and future land uses in the subject area.

11. An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing.

Financing for the public improvement projects outlined in Section 6 would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations within the Development Area. The amount of the funding will be predicated on the stability of the taxable valuation base of the downtown area and the extent of new future redevelopment and rehabilitation projects. Sources of funding may include tax increment revenues on a "pay-as-you-go" basis, the issuance of bonds by the DDA or City and other sources approved by the City in accordance with the Act 57.

12. Designation of Person or Persons, Natural or Corporate, to whom all or a portion of the Development is to be Leased, Sold, or Conveyed in any manner and for whose benefit the Project is being undertaken if that information is available to the Authority.

The public improvements undertaken pursuant to this Development Plan will remain in public ownership for the public benefit.

13. The Procedures for Bidding for the Leasing, Purchasing, or Conveying of all or a portion of the Development upon its completion, if there is no expressed or implied Agreement between the Authority and Persons, Natural or Corporate, that all or a portion of the Development will be Leased, Sold, or Conveyed to those Persons.

At present there are no agreements for property conveyance between the City of Northville, Northville DDA or any person(s), natural or corporation. The Development Plan utilizes a voluntary acquisition strategy to acquire property within the Development Area. Acquisition of such property would be on a negotiated basis between the Downtown Development Authority and the interested party.

Any such sale, lease or exchange shall be conducted by the DDA pursuant to requirements specified in Act 57 with the consent of the City Commission. If needed, more detailed procedures will be developed prior to the transactions, in accordance with applicable city policy and Michigan state law.

14. Estimates of the Number of Persons residing in the Development Area and the Number of Families and Individuals to be Displaced.

Based upon a review of the properties within the DDA district and Development Area, it is estimated that there are more than 100 individuals who reside within the Development Area. The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within the DDA district and Development Area.

15. A Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in any New Housing in the Development Area.

The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed.

16. Provision for the Costs of Relocating Persons Displaced by the Development, and Financial Assistance and Reimbursement of Expenses, including Litigation expenses and expenses incident to the Transfer of Title in accordance with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed.

17. A Plan for compliance with Act 227 of the Public Acts of 1972.

Act 227 of Public Acts of 1972 is an Act to provide financial assistance; advisory services and reimbursement of certain expenses to persons displaced from real property or deprived of certain rights in real property. This Act requires procedures and policies comparable to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Because the Development Plan does not require the acquisition of property and displacement of persons a plan for compliance with Act 227 is not addressed.

TAX INCREMENT FINANCING PLAN

1. Definitions as Used in This Plan.

- a. "Captured assessed value" means the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes as determined in subdivision (c), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.
- b. "Initial assessed value" means the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. For the purpose of determining initial assessed value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of a property tax shall be determined as provided in subdivision "c" below; Specific Local Tax.
- c. "Specific local tax" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, the technology park development act, 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL 211.181 to 211.182. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. However, after 1993, the state tax commission shall prescribe the method for calculating the initial assessed value and current assessed value of property for which a specific local tax was paid in lieu of a property tax.
- d. "Tax increment revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the development area, subject to the following requirements:
 - (i) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area for any purpose authorized by this act.
 - (ii) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area in an amount equal to the amount necessary, without regard to subparagraph (i), to repay eligible advances, eligible obligations, and other protected obligations.
 - (iii) Tax increment revenues do not include any of the following:
 - (A) Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to such ad valorem property taxes.
 - (B) Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to such ad valorem property taxes.
 - (C) Ad valorem property taxes exempted from capture under section 3(3) or specific local taxes attributable to such ad valorem property taxes.
 - (D) Ad valorem property taxes levied under 1 or more of the following or specific local taxes attributable to those ad valorem taxes:
 - i. The zoological authorities act, 2008 PA 49, MCL 123.1161 to 123.1183.
 - ii. The art institute authorities act, 2010 PA 296, MCL 123.1201 to 123.1229.

2. Purpose of the Tax Increment Financing Plan.

The Northville Downtown Development Authority District was established pursuant to ordinance to be the organization responsible for preventing deterioration in the Downtown District while preserving its historical character and promoting economic growth. In order to halt property tax value deterioration, increase property tax valuations and facilitate the overall economic growth of its business district, it was deemed to be beneficial and necessary to create and provide for the operation of a Downtown Development Authority in the City under the provisions of Act 57.

The purpose of the tax increment financing plan is to produce revenues sufficient to pay the principal, interest, paying agent fees and accounting costs for the bond issue which is proposed to finance the Development Plan and have funds available to pay for projects that do not require bond financing; typically referred to "pay-as-you-go" projects.

The Act 57 authorizes the DDA to prepare a Tax Increment Financing Plan (the "Plan"), which includes the Development Plan, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred or reimbursed, duration of the program, the impact of tax increment financing on the taxable values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured taxable value to be used by the DDA. The benefit of using tax increment financing as a method to finance district improvements is that all local units of government levying taxes within the City of Northville contribute to the revitalization of the business district. Prior to legislative authorization of tax increment financing only the municipality provided tax revenues for revitalization activities while the other taxing authorities shared in the benefits of the revitalization efforts. The City of Northville deems it to be in the best interest of the city and the Downtown Development District to amend and restate the adopted 2015 Amended and Restated Development and Tax Increment Financing Plan.

3. Explanation of the Tax Increment Procedure.

The theory of tax increment financing holds that investment in necessary capital improvements in a designated area within a municipality will result in greater property tax revenues from that area than would otherwise occur if no special development were undertaken. This section is intended to explain the tax increment procedure.

- a. In order to provide a Downtown Development Authority with the means of financing development proposals, the Act affords the opportunity to undertake tax increment financing of development programs. These programs must be identified in a tax increment financing plan, which has been approved by the governing body of a municipality. Tax increment financing permits the Authority to capture incremental tax revenues attributable to increases in value of real and personal property located within an approved development area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions or any other factors that cause growth in value.
- b. At the time the resolution or ordinance establishing a tax increment financing plan is adopted, the sum of the most recently taxable values, as equalized, of those taxable properties located within the development area is established as the "Initial Taxable Value" (the "ITV"). Property exempt from taxation at the time of determination of the Initial Taxable value is included as zero. In each subsequent year, the total real and personal property within the district, including abated property on separate rolls, is established as the "Current Taxable value."
- c. The amount by which the total taxable value exceeds the ITV is the Captured Taxable Value (the "CTV"). During the period in which a tax increment financing plan is in effect, local taxing jurisdictions continue to receive ad valorem taxes based on the ITV. Property taxes paid on a predetermined portion of the CTV in years subsequent to the adoption of tax increment financing plan, however, are payable to an authority for the purposes established in the tax increment financing plan.

4. Taxing Jurisdiction Agreements.

Tax increment revenues for the DDA result from the application of the general tax rates of the incorporated municipalities and all other political subdivisions, which levy taxes in the development area to the captured taxable value. Since the Plan may provide for the use of all or part of the captured tax increment revenue, the DDA may enter into agreements with any of the taxing units to share a portion of the revenue of the District. Because the DDA had no obligated expenditures prior to the change in Michigan property tax law, capture of school district millage by the DDA is not allowed.

The DDA intends to utilize all captured revenue from the District, as referenced in Table 5, until the projects addressed in the Development Plan are completed and, until any bonded indebtedness is paid, whichever is the later occurrence. Currently, the Northville DDA captures 100% of the allowable tax increment revenues generated in the district.

The DDA will enter into an agreement with the Northville Brownfield Redevelopment Authority (BRA) regarding the redevelopment of the former Northville Downs property. This agreement will specify that the Northville Brownfield Redevelopment Authority will capture tax increment financing revenues from that portion of the Northfield Downs property within the DDA district to pay for eligible expenses associated with the remediation and development of the proposed River Park. The inter-local agreement will specify the following:

- a) The DDA will continue to collect and retain all existing DDA TIF collections (approximately \$5,665 per year) from the Northville Downs property.
- b) Collect and retain the next \$50,000 per year from the property, as well as a 3% annual increase.
- c) Assign remaining captured taxes from the Downs property to the Northville Brownfield Redevelopment Authority to be used to fund the River Park brownfield eligible activities under the brownfield plan after ARPA funds are used for the initial \$2,500,000 of costs estimated at \$2,942,000
- d) A hard stop date to ensure that the BRA reimbursements are timely and not unduly extended.
- e) Provide a PA 210 tax abatement for a period of 12 years forecasted at \$3,498,955.

Once those obligations are paid the DDA will capture all tax increment revenues.

5. Property Valuations and Captured Revenue.

The property valuation on which tax increment revenues will be captured is the difference between the Initial Assessed Valuation and the Current Assessed Valuation. The purpose of this section is to set forth the Initial Assessed Valuation, the projected Captured Assessed Valuation and the anticipated increment revenues to be received by the Authority from the local taxing jurisdictions including the City of Northville, Wayne County and any other authorities or special tax districts that may be eligible to levy property taxes within the boundaries of the DDA, herein collectively referred to as the "Local Taxing Jurisdictions." The Initial Assessed Valuations for each of the four separate tax increment financing districts are enumerated in Table 3.

Table 3

Base Taxable Real Property Valuations

<i>City of Northville DDA TIF</i>	Initial Taxable	2023 Taxable Valuations	Captured Valuation
TIF#1: Real Property	\$3,661,077	\$32,530,680	\$28,869,603
TIF #2: Real Property	\$450,000	\$1,671,868	\$1,221,168
TIF#3: Real Property	\$1,949,371	\$2,301,417	\$352,046
TIF#4: Real Property	\$85,934	\$85,934	\$0

- a. The anticipated Captured Taxable Value (CTV) is equivalent to the annual total taxable value within the Development Area boundaries less the Initial Taxable value as described above. The tax increment revenues are then the product of all millages levied by all taxing units in the Development Area on the

CTV. The CTV is projected based on a number of factors including historical growth patterns, recent construction trends, economic indicators and the impact of certain development projects anticipated to be undertaken by the DDA. For projection purposes, the annual growth rate is forecasted at:

2024 – 2025	4.0%
2025 - 2026	3.0%
2026 - 2049	2.0%

- b. A more detailed depiction of the Captured Taxable Valuations can be found in Table 4 and Table 5.
- c. e. The DDA will receive that portion of the tax levy of all taxing jurisdictions paid each year on the Captured Taxable Value of the eligible property included in the Development Area. The Authority may use the revenues for any legal purpose as is established under the Act including the payment of principal and interest on bonds.

Table 4
Anticipated Captured Taxable Valuations
TIF#1, TIF#2, TIF#3, and TIF#4

Fiscal Year Jan-Dec	Tax Roll Assessment Date	Annual Taxable Growth	TIF District #1			TIF District #2		
			Annual Valuation	Annual Valuation Adjustment	Captured Valuation (TIF #1)	Annual Valuation	Annual Valuation Adjustment	Captured Valuation (TIF #2)
			\$ 3,661,077			\$ 450,700		
2023 - 24	12-31-22	0.00%	\$ 30,921,913	\$ 30,921,913	\$ 27,260,836	\$ 928,834	\$ 928,834	\$ -
1 2024 - 25	12-31-23	4.00%	\$ 30,921,913	\$ 32,158,790	\$ 28,497,713	\$ 928,834	\$ 965,987	\$ 515,287
2 2025 - 26	12-31-24	3.00%	\$ 32,158,790	\$ 33,123,553	\$ 29,462,476	\$ 965,987	\$ 994,967	\$ 544,267
3 2026 - 27	12-31-25	2.00%	\$ 33,123,553	\$ 33,786,024	\$ 30,124,947	\$ 994,967	\$ 1,014,866	\$ 564,166
4 2027 - 28	12-31-26	2.00%	\$ 33,786,024	\$ 34,461,745	\$ 30,800,668	\$ 1,014,866	\$ 1,035,164	\$ 584,464
5 2028 - 29	12-31-27	2.00%	\$ 34,461,745	\$ 35,150,980	\$ 31,489,903	\$ 1,035,164	\$ 1,055,867	\$ 605,167
6 2029 - 30	12-31-28	2.00%	\$ 35,150,980	\$ 35,853,999	\$ 32,192,922	\$ 1,055,867	\$ 1,076,984	\$ 626,284
7 2030 - 31	12-31-29	2.00%	\$ 35,853,999	\$ 36,571,079	\$ 32,910,002	\$ 1,076,984	\$ 1,098,524	\$ 647,824
8 2031 - 32	12-31-30	2.00%	\$ 36,571,079	\$ 37,302,501	\$ 33,641,424	\$ 1,098,524	\$ 1,120,494	\$ 669,794
9 2032 - 33	12-31-31	2.00%	\$ 37,302,501	\$ 38,048,551	\$ 34,387,474	\$ 1,120,494	\$ 1,142,904	\$ 692,204
10 2033 - 34	12-31-32	2.00%	\$ 38,048,551	\$ 38,809,522	\$ 35,148,445	\$ 1,142,904	\$ 1,165,762	\$ 715,062
11 2034 - 35	12-31-33	2.00%	\$ 38,809,522	\$ 39,585,712	\$ 35,924,635	\$ 1,165,762	\$ 1,189,078	\$ 738,378
12 2035 - 36	12-31-34	2.00%	\$ 39,585,712	\$ 40,377,427	\$ 36,716,350	\$ 1,189,078	\$ 1,212,859	\$ 762,159
13 2036 - 37	12-31-35	2.00%	\$ 40,377,427	\$ 41,184,975	\$ 37,523,898	\$ 1,212,859	\$ 1,237,116	\$ 786,416
14 2037 - 38	12-31-36	2.00%	\$ 41,184,975	\$ 42,008,675	\$ 38,347,598	\$ 1,237,116	\$ 1,261,859	\$ 811,159
15 2038 - 39	12-31-37	2.00%	\$ 42,008,675	\$ 42,848,848	\$ 39,187,771	\$ 1,261,859	\$ 1,287,096	\$ 836,396
16 2039 - 40	12-31-38	2.00%	\$ 42,848,848	\$ 43,705,825	\$ 40,044,748	\$ 1,287,096	\$ 1,312,838	\$ 862,138
17 2040 - 41	12-31-39	2.00%	\$ 43,705,825	\$ 44,579,942	\$ 40,918,865	\$ 1,312,838	\$ 1,339,095	\$ 888,395
18 2041 - 42	12-31-40	2.00%	\$ 44,579,942	\$ 45,471,540	\$ 41,810,463	\$ 1,339,095	\$ 1,365,876	\$ 915,176
19 2042 - 43	12-31-41	2.00%	\$ 45,471,540	\$ 46,380,971	\$ 42,719,894	\$ 1,365,876	\$ 1,393,194	\$ 942,494
20 2043 - 44	12-31-42	2.00%	\$ 46,380,971	\$ 47,308,591	\$ 43,647,514	\$ 1,393,194	\$ 1,421,058	\$ 970,358
21 2044 - 45	12-31-43	2.00%	\$ 47,308,591	\$ 48,254,762	\$ 44,593,685	\$ 1,421,058	\$ 1,449,479	\$ 998,779
22 2045 - 46	12-31-44	2.00%	\$ 48,254,762	\$ 49,219,858	\$ 45,558,781	\$ 1,449,479	\$ 1,478,469	\$ 1,027,769
23 2046 - 47	12-31-45	2.00%	\$ 49,219,858	\$ 50,204,255	\$ 46,543,178	\$ 1,478,469	\$ 1,508,038	\$ 1,057,338
24 2047 - 48	12-31-46	2.00%	\$ 50,204,255	\$ 51,208,340	\$ 47,547,263	\$ 1,508,038	\$ 1,538,199	\$ 1,087,499
25 2048 - 49	12-31-47	2.00%	\$ 51,208,340	\$ 52,232,507	\$ 48,571,430	\$ 1,538,199	\$ 1,568,963	\$ 1,118,263

Fiscal Year Jan-Dec	Tax Roll Assessment Date	Annual Taxable Growth	TIF District #3			TIF District #4		
			Annual Valuation	Annual Valuation Adjustment	Captured Valuation (TIF #3)	Annual Valuation	Annual Valuation Adjustment	Captured Valuation (TIF #4)
			\$ 1,949,371			\$ 85,934		
2023 - 24	12-31-22	0.00%	\$ 2,202,013	\$ 2,202,013	\$ 252,642	\$ 85,934	\$ 85,934	\$ -
1 2024 - 25	12-31-23	4.00%	\$ 2,202,013	\$ 2,290,094	\$ 340,723	\$ 85,934	\$ 89,371	\$ 3,437
2 2025 - 26	12-31-24	3.00%	\$ 2,290,094	\$ 2,358,796	\$ 409,425	\$ 89,371	\$ 92,053	\$ 6,119
3 2026 - 27	12-31-25	2.00%	\$ 2,358,796	\$ 2,405,972	\$ 456,601	\$ 92,053	\$ 10,829,533	\$ 10,743,599
4 2027 - 28	12-31-26	2.00%	\$ 2,405,972	\$ 2,454,092	\$ 504,721	\$ 10,829,533	\$ 22,093,966	\$ 22,008,032
5 2028 - 29	12-31-27	2.00%	\$ 2,454,092	\$ 2,503,174	\$ 553,803	\$ 22,093,966	\$ 22,535,845	\$ 22,449,911
6 2029 - 30	12-31-28	2.00%	\$ 2,503,174	\$ 2,553,237	\$ 603,866	\$ 22,535,845	\$ 22,986,562	\$ 22,900,628
7 2030 - 31	12-31-29	2.00%	\$ 2,553,237	\$ 2,604,302	\$ 654,931	\$ 22,986,562	\$ 23,446,293	\$ 23,360,359
8 2031 - 32	12-31-30	2.00%	\$ 2,604,302	\$ 2,656,388	\$ 707,017	\$ 23,446,293	\$ 23,915,219	\$ 23,829,285
9 2032 - 33	12-31-31	2.00%	\$ 2,656,388	\$ 2,709,516	\$ 760,145	\$ 23,915,219	\$ 24,393,524	\$ 24,307,590
10 2033 - 34	12-31-32	2.00%	\$ 2,709,516	\$ 2,763,706	\$ 814,335	\$ 24,393,524	\$ 24,881,394	\$ 24,795,460
11 2034 - 35	12-31-33	2.00%	\$ 2,763,706	\$ 2,818,980	\$ 869,609	\$ 24,881,394	\$ 25,379,022	\$ 25,293,088
12 2035 - 36	12-31-34	2.00%	\$ 2,818,980	\$ 2,875,360	\$ 925,989	\$ 25,379,022	\$ 25,886,603	\$ 25,800,669
13 2036 - 37	12-31-35	2.00%	\$ 2,875,360	\$ 2,932,867	\$ 983,496	\$ 25,886,603	\$ 26,404,335	\$ 26,318,401
14 2037 - 38	12-31-36	2.00%	\$ 2,932,867	\$ 2,991,524	\$ 1,042,153	\$ 26,404,335	\$ 26,932,421	\$ 26,846,487
15 2038 - 39	12-31-37	2.00%	\$ 2,991,524	\$ 3,051,355	\$ 1,101,984	\$ 26,932,421	\$ 27,471,070	\$ 27,385,136
16 2039 - 40	12-31-38	2.00%	\$ 3,051,355	\$ 3,112,382	\$ 1,163,011	\$ 27,471,070	\$ 28,020,491	\$ 27,934,557
17 2040 - 41	12-31-39	2.00%	\$ 3,112,382	\$ 3,174,629	\$ 1,225,258	\$ 28,020,491	\$ 28,580,901	\$ 28,494,967
18 2041 - 42	12-31-40	2.00%	\$ 3,174,629	\$ 3,238,122	\$ 1,288,751	\$ 28,580,901	\$ 29,152,519	\$ 29,066,585
19 2042 - 43	12-31-41	2.00%	\$ 3,238,122	\$ 3,302,884	\$ 1,353,513	\$ 29,152,519	\$ 29,735,569	\$ 29,649,635
20 2043 - 44	12-31-42	2.00%	\$ 3,302,884	\$ 3,368,942	\$ 1,419,571	\$ 29,735,569	\$ 30,330,281	\$ 30,244,347
21 2044 - 45	12-31-43	2.00%	\$ 3,368,942	\$ 3,436,321	\$ 1,486,950	\$ 30,330,281	\$ 30,936,886	\$ 30,850,952
22 2045 - 46	12-31-44	2.00%	\$ 3,436,321	\$ 3,505,047	\$ 1,555,676	\$ 30,936,886	\$ 31,555,624	\$ 31,469,690
23 2046 - 47	12-31-45	2.00%	\$ 3,505,047	\$ 3,575,148	\$ 1,625,777	\$ 31,555,624	\$ 32,186,737	\$ 32,100,803
24 2047 - 48	12-31-46	2.00%	\$ 3,575,148	\$ 3,646,651	\$ 1,697,280	\$ 32,186,737	\$ 32,830,471	\$ 32,744,537
25 2048 - 49	12-31-47	2.00%	\$ 3,646,651	\$ 3,719,584	\$ 1,770,213	\$ 32,830,471	\$ 33,487,081	\$ 33,401,147

Table 5
Anticipated Captured Revenue

Fiscal Year	Annual Taxable Growth	Total Captured Taxable Valuation	City Operating <i>13.0182</i>	City of Northville Street Improvements <i>1.6216</i>	Debt Service Streets <i>0.7862</i>	Wayne County Operating <i>6.5928</i>	Wayne Community College <i>2.2700</i>	Wayne County Parks <i>0.2442</i>	Wayne Co. Public Safety <i>0.9358</i>
2023 - 24	0.00%	\$ 27,513,478	\$ 358,176	\$ 44,616	\$ 21,631	\$ 181,391	\$ 62,456	\$ 6,719	\$ 25,747
1 2024 - 25	4.00%	\$ 29,357,160	\$ 382,177	\$ 47,606	\$ 23,081	\$ 193,546	\$ 66,641	\$ 7,169	\$ 27,472
2 2025 - 26	3.00%	\$ 30,422,287	\$ 396,043	\$ 49,333	\$ 23,918	\$ 200,568	\$ 69,059	\$ 7,429	\$ 28,469
3 2026 - 27	2.00%	\$ 41,889,314	\$ 545,323	\$ 67,928	\$ 32,933	\$ 276,168	\$ 95,089	\$ 10,229	\$ 39,200
4 2027 - 28	2.00%	\$ 53,897,884	\$ 701,653	\$ 87,401	\$ 42,375	\$ 355,338	\$ 122,348	\$ 13,162	\$ 50,438
5 2028 - 29	2.00%	\$ 55,098,783	\$ 717,287	\$ 89,348	\$ 43,319	\$ 363,255	\$ 125,074	\$ 13,455	\$ 51,561
6 2029 - 30	2.00%	\$ 56,323,701	\$ 733,233	\$ 91,335	\$ 44,282	\$ 371,331	\$ 127,855	\$ 13,754	\$ 52,708
7 2030 - 31	2.00%	\$ 57,573,116	\$ 749,498	\$ 93,361	\$ 45,264	\$ 379,568	\$ 130,691	\$ 14,059	\$ 53,877
8 2031 - 32	2.00%	\$ 58,847,520	\$ 766,089	\$ 95,427	\$ 46,266	\$ 387,970	\$ 133,584	\$ 14,371	\$ 55,070
9 2032 - 33	2.00%	\$ 60,147,412	\$ 783,011	\$ 97,535	\$ 47,288	\$ 396,540	\$ 136,535	\$ 14,688	\$ 56,286
10 2033 - 34	2.00%	\$ 61,473,302	\$ 800,272	\$ 99,685	\$ 48,330	\$ 405,281	\$ 139,544	\$ 15,012	\$ 57,527
11 2034 - 35	2.00%	\$ 62,825,710	\$ 817,878	\$ 101,878	\$ 49,394	\$ 414,197	\$ 142,614	\$ 15,342	\$ 58,792
12 2035 - 36	2.00%	\$ 64,205,166	\$ 835,836	\$ 104,115	\$ 50,478	\$ 423,292	\$ 145,746	\$ 15,679	\$ 60,083
13 2036 - 37	2.00%	\$ 65,612,211	\$ 854,153	\$ 106,397	\$ 51,584	\$ 432,568	\$ 148,940	\$ 16,023	\$ 61,400
14 2037 - 38	2.00%	\$ 67,047,397	\$ 872,836	\$ 108,724	\$ 52,713	\$ 442,030	\$ 152,198	\$ 16,373	\$ 62,743
15 2038 - 39	2.00%	\$ 68,511,286	\$ 891,894	\$ 111,098	\$ 53,864	\$ 451,681	\$ 155,521	\$ 16,730	\$ 64,113
16 2039 - 40	2.00%	\$ 70,004,454	\$ 911,332	\$ 113,519	\$ 55,038	\$ 461,525	\$ 158,910	\$ 17,095	\$ 65,510
17 2040 - 41	2.00%	\$ 71,527,484	\$ 931,159	\$ 115,989	\$ 56,235	\$ 471,566	\$ 162,367	\$ 17,467	\$ 66,935
18 2041 - 42	2.00%	\$ 73,080,976	\$ 951,383	\$ 118,508	\$ 57,456	\$ 481,808	\$ 165,894	\$ 17,846	\$ 68,389
19 2042 - 43	2.00%	\$ 74,665,537	\$ 972,011	\$ 121,078	\$ 58,702	\$ 492,255	\$ 169,491	\$ 18,233	\$ 69,872
20 2043 - 44	2.00%	\$ 76,281,789	\$ 993,052	\$ 123,699	\$ 59,973	\$ 502,911	\$ 173,160	\$ 18,628	\$ 71,384
21 2044 - 45	2.00%	\$ 77,930,367	\$ 1,014,513	\$ 126,372	\$ 61,269	\$ 513,779	\$ 176,902	\$ 19,031	\$ 72,927
22 2045 - 46	2.00%	\$ 79,611,916	\$ 1,036,404	\$ 129,099	\$ 62,591	\$ 524,865	\$ 180,719	\$ 19,441	\$ 74,501
23 2046 - 47	2.00%	\$ 81,327,095	\$ 1,058,732	\$ 131,880	\$ 63,939	\$ 536,173	\$ 184,613	\$ 19,860	\$ 76,106
24 2047 - 48	2.00%	\$ 83,076,579	\$ 1,081,508	\$ 134,717	\$ 65,315	\$ 547,707	\$ 188,584	\$ 20,287	\$ 77,743
25 2048 - 49	2.00%	\$ 84,861,052	\$ 1,104,738	\$ 137,611	\$ 66,718	\$ 559,472	\$ 192,635	\$ 20,723	\$ 79,413
			\$ 21,260,191	\$ 2,648,256	\$ 1,283,953	\$ 10,766,787	\$ 3,707,166	\$ 398,806	\$ 1,528,267
			<i>50.59%</i>	<i>6.30%</i>	<i>3.06%</i>	<i>25.62%</i>	<i>8.82%</i>	<i>0.95%</i>	<i>3.64%</i>

Fiscal Year	Annual Taxable Growth	Total Captured Taxable Valuation	HCMA Parks <i>0.2070</i>	Northville District Lib. Operating <i>1.0975</i>	Captured Revenue <i>26.7733</i>	PA 210 DDA Abated Taxes	DDA Reimbursement to BRA	Revenue Available to DDA
2023 - 24	0.00%	\$ 27,513,478	\$ 5,695	\$ 30,196	\$ 736,627			
1 2024 - 25	4.00%	\$ 29,357,160	\$ 6,077	\$ 32,219	\$ 785,988		\$ -	\$ 785,988
2 2025 - 26	3.00%	\$ 30,422,287	\$ 6,297	\$ 33,388	\$ 814,505	\$ 4,482	\$ 15,488	\$ 794,535
3 2026 - 27	2.00%	\$ 41,889,314	\$ 8,671	\$ -	\$ 1,075,542	\$ 21,725	\$ 241,228	\$ 812,589
4 2027 - 28	2.00%	\$ 53,897,884	\$ 11,157	\$ -	\$ 1,383,871	\$ 162,830	\$ 550,015	\$ 671,026
5 2028 - 29	2.00%	\$ 55,098,783	\$ 11,405	\$ -	\$ 1,414,705	\$ 339,318	\$ 562,191	\$ 513,196
6 2029 - 30	2.00%	\$ 56,323,701	\$ 11,659	\$ -	\$ 1,446,156	\$ 346,104	\$ 574,610	\$ 525,442
7 2030 - 31	2.00%	\$ 57,573,116	\$ 11,918	\$ -	\$ 1,478,236	\$ 353,026	\$ 587,280	\$ 537,930
8 2031 - 32	2.00%	\$ 58,847,520	\$ 12,181	\$ -	\$ 1,510,957	\$ 360,087	\$ 411,085	\$ 739,785
9 2032 - 33	2.00%	\$ 60,147,412	\$ 12,451	\$ -	\$ 1,544,333	\$ 367,288	\$ -	\$ 1,177,045
10 2033 - 34	2.00%	\$ 61,473,302	\$ 12,725	\$ -	\$ 1,578,376	\$ 374,634	\$ -	\$ 1,203,742
11 2034 - 35	2.00%	\$ 62,825,710	\$ 13,005	\$ -	\$ 1,613,100	\$ 382,127	\$ -	\$ 1,230,973
12 2035 - 36	2.00%	\$ 64,205,166	\$ 13,290	\$ -	\$ 1,648,519	\$ 389,769	\$ -	\$ 1,258,750
13 2036 - 37	2.00%	\$ 65,612,211	\$ 13,582	\$ -	\$ 1,684,646	\$ 397,565	\$ -	\$ 1,287,081
14 2037 - 38	2.00%	\$ 67,047,397	\$ 13,879	\$ -	\$ 1,721,496	\$ -	\$ -	\$ 1,721,496
15 2038 - 39	2.00%	\$ 68,511,286	\$ 14,182	\$ -	\$ 1,759,082	\$ -	\$ -	\$ 1,759,082
16 2039 - 40	2.00%	\$ 70,004,454	\$ 14,491	\$ -	\$ 1,797,420	\$ -	\$ -	\$ 1,797,420
17 2040 - 41	2.00%	\$ 71,527,484	\$ 14,806	\$ -	\$ 1,836,525	\$ -	\$ -	\$ 1,836,525
18 2041 - 42	2.00%	\$ 73,080,976	\$ 15,128	\$ -	\$ 1,876,413	\$ -	\$ -	\$ 1,876,413
19 2042 - 43	2.00%	\$ 74,665,537	\$ 15,456	\$ -	\$ 1,917,097	\$ -	\$ -	\$ 1,917,097
20 2043 - 44	2.00%	\$ 76,281,789	\$ 15,790	\$ -	\$ 1,958,596	\$ -	\$ -	\$ 1,958,596
21 2044 - 45	2.00%	\$ 77,930,367	\$ 16,132	\$ -	\$ 2,000,925	\$ -	\$ -	\$ 2,000,925
22 2045 - 46	2.00%	\$ 79,611,916	\$ 16,480	\$ -	\$ 2,044,100	\$ -	\$ -	\$ 2,044,100
23 2046 - 47	2.00%	\$ 81,327,095	\$ 16,835	\$ -	\$ 2,088,138	\$ -	\$ -	\$ 2,088,138
24 2047 - 48	2.00%	\$ 83,076,579	\$ 17,197	\$ -	\$ 2,133,058	\$ -	\$ -	\$ 2,133,058
25 2048 - 49	2.00%	\$ 84,861,052	\$ 17,566	\$ -	\$ 2,178,875	\$ -	\$ -	\$ 2,178,875
			\$ 338,054	\$ 95,804	\$ 42,027,286	\$ 3,498,955	\$ 2,941,897	\$ 34,849,808
			<i>0.80%</i>	<i>0.23%</i>	<i>100%</i>			

6. Maximum Indebtedness.

The maximum amount of indebtedness to be incurred by the DDA under this 2023 Amended and Restated Development and Tax Increment Financing Plan will be limited to only those projects and programs identified in the Development Plan and will be limited by the annual revenues available to DDA for bond interest and principal payments and shall not exceed \$15,000,000. Revenues captured may also be used to accomplish projects in the Development Area outlined in Table 1.

7. Use of Captured Revenues

Revenues captured through this Tax Increment Plan will be used to finance those improvements and projects outlined in Table 2 of the Development Plan in accordance with procedures specified in this Plan. Further, captured revenues can be used to finance current financial obligations of DDA, to pay for costs incurred by the City/DDA in implementing both the Development Plan and the Tax Increment Financing Plan, marketing and promotions costs, to pay for costs associated with the administration and operation of the Development and Tax Increment Plan and its associated projects and programs. In addition, the Development Plan encourages the use of Tax Increment Financing Plan revenues to support public improvements associated with private redevelopment and new development projects.

The amount available for capital improvements will increase as the valuations in the district increase above the forecasted assumptions and with the implementation of new developments not incorporated in the forecast. For every \$1,000,000 of added valuation the tax increment revenues will increase by \$26,773.

Table 6

Anticipated Millage To Be Captured

Local Unit of Government		
City of Northville		15.4260
<i>City Operating</i>	<i>13.0182</i>	
<i>City Street Improvements</i>	<i>1.6216</i>	
<i>Debt Service - Streets</i>	<i>0.7862</i>	
Northville Library District		1.0975
Community College		2.2700
Wayne County		7.5286
County Operating	<i>6.5928</i>	
Public Safety	<i>0.9358</i>	
Wayne County Parks		0.2442
HCMA		0.2070
Total Millage		26.7733

8. Duration of the Program

The 2023 Amended and Restated Development and Tax Increment Financing Plan shall extend the Tax Increment Financing Plan until such time that all projects and programs identified in the Development Plan have been implemented but, in any event, not beyond December 31, 2049. This 2023 Amended and Restated Development and Tax Increment Financing Plan shall not be abolished before the principal of and interest on any bonds which are outstanding have been paid in full, or funds sufficient for such payoff have been segregated.

9. Plan Impact on Local Taxing Jurisdictions

The Authority recognizes that future development and continued enhancements in the DDA business area will not be likely in the absence of tax increment financing. The Authority also recognizes that enhancement of the value of nearby property will indirectly benefit all local governmental units included in this plan. It is expected that the effected local taxing jurisdictions will experience a gain in property tax revenues from improvement made in the Development Area during the duration of the plan and should realize increased property tax revenues thereafter as a result of activities financed by the plan. Such future benefits cannot be accurately quantified at this time. However, based on the tax increment revenue forecast the City of Northville and other taxing authorities would contribute the following percentage of revenues

Table 7
Forecasted Revenue by Source

Local Unit of Government		Contribution	Percentage
City of Northville		\$ 25,192,401	59.94%
<i>City Operating</i>	\$ 21,260,191		
<i>City Street Improvements</i>	\$ 2,648,256		
<i>Debt Service - Streets</i>	\$ 1,283,953		
Northville District Library		\$ 95,804	0.23%
Wayne County Community College		\$ 3,707,166	8.82%
Wayne County		\$ 12,295,054	29.25%
County Operating	\$ 10,766,787		
Public Safety	\$ 1,528,267		
Wayne County Parks		\$ 398,806	0.95%
HCMA		\$ 338,054	0.80%
Total Contributions		\$ 42,027,286	100.00%

10. Release of Captured Revenues After Completion of Plan

When the Development and Tax Increment Financing Plans have been accomplished, the captured revenue proportionately to the respective taxing jurisdictions is released and the local taxing jurisdictions receive all the taxes levied from that point on.

11. Assumptions of Tax Increment Financing Plan.

The following assumptions were considered in the formulation of the Tax Increment Financing Plan:

- A. Real property is based on an annual growth rate of 4.00% for year 2024-2025, 3.00% for year 2025-2026, and then 2.0% thereafter.
- B. Personal property valuations are not factored into the forecast and depending on the results of the Personal Property Tax reform (Proposal 14-1) may be available for capture if there are businesses within the District that have in excess of \$80,000 in personal property. However, there is a phase out period over a ten-year period where a 100% exemption from personal property taxes goes into effect.
- D. Costs provided for the various development projects enumerated in Table 1 are estimated costs in 2023 dollars. Final costs are determined after the Authority determines the final scope of work, authorizes the final designs and determines the year of the project expenditures.

12. Operating Agreement between Downtown Development Authority and Local Unit of Government Regarding Use of Tax Increment Revenues.

The DDA will not spend any funds outside of those annually approved through the budget process and shall not commit to any loans, leases, or purchases without sufficient evidence of an adequate revenue source to support the proposal. Further, the Northville DDA will enter into an agreement with the Northville Brownfield Redevelopment Authority to reimburse costs associated with the redevelopment of the Northville Downs property.

13. Relationship of the Tax Increment Financing Plan with Other Funding Programs.

As discussed in the Development Plan, the revitalization of the downtown business district will include tax increment financing and other forms of intergovernmental financing such as grants, special assessments, and loans. It is strongly recommended that tax increment financing revenues be used to leverage public funds and private financing in order to implement the planned program.

14. Relationship to Community Master Plan

The Development Plan indicates the need to revitalize the business areas of the community, which is an integral component of the community's redevelopment program and master plan. The projects and programs that are included in this amended and restated plan are consistent with goals and objectives addressed in the 2018 City of Northville Master Plan (*page 46*) for the Cady Street / South Center Street / Northville Downs Area.

15. Submission of an Annual Report to Governing Body and State Tax Commission.

Annually the DDA shall submit to the City of Northville and the State Tax Commission a report on the status of the tax increment financing account. The report shall include those items enumerated in Section 15 (3) of Act 57 of 2018 (MCL 125.1665). Further, the report shall be published in a newspaper of general circulation.

**CITY OF NORTHVILLE DOWNTOWN DEVELOPMENT AUTHORITY
2023 PROCEEDINGS TO AMEND AND RESTATE
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN**

Completed	<u>Establish Development Area Citizens Council</u>
March 31	<u>Initial Draft of Development Plan (only) submitted for review by the EDC Committee</u>
April 3	<u>DDA EDC Committee to review Initial Draft</u>
April 7	<u>Boundary Survey</u>
April 14	<u>Full Draft of Development Plan and Tax Increment Financing Plan for review the DDA.</u>
	<i>This assumes the boundary description for the expanded district is completed and the affected parcels are identified.</i>
April 17	<u>Publish Notice of Citizens Council Meeting</u>
	At least <u>5 days</u> before any Citizens Council meeting, publish notice of the meeting in a newspaper of general circulation.
April 24	<u>Meeting of Citizens Council (Meet prior to DDA Meeting)</u>
	The Development Area Citizens Council should also meet and consult with the DDA before the DDA Board considers a resolution approving the Amended and Restated Plan.
April 25	<u>DDA Approves Amended and Restated Plan by Resolution</u>
	Once the <u>DDA</u> has completed the Amended and Restated Plan, it should adopt a <u>resolution</u> approving the Amended and Restated Plan, requesting the City Council to call a public hearing regarding the Amended and Restated Plan and notifying the taxing jurisdictions and provide an opportunity for a meeting regarding the Amended and Restated Plan.
May 1	<u>City Council sets Public Hearing</u>
	The City Council should adopt a <u>resolution</u> calling for a Public Hearing on Adoption of an Ordinance Approving an Amended and Restated Development and Tax Increment Financing Plan.

**First publication
by May 1**

Publication of Notice of Public Hearing

The notice of public hearing must be published twice in a newspaper of general circulation in the City. The notice shall state the time and place of the hearing, a description of the proposed Development Area in relation to highways, streets, streams or otherwise; a statement that maps, plats, and a description of the Amended and Restated Plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice, and that all aspects of the Amended and Restated Plan will be open for discussion at the public hearing. The first publication of the notice must be not less than 20 days prior to the date set for the hearing. When counting days, do not include the date on which the notice is published as a day.

**Posting by
May 1**

Posting of Notice of Public Hearing

Notice of the public hearing must also be posted in at least 20 conspicuous and public places in the Downtown District not less than 20 days prior to the date set for the hearing. The posting occurs throughout the entire district, even if the Development Area is only a portion of the district.

**Mailed by
May 1**

Mailing of Notices of Public Hearing

Notice of the public hearing must be mailed to property taxpayers of record in the Downtown District not less than 20 days prior to the date of the public hearing. The mailing is to all property taxpayers of record within the entire district, even if the Development Area is only a portion of the district. The notice of public hearing must be **sent by certified mail** not less than 20 days prior to the date of the public hearing to the governing body of **each taxing jurisdiction** whose taxes would be subject to capture.

**Second publication
by May 15**

Second Publication of Notice of Public Hearing

June 5

Public Hearing on Ordinance Approving Amended and Restated Plan

A public hearing on the adoption of the ordinance approving the Amended and Restated Plan is held. The City Council shall make and preserve a record of the public hearing, including all data presented at the hearing. The first hearing of the Amended and Restated Plan takes place at this meeting.

By July 3 Recommendation from Development Area Citizens Council

The Development Area Citizens Council is required to notify the City Council of its findings and recommendations concerning the proposed Amended and Restated Plan within 20 days after the hearing.

July 3 Adoption of Ordinance Approving Amended and Restated Plan

The second hearing of the Amended and Restated Plan takes place at this meeting. The City Council shall then adopt, in accordance with regular municipal procedures for adopting ordinances, the ordinance approving the Amended and Restated Development and Tax Increment Financing Plan. The Ordinance must be published following its adoption.

RESOLUTION OF THE BOARD OF THE
NORTHVILLE DOWNTOWN DEVELOPMENT AUTHORITY
APPROVING THE EXPANSION OF THE DDA BOUNDARIES

Minutes of a Regular meeting of the Board of the Northville Downtown Development Authority, City of Northville, County of Wayne, Michigan, held on the 25th day of April, 2023, at 8AM., Eastern Daylight Time.

PRESENT: Members:

The following preamble and resolution were offered by Member _____ and support by Member _____.

WHEREAS, the City of Northville, County of Wayne, Michigan (the "City") is authorized by the provisions of Act 57, Public Acts of Michigan, 2018, as amended ("Act 57"), to create a downtown development authority and a downtown development district; and

WHEREAS, the City Council duly established the Northville Downtown Development Authority (the "Authority"), on July 24, 1978, which exercises its powers within the Downtown District (the "District") designated by the City Council; and

WHEREAS, the Authority proposes to expand the boundary of the Downtown Development Authority district to include portions of the former Northville Downs site; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE AUTHORITY THAT:

1. It is hereby determined that it is in the best interest of the public to approve the boundary expansion as proposed to enable the Authority to carry out its purposes more effectively.
2. The Secretary of the Authority is hereby directed to transmit a the description of the boundary expansion together with a certified copy of this resolution to the City Council for further action as contemplated by Act 57 and to request the City Council to call a public hearing on the Plan,
3. Prior to the public hearing to be held by City Council with respect to the boundary expansion, the Authority shall fully inform members of the County Board of Commissioners of the County of Wayne and members of any other taxing authority of its intent to enlarge the boundaries of the DDA.
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution shall be, and the same hereby are, rescinded, but only to the extent of such conflict.

AYES: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED.

, Secretary

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Downtown Development Authority of the City of Northville, County of Wayne, State of Michigan at a Regular Meeting held on April 25, 2023 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Secretary

RESOLUTION OF THE BOARD OF THE
NORTHVILLE DOWNTOWN DEVELOPMENT AUTHORITY
APPROVING THE AMENDED and RESTATED DEVELOPMENT PLAN and
TAX INCREMENT FINANCING PLAN

Minutes of a Regular meeting of the Board of the Northville Downtown Development Authority, City of Northville, County of Wayne, Michigan, held on the 25th day of April, 2023, at 8AM., Eastern Daylight Time.

PRESENT: Members:

The following preamble and resolution were offered by Member _____ and support by Member_____.

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WHEREAS, the City Council duly established the Northville Downtown Development Authority (the "Authority"), on July 24, 1978, which exercises its powers within the Downtown District (the "District") designated by the City Council; and

WHEREAS, the Authority proposes to amend and restate its Development Plan and Tax Increment Financing Plan; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE AUTHORITY THAT:

1. It is hereby determined that it is in the best interest of the public to approve the the amended and restated Development Plan and Tax Increment Financing Plan to enable the Authority to carry out its purposes more effectively.
2. The Secretary of the Authority is hereby directed to transmit a copy of the amended and restated Development Plan and Tax Increment Financing Plan together with a certified copy of this resolution to the City Council for further action as contemplated by Act 57 and to request the City Council to call a public hearing on the Plan,
3. Prior to the public hearing to be held by City Council with respect to the amended and restated Development Plan and Tax Increment Financing Plan, the Authority shall fully inform members of the County Board of Commissioners of the County of Wayne and members of any other taxing authority of its intent to enlarge the boundaries of the DDA.
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution shall be, and the same hereby are, rescinded, but only to the extent of such conflict.

AYES: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED.

, Secretary

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Secretary



To: DDA Board of Directors

From: Lori M. Ward, DDA Director

Subject: Elevator Repair – Cady Street Parking Deck

Date: April 21, 2023

Background:

The Cady Street parking deck is located in the center of Northville. This parking deck is used daily by local residents, local businesses and visitors. The elevator located in this parking deck is in need of repairs. This includes replacement of the lower level hoistway sill. The elevator is currently temporary operational and the repairs proposed are necessary.

Analysis:

The elevator located at the parking deck is maintained and serviced by Otis Elevator Company. Otis provides State elevator inspections, repairs and emergency maintenance services. In the proposed quote (**Attachment A**) Otis proposes to replace the hoistway sill in the lower area of the parking garage. The hoistway is the enclosed area that is used to house the elevator as it travels between levels of the parking garage.



Budget Impact:

The cost of the repair is \$10,167.10. The DDA budgets \$25,000 each year for capital project and the funds are transferred to the Parking Fund when needed. If a repair project does not occur in the budgeted

year, the funds are returned to the DDA's fund balance. DDA staff recommends that the repair be funded out of this line item.

Recommendation:

It is recommended that the DDA Board of Directors approve the repair to the Cady Street Parking Deck Elevator in an amount of \$10,167.10 to Otis Elevator Company.

Otis Service and Repair Order

11/1/2022

CUSTOMER NAME

CITY OF NORTHVILLE
215 WEST MAIN, ATTN:
ACCOUNTS PAYABLE
NORTHVILLE, MI 48167

OTIS ELEVATOR COMPANY

25365 INTERCHANGE COURT
FARMINGTON HILLS, MI 48335

OTIS CONTACT

Anita Rak
Phone: (248) 856-8992
Email: anita.rak@otis.com

PROJECT LOCATION

CADY STREET PARK GARAGE
200 CADY STREET
NORTHVILLE, MI 48167

PROPOSAL NUMBER

QTE-001528335

We propose to furnish the necessary material and labor on the following units:

Unit	Customer Designation
432542	ELV 1

SCOPE OF WORK

HOISTWAY SILL

We will remove the existing first floor hoistway door sill and replace it with a new extruded aluminum sill.

Material provided shall be installed in accordance with the ASME A17.1 Safety Code for Elevators and Escalators.

The customer will be responsible for paying local inspection fees if applicable.

A representative will contact you to schedule the work. All work will be performed during regular working days and hours of the Elevator Trade unless otherwise specified above.

PRICE

\$10,167.10

Ten thousand one hundred sixty-seven and 10/100 dollars

This price is based on a one hundred percent (100%) downpayment in the amount of \$10,167.10

Payment terms:

- The base proposal price is contingent upon receiving a downpayment of one hundred percent (100%) of the base contract amount.
- The downpayment amount is due in full prior to Otis ordering material and/or mobilizing.
- If you choose the alternative downpayment amount listed below, the corresponding add shall be applied to the base contract amount.

Downpayment Amount	Price Adjustment Percentage	Authorization (Initial)
50%	+10%	

In the event 100% of the contract price is not paid up front, we must be paid the remaining balance no later than the completion of work. Final invoice will be submitted once work is scheduled.

This proposal, including the provisions printed on the pages following, shall be a binding contract between you, or the party identified below for whom you are authorized to contract (collectively referred to herein as "you"), and us when accepted by you through execution of this proposal by you and approved by our authorized representative; or by your authorizing us to perform work for the project and our commencing such work.

SUGGESTED BY: DURK KNEBLER

TITLE: Mechanic

Accepted in Duplicate

CITY OF NORTHVILLE	Otis Elevator Company
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Date: _____

Date: _____

Signed: _____

Signed: _____

Print Name: _____

Print Name: Adam Drake

Title: _____

Title: General Manager, Michigan

Email: _____

Email: adam.drake@otis.com

Company Name: CITY OF NORTHVILLE

Principal, Owner or Authorized Representative of Principal or Owner

Agent _____
(Name of Principal or Owner)



To: DDA Board of Directors

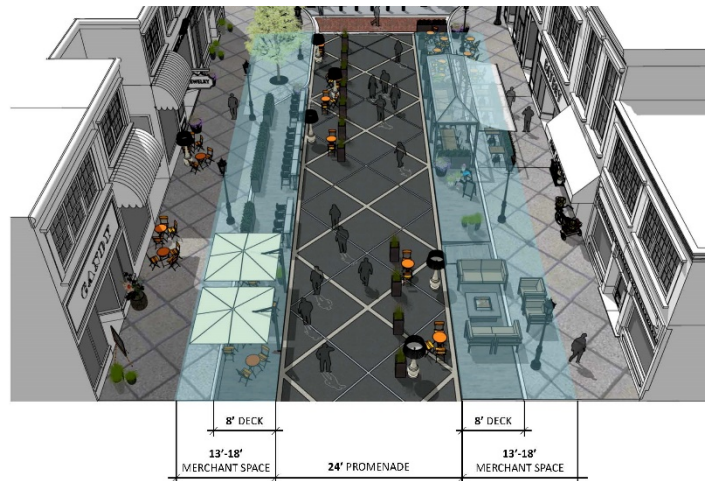
From: Lori Ward, Northville DDA Director

Subject: Pedestrian Plan

Date: April 25, 2023

At the City Council's April 3rd meeting, Council voted to decertify a section of both E. Main and N. Center Streets of major roads from the City's public roadway system. The closure would be from late April to early November, and would allow intermittent closures from early November to late April for special events. Staff has been told that the streets will remain closed until November 1, 2023 when both E. Main and N. Center will reopen to traffic.

Currently, the City Clerk's office has sent out renewal forms for the Outdoor Dining Permits and the DDA has sent out the permits for the Outdoor Retail Permits. The permits will run from the date of issue to November 1st. When the permits expire in November, the applicants will have two weeks to remove the structures and for the City to reopen the streets for traffic. Currently, the City receives \$333 for every outdoor dining permit processed by the City which the City Clerk calculated was the cost of processing a permit. Since Covid, the DDA has received the fees paid by an applicant over \$333. The DDA processes the retail permits and receives the full amount of the permit fees. Last year the DDA received a total of \$11,397 in permit fees and the City received \$4,776. The permits are based on the current outdoor structures and configuration. The Grissim Metz Andreis (GMA) plan recommended that the size of the structures and outdoor area be reduced to fit within the footprint of a parking space which is roughly 23' x 8'. Reducing the size of the dining structures will allow more pedestrian movement to occur, parades to return to Main Street, and there to be ample room to have dining on both sides of the street.



TYPICAL STREET SECTION – MERCHANT SPACE

A meeting of the Economic Development Committee should take place soon to discuss the outstanding issues of the road closures and to set priorities for proposed improvements.

Staff is recommending that the DDA/City retain the services of GMA to complete the design plan. The DDA and City Council received a presentation at a joint meeting on January 19th. There were comments provided at the meeting, but no action was taken. Both City Council and the DDA expressed support for the installation of bollards as an attractive means of providing safe road closures. In addition to the installation of bollards, several other improvements were identified as being a high priority:

- Development of structures or platform. The platforms would be similar in size to the pre-covid structures with 6 feet in the road and 6 feet on the sidewalk for a combined depth of 12'. The structures could be larger and exceed 6' in the roadway because the streets would be closed to traffic so the platforms are not in danger of being hit. The current guidelines call for structures to not exceed 19' in length to allow for an area between the structures to be available for access. An end structure could utilize the additional space.

DDA staff will conduct a search and recommendation for 2024 to set new fees for the outdoor structures. Because the footprint of the structures will be reduced, less revenue will be generated from the permit fees. The DDA now has evening/ weekend employees to maintain the downtown Social District and to remove garbage. Opportunities for additional revenue sources will be explored.

The DDA will continue to work with GMA or another design firm to complete a template for a structure to be utilized downtown. GMA's recommendation was to allow just a platform to be used or a platform with a structure on top. The DDA has worked closely with HDC and will continue to work with them as designs are developed.

- In November 2023 the pods and stands will be removed. A decision needs to be made on what to do with the structures – remove them or use them seasonally. If we use them seasonally, a storage place would need to be determined. There are currently 4 Stands and 6 pods, each with a footprint of 8' x 8' or 8' x 16' if kept in a pair like the pods have been. If retained, the stands may need to be modified to be enclosed on all sides.
- Fleiss & Vandenbrink has completed Phase 1 of the Downtown Pedestrian study. A presentation was made by F & V to City Council at their April 17th meeting. Next steps will be to have GMA review the findings and incorporate some of the recommendations where appropriate. Phase 2 will begin soon and will be focused on Downtown Vehicular issues.

Drop off /loading/deliveries zones will need to be addressed in the GMA plan. Handicapped access and parking will need to be evaluated to ensure that all appropriate ADA requirements are being met.

- Electrical Engineering study needs to be completed to assess the distribution and capacity of electricity downtown. Additional access at the west end of Main Street would facilitate special events. GMA recommended an engineering firm who has already provided a proposal to the DDA for \$14,000.

The most important issue remains how to fund the improvements. The DDA currently has a fund balance of \$250,000 or approximately 25% of the DDA's annual revenue. In addition to funding the bollards, there are other amenities, consulting services and programs that will need to be funded. The DDA also has identified approximately \$100,000 that will be used towards the Main Street road repairs. DDA staff met with DPW and City Engineers to review the scope of the project. The goal is to have the road improvements completed in Spring of 2024 prior to the street closures



April 13, 2023

Dear Merchants,

At the City Council's April 3rd meeting, Council took action to decertify a section of both E. Main and N. Center Streets from the City's public roadway system. This would allow for seasonal road closures from late April to early November, and would allow intermittent closures from early November to late April for special events. The Council's decision would allow the streets to remain closed and the current retail and dining structures to remain until November 1, 2023 when the structures are removed and both E. Main and N. Center reopen to traffic.

Currently, the City and DDA are working together to issue outdoor dining and retail permits for the time period of May 1 – November 1, 2023. Each permit provides a list of conditions that apply to the outdoor permits and the conditions vary from permit to permit. We are asking the merchants to address the following issues in and around your outdoor permitted area:

- Remove all debris and leaves, particularly the area between the structure and the curb. Remove any dead vegetation
- Declutter the structures to allow them to remain transparent and for patrons to view the historic buildings from the pedestrian area. This includes removal of any plastic walls, downspouts, pop up tents, extra furnishings, unused heaters, and solid walls
- Power wash the area
- Remove all unnecessary materials stored within your outdoor area. This area is meant for dining only and should not be used for storage
- Remove anything that encroaches on the public right of way, do not infringe on the double yellow lines. Stay within your approved permitted area for the entire outdoor season
- Submit any proposed changes to the approved Outdoor Dining or Retail Permit to the City for review and approval
- Put away outdoor games every evening so they do not disturb downtown residents

The City and DDA are working together to develop a beautification plan for the entrances and hope to begin bollard installation in the next few months. We will then be able to remove the water barricades, road closed signs and the police vehicles creating a much more inviting entrance to downtown Northville.

The City and DDA will be hosting a meeting in the next few weeks with downtown merchants to solicit input on the proposed improvements and to prioritize changes the limited resources. We appreciate your cooperation and look forward to another successful summer!

City of Northville and the Northville DDA



April 2023 Design Committee Update

Signage – Social District

Additional signage has been ordered to place in the expanded Social District area on W. Main Street and S. Wing Street. In addition to the signs that provide information on the Social District, additional trash receptacles have been ordered to place near the signs in the new area to provide a place to dispose of social district cups as patrons head home.

Signage – Elevator and EV Signage

DDA staff is working with Buzz Bizzell to design a projecting sign that could be mounted on the brick wall of the Exterior Cady Street Parking Deck that pointed an arrow into the garage and had text that said Elevator to Main Street and either the symbol for EV Stations or text that said EV Charging.



Signage – Exterior DDA Building Sign

The City Hall entrance at Wing Street has a DDA sign mounted to the wall with a goose neck lamp. The sign is the DDA's old brand and needs to be replaced. Bizzell is looking at a similar sign using the new brand to replace the outdated sign.

Signage - Wayfinding Signage

DDA staff is working with Hunter Pasteur to develop additional signage in the new Downs development. The signage would match the current system and direct residents and visitors to the new Central Park, River Park, and other destinations in the development. Hunter Pasteur has agreed to pay for the design, fabrication and installation of the signs. Currently there are 7 signs proposed. The Design Committee will meet to review the text and location of the signs.



Signage – Social District and Directory Maps

Bizzell is also developing a structure that wraps around an existing light pole and has a small map showing the downtown streets/boundaries and Social District. The DDA staff is also exploring the use of adhesive dots that affix to the sidewalk and could be used to identify the boundaries of the Social District.

Spring Plantings

Staff met with Begonia Brothers to plan for the Springs plantings. Pansies, dogwoods and pussywillows were planted through the downtown. This week staff will also meet with Beautification Commission Chari Diane Pittaway and Begonia Brothers to plan for summer plantings. Recently, Arborvitae were removed from the side of Spice Merchants. The ice storm caused a lot of damage and split many of the trees. Staff will determine an appropriate replacement for the Arborvitae that is lower and requires modest maintenance. We have been asked by the owner of the adjacent building to also review the cable system, vines and look at sealing the lower portion of the building to keep water from seeping in the basement.

Umbrella Canopies

The DDA has ordered 5 new umbrella canopies to replace four that are broken and to have a spare in inventory. With the development of the Social District, the DDA has provided additional table, chairs and umbrellas that can be used in the common areas. The umbrellas are distributed throughout the gathering places and in the streets on both E. Main and N. Center Streets.

Building Inventory

DDA staff has solicited proposals from two local vendors to develop an inventory of downtown buildings that can be sorted by land use, occupancy, square footage and other fields of information. The DDA currently field verifies building information in preparation of the downtown walking maps and directories. The DDA currently has funds budgeted in the current year for development of this data base. DDA is expecting to have a summer intern this year that could assist in the collection and validation of building data. The DDA has received a response from one of the vendors and is waiting for a response from the second. Once the DDA has received both proposals a recommendation will come to the full Board for action.

Tree Replacement

Working with DPW, the DDA will be able to join in on an order for trees to replace dying or missing trees throughout the community. DPW has been working with a vendor and the DDA will be able to purchase trees for the district. The DDA currently has \$3500 annually budgeted for replacement.

RFP

DDA staff is preparing RFPs for both landscape services and marketing services. Every few years the DDA is required to rebid the contracts to ensure that we are getting the best service for the price. The contracts are currently multi-year contracts allowing the DDA to renew contracts for a set amount of time. Both RFPs will be let prior to summer.

DOWNTOWN NORTHVILLE PR / ADVERTISING SUMMARY March 2023:

PUBLICITY:

Upcoming Press Releases:

- TBD Great White Buffalo Brewing Company opening
- TBD ibalance Wellness Spa grand re-opening

SOCIAL MEDIA:

- Facebook ~ Continued to maintain the page, including daily posts on business announcements and virtual events, etc.
- Instagram ~ Continued to maintain the page, including daily posts business announcements, etc.
- Twitter ~ Continued to maintain the page, including daily posts on business announcements, etc.

PAID ADVERTISING:

- Ad in March issue of The Ville
- Full Page Ad in SEEN Magazine in February issue (special deal) highlighting shopping & dining

UPCOMING PAID ADVERTISING:

PRINT:

- Quarter-page Ads in The Ville (1/4-page ads)
 - April 2023 Shop & Dine (this is the last ad for our 12-month contract)
 - After our last ad placement in April issue, we will place 1/2 page ads for 6 month contract
- Full Page ad in May issue of SEEN Magazine
- Ad in Maybury Park Map (overall Downtown Northville ad)
- 1/2 page ads in Northville today. We will place 2 ads
 - Q2: runs June 5 (ad will feature Summer Concerts)
 - Q3: runs September 18 (ad will feature Skeletons)

SOCIAL MEDIA:

- Boosted post for Summer Concerts (May)



Spring into the Season at
Main & Center

For event details visit
www.downtownnorthville.com.

Stay up to date on Northville happenings on our social media.



Downtown
Northville
Timeless with a twist

April 1

Signs of Spring Hike

10:00 – 11:30 am, Maybury State Park
20145 Beck Rd
www.friendsofmaybury.com

April 1 - 2

Maple Syrup Tours

10:00 am – 4:00 pm, Maybury Farm
50165 Eight Mile
www.mayburyfarm.org

April 1, 8, 18, 22, 29

Murder in the Court

6:30 pm, Genitti's Hole-In-The-Wall
108 E. Main Street
www.genittis.com

April 11 - May 6

Light & Color: Juried Pastel Exhibition

Northville Art House
215 W. Cady Street
www.northvillearthouse.org

April 13 - May 14

Steel Magnolias

Tipping Point Theatre
361 E. Cady Street
www.tippingpointtheatre.com

April 15

Eggstravaganza

10:00 am – 1:00 pm, Maybury Farm
50165 Eight Mile
www.mayburyfarm.org

April 19

State of the Community Luncheon

11:30 am – 1:30 pm
Northville Chamber of Commerce
Schoolcraft VistaTech Center
18600 Haggerty Rd.
www.northville.org

April 22

Sweet & Savory Spices Tea

1:00 – 3:00 pm, Mill Race Village
215 Griswold Street
www.millracenorthville.org

April 25

Northville Schools STEAM Community Fair

6:00 – 8:00 pm, Northville High School
45700 Six Mile Rd.
www.northvillepublicschools.org





Look What's Blooming on
Main & Center

For event details visit
www.downtownnorthville.com.

Stay up to date on Northville happenings on our social media.



Downtown
Northville
Timeless with a twist

May 1 - 14

Steel Magnolias

Tipping Point Theatre
361 E. Cady Street
www.tippingpointtheatre.com

May 1 - 6

Light & Color: Juried Pastel Exhibition

Northville Art House, 215 W. Cady Street
www.northvillearthouse.org

May 4 - October 26

Northville Farmers' Market

8:00 am – 3:00 pm
Northville Chamber of Commerce
www.northville.org

May 5 - 6

Wildflowers of the Park Hike

10:00 – 11:30 am, Maybury State Park
20145 Beck Rd.
www.friendsofmaybury.com

May 11

The Sal & Bob Comedy Show

7:00 pm, Genitti's Hole-In-The-Wall
108 E. Main Street
www.genittis.com

May 19 - June 18

Wayfarer: Plein-Air Paintings by Alex Gilford

Northville Art House
215 W. Cady Street
www.northvillearthouse.org

May 26

Flower Sale

8:00 am – 3:00 pm, Northville Chamber of Commerce, Downtown Northville
www.northville.org

May 27

Orin Rocks Block Party

6:00 – 10:00 pm, Orin Jewelers, Downtown Northville
www.orinjewelers.com

May 29

Memorial Day Celebrations

Downtown Northville
www.downtownnorthville.com





Downtown
Northville
Timeless with a twist

downtownnorthville.com

Spring is happening on
Main & Center



Future Meetings/Important Dates:

May 1: City Council May 4: Marketing Committee May 15: City Council May 23: DDA Board Meeting	September 7: Marketing Committee September 7: City Council September 18: City Council September 26: DDA Board Meeting
June 1: Marketing Committee June 5: City Council June 19: City Council June 27: DDA Board Meeting	October 2: City Council October 5: Marketing Committee October 6: Skeletons Launch Party October 16: City Council October 24: DDA Board Meeting
July 3: City Council July 6: Marketing Committee July 17: City Council July 25: DDA Board Meeting	November 2: Marketing Committee November 6: City Council November 20: City Council November 28: DDA Board Meeting
August 3: Marketing Committee August 7: City Council August 21: City Council August 22: DDA Board Meeting	December 4: City Council December 7: Marketing Committee December 18: City Council December 19: DDA Board Meeting