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Northville DDA Board of Directors

Downtown Development Authority Board of Directors

The DDA is governed by a 9 member board of directors and is chaired by E. Shawn Riley. A majority of the members must be persons having an interest in property located in the downtown district. One member must be a resident of the district. The 9 member board is appointed by the mayor for staggered four year terms, and is currently made up of the following members:

- E. Shawn Riley - Realtor and Northville Resident, Chair, Chair of Marketing Committee
- Greg Presley - Downtown business owner and Northville resident
- Brian Turnbull - Northville Mayor and Northville resident
- Margene Buckhave - Downtown property owner, business owner, Northville resident, and developer
- Jim Long - Downtown property owner, developer and business owner, Northville resident
- Mary Starring - Downtown business owner and Northville resident
- Aaron Cozart - Northville resident and developer, Chair of Economic Development Committee
- Ryan McKindles - Attorney, Northville resident, former City Council member
- DJ Boyd - Financial Advisor and Northville resident, Chair of Design Committee
- Greg Richards - Downtown business owner

The DDA Board of Directors meets on the third Tuesday of each month in the meeting room on the lower level of City Hall, 215 West Main Street. DDA Board meetings begin at 8:00am and are open to the public. If you would like to be on the agenda for a specific topic, please contact the DDA office.

DDA Boundaries

The DDA boundaries have been amended several times over the years and encompass much of the central business district. The current boundaries are Dunlap Street to the north, Cady Street to the south, Wing Street to the west, and Griswold Road to the east.

Budget

The DDA currently uses several sources of revenue to fund its programs and projects. These include Tax Increment Financing (TIF) and a 2-mill property tax on all property within the district. The DDA's annual budget is approved by City Council.

Purpose

The purpose of the DDA is to enhance the quality of life for the residents of the greater Northville area through economic and physical revitalization of the downtown business district. The DDA coordinates and supports activities to promote the economic viability of the downtown area. It also acts as an advocate for a safe, clean and attractive central business district. A strong downtown center is a major attraction for development and enhances the quality of the life for the entire community. As part of its mission, the DDA works to promote economic growth by combining public and private resources help drive development and position Northville and its downtown for success.

History of the DDA

The Northville Downtown Development Authority (DDA) was established by City ordinance in August 1978 under Michigan Public Act 197, later amended to PA 57 of 2018. The Authority was established to give the City of Northville tools to assist in the redevelopment of the downtown area. Under Public Act 197, a DDA is permitted to perform activities such as analysis of economic changes taking place in the downtown district; long range planning for the downtown area; land acquisition and improvement; building construction, improvement, rehabilitation, maintenance and operation; and construction and maintenance of public facilities such as sidewalks, parking lots, streets, street lighting, community centers, and parks.

NORTHVILLE DOWNTOWN DEVELOPMENT AUTHORITY
Board of Directors



2022 Meeting Schedule

The monthly meeting of the Downtown Development Authority Board of Directors is the 3rd Tuesday of each month at 8:00 am in Meeting Room A of City Hall, 215 W. Main St.

January 18, 2022

February 15, 2022

March 15, 2022

April 19, 2022

May 17, 2022

June 21, 2022

July 19, 2022

August 16, 2022

September 20, 2022

October 18, 2022

November 15, 2022

December 20, 2022

Each month a reminder email is sent the week prior to the scheduled meeting. Typically the Thursday or Friday prior to the meeting, the Board Packet is sent via email to Board members. This packet contains the agenda, consent agenda, and pertinent topics with support materials, for the meeting. Print copies are available at the meeting.

DDA Standing Committees



Design

Co-chairs: Robert Miller and Suzie Cozart

Members: Chuck Murdock, Allan Somershoe, Carol Maise, Fred Sheill, DJ Boyd

Meets: 2nd Monday of the month at 3:00 pm in Meeting Room A

Responsible for all Design related projects in the downtown, big and small. Including projects like Town Square, Streetscapes, Comerica Community Connection, murals, historic markers, newspaper racks, bike racks, road and parking lot resurfacing.

Economic Development

Chair: Aaron Cozart

Members: Greg Presley, John Casey, Robert Miller, Jeff Hamilton, Shawn Riley, Michelle Aniol, Carol Maise, Chuck Murdock, John Carter

Meets: 4th Thursday of the month at 8:00 am in Meeting Room A

Responsible for monitoring the impact of proposed projects on Downtown Northville. Researching programs that could assist the Downtown with economic development. Projects include review and participation in the Northville Downs project, Delano project, Foundry Flask. Traffic and Circulation.

Marketing

Chair: Shawn Riley

Members: Lindsey Butzin, Greg Richards, Erin Maten, Jeanne Micallef, Carol Lehmann, Jennifer Luikart, Jennifer Frush, Margene Buckhave, Liz Cezat, Mary Starring, Mark Gasche, Shannon Coker, Chuck Murdock, Sue Taylor, Amy Bonser, Brandon Beuter, Diana Wallace, Jaimee Kasperlik, Katie Rothley, Leanie Bayley, Renee Wisley, Maria Williams, Stephanie McNees, Ryan Kaltenbach

Meeting: 1st Thursday of the month at 8:00 am, location varies

Responsible for all of the social media, marketing, advertising and special events in Downtown. Projects include Skeletons are Alive, Wednesday night concerts, print advertising. Coordination with other organizations to support events and businesses.

Parking

Chair: Carol Maise

Members: Fred Sheill, Jim Long, John Casey, Jerry Mittman, Alan Maciag, Mike Domine

Meeting: 2nd Thursday of the month at 8:00 am (as needed), Meeting Room A

Responsible for ensuring that existing decks and surface lots are maintained. Monitoring parking supply and demand. Providing parking information through map and social media. Reviews requests for changes to parking and time limits.

Organization

Chair: DJ Boyd

Members: Ryan McKindles

Meeting: As needed

Responsible for all organizational issues including preparation of the DDA budget, annual Goals and Objectives, quarterly budget amendments, updated bylaws, HR issues.

~ City of Northville ~

Downtown Development Authority

Fiscal Year 2021 - 22 Goals and Objectives

Goal	Objective	Action Steps		
<i>Organization Committee:</i> Develop shared vision for Downtown Northville.	Conduct annual strategic planning session with DDA, City Council, HDC, Planning Commission and others to discuss and coordinate issues of common interest.	Working with Organization Committee, prepare agenda and host joint meeting.		
		Produce summary for participants.		
<i>Organization Committee:</i> Provide adequate funding for DDA operations and projects.	Review options available to the DDA to strengthen the DDA's financial position and ability to facilitate projects that enhance the downtown.	Review and evaluate cost allocation arrangement with the City.		
		Explore refinancing of DDA bonds to provide revenue for DDA projects.		
		Explore grants, sponsorships and other means of financing the DDA's projects and programs.		
		Strive to internally fund capital improvement projects.		
<i>Design Committee:</i> Create and maintain vibrant, attractive and environmentally friendly downtown.	Oversee construction and maintenance of Downtown amenities.	Install additional bike racks and hoops downtown.		
		Repair and maintain Town Square amenities including Pavilion and Fire Pits.		
		Implement, where appropriate, mural program.		
		Implement design standards for Historic Markers.		
	Implement sustainable practices, where feasible, throughout the downtown.	Working with DPW, investigate opportunities to increase cardboard recycling for downtown businesses.		
		Monitor health of downtown trees and treat and/or replace as necessary.		
		Replace High Pressure Sodium streetlights and parking lot lights in the downtown with high efficiency Induction lighting.		
		Actively participate in the City's new Sustainability Team.		
		<i>Parking Committee:</i> Ensure adequate, safe, aesthetically pleasing parking to support the Downtown.	Monitor parking occupancy in parking decks, lots, and on- street in order to provide an adequate supply of parking.	Work with Police Department to explore new technologies to expand parking counts and parking enforcement.
				Review impact of planned potential new development or redevelopment projects on parking.
Participate in an update of the 2006 Parking Study.				
Explore use of additional surveillance cameras in parking lots and decks and upgrade of the surveillance program.				

<p>Parking Committee: Ensure adequate, safe, aesthetically pleasing parking to support the Downtown.</p>	<p>Maintain and repair parking lots and decks within the DDA boundaries as needed.</p>	<p>Implement 20-year Maintenance Plan for parking decks and surface lots.</p>
		<p>Identify funding sources for both parking deck and surface parking lot repairs and maintenance.</p>
		<p>Define responsibilities for maintenance and upkeep of the parking system between the DDA, DPW, and</p>
	<p>Develop new program/plan to address management of the lower level residential parking at the MainCentre Parking Deck.</p>	
<p>Marketing Committee: Attract more people to Downtown.</p>	<p>Promote the Downtown as a destination for shopping, services, and entertainment.</p>	<p>Evaluate performance of EV charging stations and determine whether to identify a new sponsor or charge for use.</p>
		<p>Work with Marketing Consultant and Marketing Committee to develop annual advertising, public relations, and social media plan for Downtown.</p>
		<p>Update DDA website.</p>
	<p>Work with other Northville organizations to cross promote events and happenings in the community.</p>	
<p>Oversee the rental of Town Square and encourage additional use of all special event venues.</p>		
<p>Implement new Branding Campaign.</p>	<p>Utilize new brand as the DDA updates print material, electronic communication and design elements.</p>	
<p>Economic Development Committee - Encourage quality (re)developments that are consistent with the City's Master Plan.</p>	<p>Attract potential developers and investors to the Downtown Area.</p>	<p>Review potential tools and incentives that could be utilized to encourage economic development Downtown.</p>
		<p>Encourage commercial uses at ground floor.</p>
	<p>Attract potential new businesses and (re)developments to the Downtown area.</p>	<p>Continue to actively market available properties.</p>
	<p>Monitor new development and its impacts and benefits to the downtown.</p>	<p>Participate in the review of the economic impact of new projects on the DDA/City.</p>
<p>Review Policies and documents governing downtown development.</p>		<p>Participate in a city wide task force to explore the Redevelopment Ready Program for Northville.</p>
		<p>Participate in the update of the City's Master Plan.</p>

SECTION VIII

Downtown Development Authority (DDA) (Component Unit)

This section details the proposed activities of the Northville Downtown Development Authority (DDA). The DDA is a Tax Incremental Finance Authority established by City ordinance in 1978 under Public Act 197. The DDA captures incremental tax increases to fund programs, improvements, and activities to enhance the downtown commercial district. Included in Appendix B is the overview, graphs demonstrating revenues and expenditures, and a five-year line item budget.

City of Northville
Line Item Budget for the Year Ended June 30, 2021 and
Five Year Plan – 2021 through 2025

ACTIVITY: Downtown Development Authority

FUND NUMBER: 370

SUPERVISOR: Downtown Development Authority



City of Northville
Line Item Budget for the Year Ended June 30, 2021 and
Five Year Plan – 2021 through 2025

Downtown Development Authority – continued

General Description of Activity

The Northville Downtown Development Authority (DDA) was created in 1978 to halt the deteriorating property values in downtown Northville. In subsequent years the Development Area described in the original plan was expanded, and several times the Plan was amended in scope. In 1997 the Northville City Council approved a two-mill operating levy as recommended by the DDA Board of Directors and allowed by State statute. The two-mill levy has been permanently reduced down to 1.8158 mills due to Headlee.

In February 2015 the DDA and City held public hearings to amend and restate the Development and Tax Increment Financing Plan for Northville. The Amended and Restated consolidated the original Plan and the five subsequent amendments to the Plan into one clear and concise document and adjusts the DDA's Development Area and Downtown District boundaries to make the two boundaries congruent. The Plan, which expires in 2040, identifies DDA projects that will be funded by TIF revenue and provides estimates and prioritization to these projects.

In 2016, the Northville DDA and the Northville City Council updated the Strategic Plan for Downtown Northville. The previous Strategic Plan was adopted in 2006 and had served as the blueprint for planning and development over the past decade. The updated Plan outlines recommendations for the physical and economic revitalization of the downtown. The plan includes short- and long-term action plans, cost estimates, financing/revenue sources, prioritized tasks, and a timeline. To assist in the implementation of the updated Strategic Plan, the DDA utilized the committee structure which assigns each recommendation to a DDA Committee: Organization, Design, Marketing, Economic Development and Parking.

The DDA staff allocates its time between physical improvement projects, economic development, parking, business recruitment and retention, planning, website maintenance, administrative duties, marketing and special events. Time is also spent working with the Northville Central Business Association, Chamber of Commerce, and City officials to achieve and maintain a vibrant and economically viable downtown. Currently the DDA is staffed by a full time Executive Director, a part-time Marketing and Communications Director, and 3 seasonal employees.

City of Northville
Line Item Budget for the Year Ended June 30, 2021 and
Five Year Plan – 2021 through 2025

Downtown Development Authority – continued

Proposed Fiscal Year Overview

The taxable value subject to DDA capture increased 1.2% from last year generating an additional \$8,884 in captured taxes. The State is anticipated to reimburse \$34,000 to the DDA for the small taxpayer exemption from personal property with taxable values of less than \$40,000. The taxable value for the DDA's special levy increased 1%. The 2-mill levy has been permanently reduced to 1.8158 due to Headlee. That levy provides for an additional \$591 over the prior year.

This year's budget does not rely on the use of the DDA's fund balance to accomplish any of the capital projects, events or programs. Several new development projects that are located within the DDA boundaries have been approved by the City. When complete, these projects will provide an additional source of TIF revenue for DDA projects and programs. Phase 1 of the Northville Downs project lies within the DDA boundaries and will contribute a significant source of revenue that could be utilized on public amenities for this and future projects. The fund balance for the end of fiscal year 2021 is projected at \$142,288 fund balance, which is approximately 16% of the DDA's expenditures. Of that balance, approximately \$48,000 will be restricted for street improvements, leaving approximately \$95,000 available. This is the lowest the fund balance has been in the past decade. This is the result of the DDA utilizing fund balance to complete the repair of the Cady Street Parking Structure. It is the DDA's plan going forward to contribute to the fund balance to ensure that it is more robust going forward.

The City and DDA jointly finance the improvements, operation, and maintenance of the City's parking system and DPW is charged with the maintenance of the structures and the lots. Annually, the DDA makes an operating transfer to the Parking Fund for the DDA's share of the operation and maintenance costs. These expenses include lighting, sweeping, salting, striping, snow plowing, and minor maintenance issues. This year, the DDA will transfer \$118,220 which is estimated to be approximately 83% of the parking system routine maintenance costs. An additional \$50,000 is transferred to the General Fund to cover the downtown street lighting and electrical costs, which is approximately 38% of the street lighting costs for the entire City.

The biggest challenge facing the DDA over the next several years will be the immediate and long-term plan to address the maintenance of the city's parking system. The MainCentre and Cady Street Parking Decks were constructed in 1994 to serve the Northville business community. Over the years, the City/DDA has implemented a number of repairs to the structure, including patching the concrete slabs that make up the driving and parking surface of the garage, sealing the deck, painting the railings, and other maintenance tasks.

City of Northville
Line Item Budget for the Year Ended June 30, 2021 and
Five Year Plan – 2021 through 2025

Downtown Development Authority – continued

In April 2018, The DDA retained the parking consulting firm Carl Walker/WGI to evaluate the two parking decks and develop an improvement plan to bring the two decks up to good condition and develop a long-term maintenance plan for the decks. The plan details routine annual maintenance items that are recommended to keep the parking decks in good condition through their entire life cycle. The Cady Street Parking Deck restoration project was completed in the Fall of 2019 at a cost of approximately \$252,000 that was funded through the DDA's TIF revenue. The MainCentre Parking deck restoration project is scheduled to be completed this spring and will be funded initially through by the City's Parking Fund. The DDA and City are working together to develop a finance plan to fund the MainCentre Parking deck restoration, the repairs of the City's parking lots and general maintenance to the parking system.

Action Steps Related to City Council Goals & Objectives

Implementation of Downtown Strategic Plan

- Update DDA website.
- Install additional bike racks and bike repair stations.
- Install downtown murals and historic markers.
- Replace remainder of DDA street lights with energy efficient alternatives. Review other ways to introduce sustainable programs and projects to the downtown area.
- Replace Festoon lights in Town Square.
- Install cross-street banner poles.
- Develop new Holiday Event for Downtown in conjunction with the NCBA.
- Develop a Strategy to repair and maintain the City's parking decks.
- Participate in the evaluation of proposed projects in the DDA district to ensure positive economic impact.

City of Northville
Line Item Budget for the Year Ended June 30, 2021 and
Five Year Plan – 2021 through 2025

Performance Measures

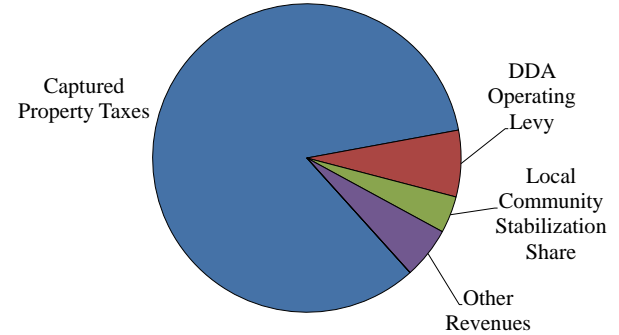
Measure	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Projected	FY2021 Estimate
Inputs & Outputs					
Number of Print Ads Run	23	25	30	35	22
Number of TV Spots/Features	18	15	12	10	12
Number of Press Releases Sent	18	20	17	12	20
Number of Press Coverage Received	65	65	70	65	70
Number of Direct Mailing	1	0	0	0	0
Number of Newsletters Produced	6	6	6	6	6
Number of Event Cards	7	7	7	7	7
Number of Internet/Electronic Ads	0	0	2	2	2
Number of Social Media Posts	550	650	700	750	800
Number of Social Media Promoted Posts	4	6	6	6	13

City of Northville
Proposed 2020-21 Downtown Development Authority Budget
(with historical comparative data)

Revenues

	FY19 Actual	FY20 Projected	FY21 Proposed	FY21 % Total
Captured Property Taxes	\$ 670,195	\$ 729,072	\$ 737,956	83.7%
DDA Operating Levy	58,180	60,827	61,418	7.0%
Local Community Stabilization Share	32,041	34,144	34,000	3.9%
Other Revenues	41,276	52,938	47,620	5.4%
Operating Transfer	-	-	-	0.0%
Approp of Prior Year Surplus	-	304,766	-	0.0%
Total Revenues	\$ 801,692	\$ 1,181,747	\$ 880,994	100.0%

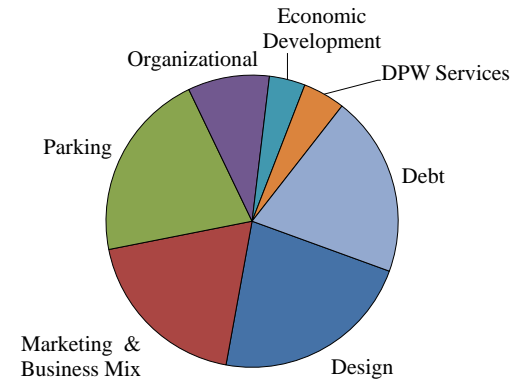
2020-21 Budgeted Revenues



Expenditures

	FY19 Actual	FY20 Projected	FY21 Proposed	FY21 % Total
Design	145,522	303,745	194,335	22.1%
Marketing & Business Mix	124,346	152,680	165,880	18.8%
Parking	170,232	408,027	182,785	20.7%
Organizational	62,913	76,030	78,685	8.9%
Economic Development	28,683	33,835	34,675	3.9%
DPW Services	28,496	33,600	40,655	4.6%
Debt	173,170	173,830	174,335	19.8%
Total Expenditures	\$ 801,692	\$ 1,181,747	\$ 880,994	100.0%

2020-21 Budgeted Expenditures



City of Northville
Line Item Budget for the Year Ended June 30, 2021 and
Five Year Plan - 2020 through 2024

DOWNTOWN DEVELOPMENT AUTHORITY

Revenue	2017-18 Actual	2018-19 Actual	2019-20 Projected	2020-21 Proposed Budget	2021-22 Estimated Budget	2022-23 Estimated Budget	2023-24 Estimated Budget
Captured Property Taxes =							
Taxable Value Subject to Capture			26,695,879	27,021,167	27,561,590	28,112,822	28,675,078
x Estimated Tax Levies per Mill			27.3106	27.3106	27.3106	27.3106	27.3106
DDA Operating Levy =							
Prior Years' Millage Approved			1.8158	1.8158	1.8158	1.8158	1.8158
x Millage Reduction Fraction			1.0000	1.0000	1.0000	1.0000	1.0000
= Allowable Levy			1.8158	1.8158	1.8158	1.8158	1.8158
x DDA Taxable Value per Mill			33,499	33,824	34,501	35,191	35,895
370-000-403.00 Captured Property Taxes	646,845	670,195	729,072	737,956	752,716	767,770	783,126
370-000-403.01 DDA Operating Levy	56,823	58,180	60,827	61,418	62,647	63,900	65,178
370-000-403.04 Local Community Stabilization Share	36,178	32,041	34,144	34,000	34,000	34,000	34,000
370-000-417.00 Delinquent Personal Property Taxes	176	851	-	-	-	-	-
370-000-418.00 Property Taxes - Other	6,355	14	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)
370-000-586.02 Sponsorships	1,000	7,953	33,500	39,500	33,500	33,500	33,500
370-000-659.11 Rental Income - Town Square	150	800	400	500	500	500	500
370-000-664.xx Net Investment Income	890	18,448	8,920	8,920	8,920	8,920	8,920
370-000-666.00 Miscellaneous Revenue	-	1,182	291	200	200	200	200
370-000-667.00 Insurance Proceeds	-	7,427	11,327	-	-	-	-
370-000-687.01 MMRMA Distribution	-	4,601	-	-	-	-	-
	748,417	801,692	876,981	880,994	890,983	907,290	923,924
Total Revenue	748,417	801,692	876,981	880,994	890,983	907,290	923,924
Fund Balance Reserve							
370-000-699.01 Approp of Prior Years' Surplus	4,268	-	304,766	-	-	-	-
Total Budget	752,685	801,692	1,181,747	880,994	890,983	907,290	923,924

- continued -

City of Northville
Line Item Budget for the Year Ended June 30, 2021 and
Five Year Plan - 2020 through 2024

DOWNTOWN DEVELOPMENT AUTHORITY (continued)

Expenditures	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
	Actual	Actual	Projected	Proposed	Estimated	Estimated	Estimated
				Budget	Budget	Budget	Budget
Design							
370-861-706.00 Wages-Regular Full Time	23,689	16,108	16,630	16,845	16,845	16,845	16,845
370-861-707.00 Wages-Regular Overtime	45	-	-	-	-	-	-
370-861-710.00 Wages - Part Time	16,185	15,416	27,520	31,185	31,185	31,185	42,320
370-861-726.00 Supplies	258	247	625	575	575	575	575
370-861-740.05 Downtown Materials	16,252	18,165	20,900	19,700	18,700	19,700	18,700
370-861-751.00 Fuel & Oil	-	371	500	500	500	500	500
370-861-801.00 Contractual Services	21,410	27,179	31,680	49,580	25,580	24,580	25,580
370-861-801.16 Public Restroom Program	3,177	2,134	2,750	2,750	2,750	2,750	2,750
370-861-801.94 Brick Repair & Maintenance	-	-	2,000	2,000	2,000	2,000	2,000
370-861-803.59 Signage and Marker Projects	69,163	-	5,000	-	-	-	-
370-861-803.81 Alleyway Improvements	-	-	15,000	-	-	-	-
370-861-850.00 Landscape Maintenance	25,690	23,182	28,250	28,810	28,810	28,810	28,810
370-861-913.00 Vehicle Insurance	-	346	360	370	380	390	400
370-861-920.01 Electrical Service - Town Square	925	826	1,330	3,360	3,430	3,500	3,570
370-861-920.02 Natural Gas Service - Town Square	4,610	7,878	4,010	4,090	4,170	4,250	4,330
370-861-920.03 Water Service - Irrigation	6,812	4,398	8,040	8,440	8,860	9,300	9,760
370-861-967.00 Fringe Benefits	9,895	7,046	9,300	10,490	10,490	10,490	10,490
370-861-973.00 Capital Outlay <\$5,000	-	1,500	-	-	-	-	-
370-861-976.01 Street Furnishings	1,658	20,727	129,850	15,640	12,320	12,320	12,320
	199,769	145,522	303,745	194,335	166,595	167,195	178,950

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City of Northville
Line Item Budget for the Year Ended June 30, 2021 and
Five Year Plan - 2020 through 2024

DOWNTOWN DEVELOPMENT AUTHORITY (continued)

Expenditures (continued)	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
	Actual	Actual	Projected	Proposed Budget	Estimated Budget	Estimated Budget	Estimated Budget
Marketing & Business Mix							
370-862-706.00 Wages-Regular Full Time	23,977	16,108	16,630	16,845	16,845	16,845	16,845
370-862-710.00 Wages - Part Time	11,648	3,053	19,090	19,325	19,325	19,325	19,325
370-862-726.00 Supplies	104	50	150	150	150	150	150
370-862-784.00 Downtown Programs & Promotions	27,531	41,380	32,000	58,500	56,000	56,000	56,000
370-862-785.00 Business Retention Program	2,857	-	1,910	2,660	2,660	2,660	2,660
370-862-801.00 Contractual Services	60,720	57,028	69,000	59,000	59,000	59,000	59,000
370-862-801.34 Web Site	735	720	5,840	900	900	900	900
370-862-950.05 Transfer to Parks & Recreation	2,400	-	-	-	-	-	-
370-862-967.00 Fringe Benefits	8,541	6,007	8,060	8,500	8,500	8,500	8,500
	138,513	124,346	152,680	165,880	163,380	163,380	163,380
Parking							
370-863-706.00 Wages-Regular Full Time	7,896	8,090	8,315	8,425	8,425	8,425	8,425
370-863-710.00 Wages-Part Time	-	305	1,910	1,935	1,935	1,935	1,935
370-863-726.00 Supplies	62	-	50	50	50	50	50
370-863-786.00 Downtown Parking Program	140	250	1,500	500	-	500	-
370-863-950.21 Contrib. to General Fund - Street Lights	50,000	50,000	50,000	50,000	50,000	50,000	50,000
370-863-950.26 Contrib. to Parking Fund - Maintenance	105,839	108,628	342,812	118,220	120,900	123,660	126,500
370-863-967.00 Fringe Benefits	2,803	2,960	3,440	3,655	3,655	3,655	3,655
	166,740	170,232	408,027	182,785	184,965	188,225	190,565
Debt							
370-945-950.49 Contribution to DDA Debt Service Fund	172,355	173,170	173,830	174,335	174,685	169,880	170,075
	172,355	173,170	173,830	174,335	174,685	169,880	170,075

- continued -

City of Northville
Line Item Budget for the Year Ended June 30, 2021 and
Five Year Plan - 2020 through 2024

DOWNTOWN DEVELOPMENT AUTHORITY (continued)

Expenditures (continued)	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
	Actual	Actual	Projected	Proposed	Estimated	Estimated	Estimated
				Budget	Budget	Budget	Budget
Organizational							
370-864-706.00 Wages-Regular Full Time	23,399	20,188	20,790	21,055	21,055	21,055	21,055
370-864-710.00 Wages-Temp/Part Time	-	1,527	9,545	9,665	9,665	9,665	9,665
370-864-726.00 Supplies	515	2,895	900	850	850	2,850	850
370-864-730.00 Postage	1	-	100	100	100	100	100
370-864-731.00 Publications	65	128	65	65	65	65	65
370-864-801.19 Computer Program Services	2,286	2,517	3,215	2,100	2,100	2,100	2,100
370-864-802.01 Legal Services	3,530	2,749	5,000	3,500	3,500	3,500	3,500
370-864-805.00 Auditing Services	4,687	4,754	4,870	4,965	5,090	5,220	5,350
370-864-900.00 Printing & Publishing	1,738	2,082	1,315	1,315	1,315	1,315	1,315
370-864-910.00 Insurance	5,320	4,174	5,000	6,460	6,580	6,700	6,830
370-864-920.00 Utilities	1,318	1,419	1,420	1,420	1,420	1,420	1,420
370-864-956.00 Contingencies		-	-	2,980	9,060	15,380	22,400
370-864-958.00 Membership & Dues	1,408	1,338	1,340	745	745	745	745
370-864-960.00 Education & Training	611	-	1,400	1,250	1,250	1,250	1,250
370-864-967.00 Fringe Benefits	9,395	7,624	8,970	9,505	9,505	9,505	9,505
370-864-967.02 Overhead	10,970	11,520	12,100	12,710	13,350	14,020	14,720
	65,243	62,913	76,030	78,685	85,650	94,890	100,870
Economic Development							
370-865-706.00 Wages-Regular Full Time	-	20,400	20,790	21,055	21,055	21,055	21,055
370-865-710.00 Wages-Temp/Part Time	-	611	3,820	3,865	3,865	3,865	3,865
370-865-726.00 Supplies	-	33	200	200	200	200	200
370-865-785.00 Business Retention Program	-	-	500	500	500	500	500
370-865-967.00 Fringe Benefits	-	7,640	8,525	9,055	9,055	9,055	9,055
	-	28,683	33,835	34,675	34,675	34,675	34,675

- continued -

City of Northville
Line Item Budget for the Year Ended June 30, 2021 and
Five Year Plan - 2020 through 2024

DOWNTOWN DEVELOPMENT AUTHORITY (continued)

Expenditures (continued)	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
	Actual	Actual	Projected	Proposed	Estimated	Estimated	Estimated
				Budget	Budget	Budget	Budget
DPW Services							
370-753-706.00 Wages-Regular Full Time	3,553	11,198	13,250	13,740	13,740	13,740	13,740
370-753-707.00 Wages-Regular Overtime	283	616	1,170	1,220	1,220	1,220	1,220
370-753-939.00 Automotive Services	-	549	500	500	500	500	500
370-753-943.00 Equipment Rental	2,203	4,337	4,800	10,600	10,600	10,600	10,600
370-753-967.00 Fringe Benefits	4,026	11,797	13,880	14,595	14,595	14,595	14,595
	<u>10,065</u>	<u>28,496</u>	<u>33,600</u>	<u>40,655</u>	<u>40,655</u>	<u>40,655</u>	<u>40,655</u>
Total Expenditures	<u>752,685</u>	<u>733,362</u>	<u>1,181,747</u>	<u>871,350</u>	<u>850,605</u>	<u>858,900</u>	<u>879,170</u>
Fund Balance Reserve							
370-999-999.00 Unallocated Reserve	-	68,331	-	9,644	40,378	48,390	44,754
	<u>-</u>	<u>68,331</u>	<u>-</u>	<u>9,644</u>	<u>40,378</u>	<u>48,390</u>	<u>44,754</u>
Total Budget	<u>752,685</u>	<u>801,692</u>	<u>1,181,747</u>	<u>880,994</u>	<u>890,983</u>	<u>907,290</u>	<u>923,924</u>
Analysis of Fund Balance:							
Beginning of Year			437,410	132,644	142,288	182,666	231,056
Revenues			876,981	880,994	890,983	907,290	923,924
Expenditures			(1,181,747)	(871,350)	(850,605)	(858,900)	(879,170)
End of Year Fund Balance			<u>132,644</u>	<u>142,288</u>	<u>182,666</u>	<u>231,056</u>	<u>275,810</u>
Fund Balance Assigned for Street Improvements			24,034	47,624	71,981	96,108	120,336
Fund Balance Unassigned			108,610	94,664	110,685	134,948	155,474
			<u>132,644</u>	<u>142,288</u>	<u>182,666</u>	<u>231,056</u>	<u>275,810</u>

Amended and Restated
Development Plan and Tax Increment Financing Plan
Including TIF District #1 and TIF District #2



City of Northville
Wayne County, Michigan
Northville Downtown Development Authority

Effective
February 28 , 2015



City of Northville
Wayne County, Michigan
Northville Downtown Development Authority

**AMENDED and RESTATED
DEVELOPMENT PLAN and TAX INCREMENT FINANCING PLAN**

Adopted and Effective February 28, 2015

City Council

Christopher J. Johnson, Mayor
James Allen, Mayor Pro Tem
Nancy Darga
Sam Ekong
Ryan McKindles

Patrick Sullivan, City Manager

Northville Citizen District Council

Jon McClory, Chair
Kyle Mattson, Secretary
Chris Van Dam
Kirsten Hardy
Faith McClory
MargeneBuckhave
Toni Genitti
Michael Brocavich

Northville Downtown Development Authority

Greg Presley, Chair
Christopher J. Johnson
MargeneBuckhave
Lynda Heaton
Jim Long
Mary Starring
Carolann Ayers
John Casey
E. Shawn Riley

Lori Ward, DDA Executive Director

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EXHIBITS and ADOPTION DOCUMENTATION

- Affidavit of Publication: Northville Record; November 27, 2014
- Publication Advertisement appearing in November 27, 2014 Newspaper
- Meeting Minutes of the Citizens Development Council (CDC); December 4, 2014
- Letter from Jon McClory, Chairman, Northville CDC, February 9, 2015
- Affidavit of Publication: Northville Record; January 8, 2015
- Affidavit of Publication: Northville Record; January 15, 2015
- Publication Advertisement appearing in January 15, 2015 Newspaper
- Affidavit of Publication: Northville Record; January 22, 2015
- Publication Advertisement appearing in January 22, 2015 Newspaper
- Sample Letter sent to other Taxing Jurisdictions
- Meeting Minutes from the Northville City Council; January 5, 2015
- Meeting Minutes from the Northville City Council; February 2, 2015
- Meeting Minutes from the Northville City Council; February 17, 2015
- Ordinance Number 02-02-15; Approving Amendment to and Restatement of the Northville Development and Tax Increment Financing Plan

BACKGROUND AND PURPOSE

Purpose Of The Downtown Development Authority Act

Act 197 of Public Acts of 1975 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, depend 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 197 of Public Acts of 1975, the Downtown Development Authority Act ("Act 197"), 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) and November 2, 2003 (Ordinance 10-23-03).

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 197 of the Public Acts of 1975, 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.

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. The Development Area District, or boundary, (Map 2) must be equal to or less than the geographic limits of the Downtown Development Authority District.



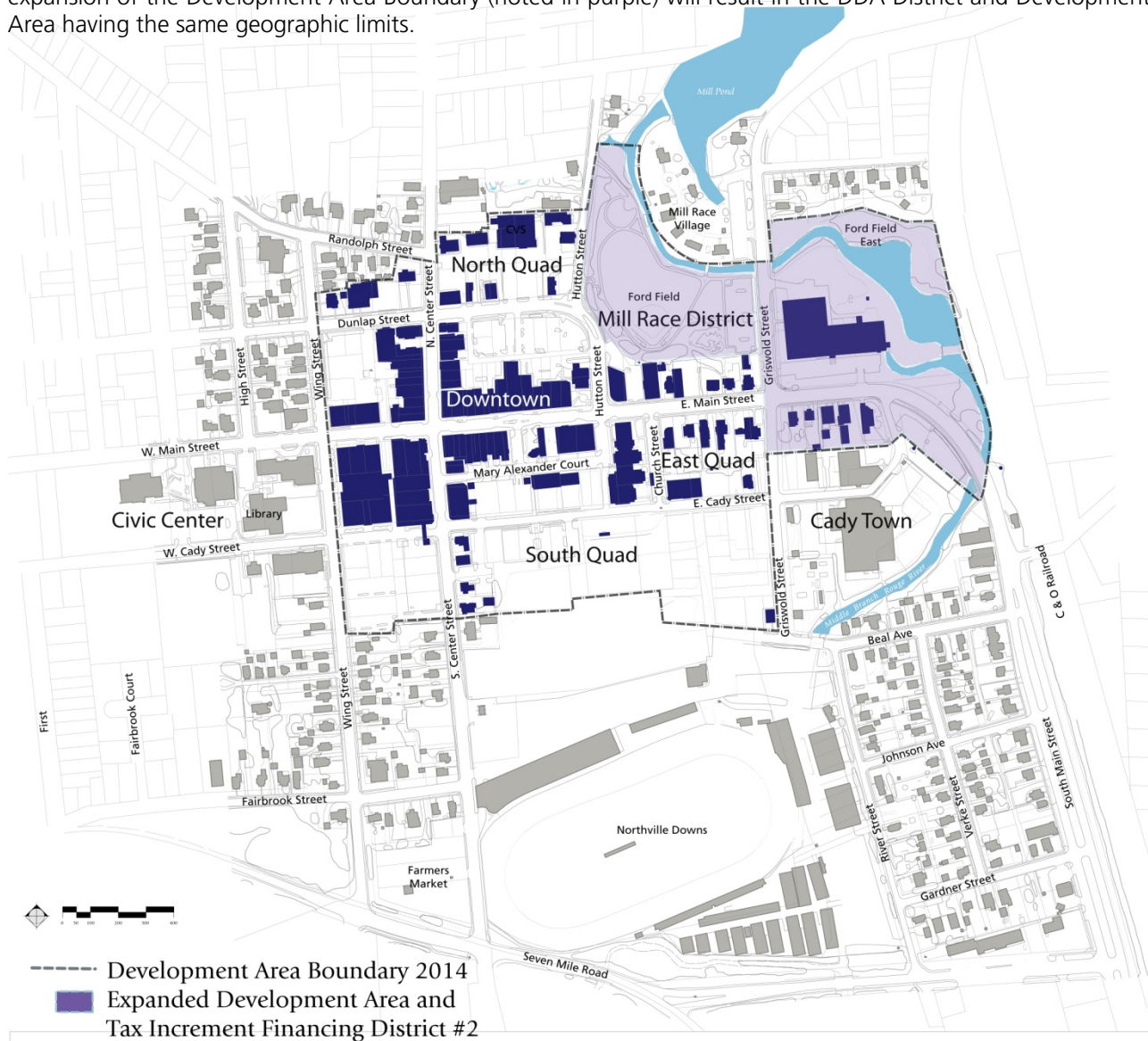
Map 1

City of Northville
DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT
Established August 3, 1978 and Enlarged June 28, 1993

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 197 of Public Acts of 1975 through adoption and publication of an ordinance on July 24, 1978, which went into effect on August 3, 1978 and later expanded the District in 1993. The 2014 Development Area boundary is illustrated below and is generally described as incorporating all public and private real estate within the Downtown Development District boundary and now includes Ford Field, Ford Field East, the former Northville Ford Motor Plant and properties east of Griswold and south of East Main Street. Map 2 illustrates in more detail the consolidated boundary of the Northville DDA Development Area district. The expansion of the Development Area Boundary (noted in purple) will result in the DDA District and Development Area having the same geographic limits.



Map 2

City of Northville
DOWNTOWN DEVELOPMENT PLAN and TAX INCREMENT FINANCING PLAN BOUNDARY

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" and "Cady Town" on the DDA District map.

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

The Development Area boundary will be enlarged to make it consistent with the DDA district boundary. As a result, Ford Field will be incorporated into the Development Area boundary. 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.

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 streetscape improvements along Hutton and in Cady Town 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 below 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	Preparation of a retail and/or target market housing study.	\$30,000
<i>Design</i>		
Wayfinding and Signage	Implement and install newly designed wayfinding and signage program developed for the downtown	\$150,000
Street Furnishings	Continue the installation where needed of street furnishings in the District	\$25,000
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.	\$250,000

Project Name	Description	Probable Cost
Pavilion Repairs	Conduct repairs on the downtown pavilion	\$12,000
Sidewalks / Trees	Installation of sidewalks and trees along Hutton and in Cady Town.	\$20,000
Mary Alexander Court Improvements	Improve dumpster area with a third bay and plumb for a public restroom	\$25,000
Ford Field Plaza	Installation of a public plaza at Ford Field	\$350,000
Pedestrian Connection to Ford Field	Design and implement a pedestrian walkway and access between Ford Field and downtown.	\$500,000
Alley Improvements	Improve alleyways on Center Street specifically Rebecca's and Orin's.	\$75,000
Marquis Parking Lot Landscaping	Improve landscaping	\$40,000
Trellis in Town Square	Installation of a trellis in the Town Square	\$120,000
Streetscape	Installation of streetscape along Hutton and Cadytown	\$500,000
Banner Poles	Installation of banner poles at entrances to the downtown	\$60,000
Electric Charging Stations	Installation of electric charging portals	\$12,000
Parking		
Parking Deck Construction	Construction of a new parking deck	\$10,000,000
Non-Motorized Improvements	Coordinate implementation of non-motorized improvements for the downtown consistent with the City's non-motorized plan.	\$50,000
Other		
Relocation of the Farmers market	Relocation of the Farmers Market which is dependent on the sale of Northville Downs	\$500,000
Projects Recommended by the Citizen Development Council		
Parking Utilization Study	Preparation of a parking utilization study to determine the location and size of a parking structure and assess other parking strategies for the downtown district.	\$45,000
Cady Street / Griswold Intersection	Installation of sidewalks on all quadrants of the intersections	\$15,000
Refurbishment of the Cady Street Deck	General overhaul of the deck to correct outstanding deferred maintenance.	\$150,000
Building and Land Acquisition Fund	Establish a designated fund which will be used to purchase property (building/land) for redevelopment or incubator projects.	\$750,000
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 November 6, 2014 the DDA Board met in a Special Meeting to review the results of the board prioritization survey 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>HIGH PRIORITY (1 – 5 Years)</i>		
Retail and/or Target Market Housing Study	Preparation of a retail and/or target market housing study.	High
Wayfinding and Signage	Implement and install newly designed wayfinding and signage program developed for the downtown	High
Parking Utilization Study	Preparation of a parking utilization study to determine the location and size of a parking structure and assess other parking strategies for the downtown district.	High
Street Furnishings	Continue the installation where needed of street furnishings in the District	High
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
Pavilion Repairs	Conduct repairs on the downtown pavilion	High
Cady Street / Griswold Intersection	Installation of sidewalks on all quadrants of the intersections	High
Sidewalks / Trees	Installation of sidewalks and trees along Hutton and in Cady Town.	High
Banner Poles	Installation of banner poles at entrances to the downtown	High
Non-Motorized Improvements	Coordinate implementation of non-motorized improvements for the downtown consistent with the City's non-motorized plan.	High
<i>MEDIUM PRIORITY (6 – 10 Years)</i>		
Mary Alexander Court Improvements	Improve dumpster area with a third bay and plumb for a public restroom	Medium
Ford Field Plaza	Installation of a public plaza at Ford Field	Medium
Pedestrian Connection to Ford Field	Design and implement a physical link between Ford Field and downtown.	Medium
Alley Improvements	Improve alleyways on Center Street specifically Rebecca's and Orin's.	Medium
Marquis Parking Lot Landscaping	Improve landscaping	Medium
Electric Charging Stations	Installation of electric charging portals	Medium
Parking Deck Construction	Construction of a new parking deck	Medium
Refurbishment of the Cady Street Deck	General overhaul of the deck to correct outstanding deferred maintenance.	Medium

Project Name	Description	Priority
LOW PRIORITY (More than 10 years)		
Trellis in Town Square	Installation of a trellis in the Town Square	Low
Building and Land Acquisition Fund	Establish a designated fund which will be used to purchase property (building/land) for redevelopment or incubator projects.	Low
Streetscape	Installation of streetscape along Hutton and Cadytown	Low
Relocation of the Farmers Market	Relocation of the Farmers Market which is dependent on the sale of Northville Downs	Low
Place-Based Project Fund	Establish a designated fund for small place-based projects such as pocket parks, pedestrian plazas, and tactical placemaking projects.	Low

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	\$532,000	\$1,002,000	\$1,620,000	\$3,154,000
Marketing	\$30,000			\$30,000
Parking	\$95,000	\$10,150,000		\$10,245,000
Other			\$500,000	\$500,000
Totals	\$657,000	\$11,152,000	\$2,120,000	\$13,929,000

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 right-of-ways, 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 197.

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 197 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 in 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, Section 5 of the State Essential Services Assessment Act, 2014 PA 92, MCL 211.1055, Section 5 of the Alternative State Essential Services Assessment Act, 2014 PA 93, MCL 211.1075 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.
- (iv) The amount of tax increment revenues authorized to be included under subparagraph (ii) or (v), and required to be transmitted to the authority under section 14(1), from ad valorem property taxes and specific local taxes attributable to the application of the levy of the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, a local school district or an intermediate school district upon the captured assessed value of real and personal property in a development area shall be determined separately for the levy by the state, each school district, and each intermediate school district as the product of sub-subparagraphs (A) and (B):
 - (A) The percentage that the total ad valorem taxes and specific local taxes available for distribution by law to the state, local school district, or intermediate school district, respectively, bears to the aggregate amount of ad valorem millage taxes and specific taxes available for distribution by law to the state, each local school district, and each intermediate school district.
 - (B) The maximum amount of ad valorem property taxes and specific local taxes considered tax increment revenues under subparagraph (ii) or (v).

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 197.

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 197 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 1978 Development and Tax Increment Financing Plan, as amended, for the Downtown Development District area.

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.

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."

- a. The Initial Assessed Valuation for the 1978 tax increment financing district ("TIF #1") was established based on the 1978 state taxable valuations on real property and on all non-exempt parcels within that portion of the Development Area as of December 31, 1977. The Initial Assessed Valuation of the Authority is set forth below.
- b. The Initial Assessed Valuation for the 2014 tax increment financing district ("TIF #2") was established based on the 2014 state taxable valuations on real property and on all non-exempt parcels within that portion of the Development Area as of December 31, 2013. The Initial Assessed Valuation of the Authority is set forth below.

Table 3

Base Taxable Real Property Valuations

<i>City of Northville DDA TIF</i>	Initial Taxable	2014 Taxable Valuations	Captured Valuation
TIF#1: Real Property	\$4,111,777	\$28,562,245	\$24,450,468
TIF #2: Real Property	\$1,949,371		\$0

Properties within the TIF District #2 include the following:

Parcel Identification	Property Owner Name	Taxable Valuation
48 001 04 0718 020	City of Northville	0
48 001 04 0718 021	Wayne County	0
48 001 04 0718 016	City of Northville	0
48 001 03 0738 301	R&D Land, LLC	1,174,710
48 001 03 0738 302	City of Northville	0
48 004 02 0012 303	Mill Stream Properties	291,307
48 004 02 0013 000	John & Michele Kelly	75,574
48 004 02 0014 000	Janice L. Johns	107,270
48 004 02 0010 001	Anthony & Suzanne Rea	203,390
48 004 02 0009 006	Northville Car Wash	27,440
48 004 02 0009 005	Foundry Flask & Equipment Co.	45,130
48 004 02 0009 008	City of Northville	0
48 004 02 0009 709	Foundry Flask & Equipment Co.	24,550
48 004 02 0008 001	City of Northville	0
48 001 03 0739 000	City of Northville	0
		\$1,949,371

- c. 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:

2014 – 2015	0.0%
2015 – 2016	1.0%
2016 – 2017	1.0%
2017 – 2018	2.0%
2018 – 2019	2.0%
2019 – 2040	2.5%

- d. A more detailed depiction of the Captured Taxable Valuations can be found in Table 4 and Table 5.
- 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 Valuation

Fiscal Year Jan-Dec	Tax Roll Assessment Date	TIF District #1				TIF District #2				Total Captured Valuation
		Annual Valuation	Annual Taxable Growth (+/-)	Total Valuation	Annual Taxable Growth (+/-)	Annual Valuation	Annual Taxable Growth (+/-)	Total Valuation	Annual Taxable Growth (+/-)	
-	1977 - 78	\$ 4,111,777	-	\$ -	-	\$ -	-	\$ -	-	\$ 24,450,468
2014	12-31-13	\$ 28,562,245	0.00%	\$ 28,562,245	-	\$ 24,450,468	0%	\$ 1,949,371	\$ 19,494	\$ 24,755,684
1	2015 - 16	\$ 28,562,245	1.00%	\$ 28,847,867	\$ 285,622	\$ 24,736,090	\$ 1,949,371	1.00%	\$ 19,494	\$ 24,755,684
2	2016 - 17	\$ 28,847,867	1.00%	\$ 29,136,346	\$ 288,479	\$ 25,024,569	\$ 1,968,865	1.00%	\$ 19,689	\$ 25,063,751
3	2017 - 18	\$ 29,136,346	2.00%	\$ 29,430,594	\$ 294,248	\$ 25,318,817	\$ 1,988,553	2.00%	\$ 39,771	\$ 25,397,771
4	2018 - 19	\$ 29,430,594	2.00%	\$ 29,730,728	\$ 300,133	\$ 25,618,951	\$ 2,028,324	2.00%	\$ 40,566	\$ 25,738,470
5	2019 - 20	\$ 29,730,728	2.50%	\$ 30,038,364	\$ 307,637	\$ 25,926,587	\$ 2,068,891	2.50%	\$ 51,722	\$ 26,097,829
6	2020 - 21	\$ 30,038,364	2.50%	\$ 30,353,692	\$ 315,327	\$ 26,241,915	\$ 2,120,613	2.50%	\$ 53,015	\$ 26,466,172
7	2021 - 22	\$ 30,353,692	2.50%	\$ 30,676,902	\$ 323,211	\$ 26,565,125	\$ 2,173,629	2.50%	\$ 54,341	\$ 26,843,723
8	2022 - 23	\$ 31,008,193	2.50%	\$ 31,008,193	\$ 331,291	\$ 26,896,416	\$ 2,227,969	2.50%	\$ 55,699	\$ 27,230,714
9	2023 - 24	\$ 31,347,766	2.50%	\$ 31,347,766	\$ 339,573	\$ 27,235,989	\$ 2,283,668	2.50%	\$ 57,092	\$ 27,627,378
10	2024 - 25	\$ 31,695,829	2.50%	\$ 31,695,829	\$ 348,063	\$ 27,584,052	\$ 2,340,760	2.50%	\$ 58,519	\$ 28,033,960
11	2025 - 26	\$ 31,695,829	2.50%	\$ 32,052,593	\$ 356,764	\$ 27,940,816	\$ 2,399,279	2.50%	\$ 59,982	\$ 28,450,706
12	2026 - 27	\$ 32,052,593	2.50%	\$ 32,418,276	\$ 365,683	\$ 28,306,499	\$ 2,459,261	2.50%	\$ 61,482	\$ 28,877,871
13	2027 - 28	\$ 32,418,276	2.50%	\$ 32,793,101	\$ 374,825	\$ 28,681,324	\$ 2,520,743	2.50%	\$ 63,019	\$ 29,315,715
14	2028 - 29	\$ 32,793,101	2.50%	\$ 33,177,297	\$ 384,196	\$ 29,065,520	\$ 2,583,761	2.50%	\$ 64,594	\$ 29,764,505
15	2029 - 30	\$ 33,177,297	2.50%	\$ 33,571,098	\$ 393,801	\$ 29,459,321	\$ 2,648,355	2.50%	\$ 66,209	\$ 30,224,514
16	2030 - 31	\$ 33,571,098	2.50%	\$ 33,974,744	\$ 403,646	\$ 29,862,967	\$ 2,714,564	2.50%	\$ 67,864	\$ 30,696,024
17	2031 - 32	\$ 33,974,744	2.50%	\$ 34,388,481	\$ 413,737	\$ 30,276,704	\$ 2,782,428	2.50%	\$ 69,561	\$ 31,179,322
18	2032 - 33	\$ 34,388,481	2.50%	\$ 34,812,561	\$ 424,080	\$ 30,700,784	\$ 2,851,989	2.50%	\$ 71,300	\$ 31,674,702
19	2033 - 34	\$ 34,812,561	2.50%	\$ 35,247,244	\$ 434,682	\$ 31,135,467	\$ 2,923,289	2.50%	\$ 73,082	\$ 32,182,466
20	2034 - 35	\$ 35,247,244	2.50%	\$ 35,692,793	\$ 445,549	\$ 31,581,016	\$ 2,996,371	2.50%	\$ 74,909	\$ 32,702,925
21	2035 - 36	\$ 35,692,793	2.50%	\$ 36,149,481	\$ 456,688	\$ 32,037,704	\$ 3,071,280	2.50%	\$ 76,782	\$ 33,236,395
22	2036 - 37	\$ 36,149,481	2.50%	\$ 36,617,587	\$ 468,105	\$ 32,505,810	\$ 3,148,062	2.50%	\$ 78,702	\$ 33,783,202
23	2037 - 38	\$ 36,617,587	2.50%	\$ 37,097,395	\$ 479,808	\$ 32,985,618	\$ 3,226,764	2.50%	\$ 80,669	\$ 34,343,679
24	2038 - 39	\$ 37,097,395	2.50%	\$ 37,589,198	\$ 491,803	\$ 33,477,421	\$ 3,307,433	2.50%	\$ 82,686	\$ 34,918,168
25	2039 - 40	\$ 37,589,198	2.50%	\$ 38,093,296	\$ 504,098	\$ 33,981,519	\$ 3,390,119	2.50%	\$ 84,753	\$ 35,507,020

\$ 4,111,777 TIF #1 Base Year Valuation (12-31-77)

\$ 1,949,371 TIF #2 Base Year Valuation (12-31-13)

Table 5
Anticipated Captured Revenue

Fiscal Year	Total Captured Valuation	City of Northville			Wayne County Operating	Wayne Community College	Wayne County Parks	Wayne Co. Public Safety	HCMA Parks	Northville District Lib. Operating	Northville District Lib. Debt	Captured Revenue
		City Operating	Street Improvements	City Operating								
1977 - 78		13,5864	1,7620	6,6380	1,7967	0,2459	0,9381	0,2146	1,1573	0,2340	26,5730	
2014	\$ 24,450,468	\$ 332,194	\$ 43,082	\$ 162,302	\$ 43,930	\$ 6,012	\$ 22,937	\$ 5,247	\$ 28,297	\$ 5,721	\$ 649,722	
1 2015 - 16	\$ 24,755,584	\$ 336,339	\$ 43,619	\$ 164,328	\$ 44,478	\$ 6,087	\$ 23,223	\$ 5,313	\$ 28,650	\$ 5,793	\$ 657,830	
2 2016 - 17	\$ 25,063,751	\$ 340,526	\$ 44,162	\$ 166,373	\$ 45,032	\$ 6,163	\$ 23,512	\$ 5,379	\$ 29,006	\$ 5,865	\$ 666,019	
3 2017 - 18	\$ 25,397,771	\$ 345,064	\$ 44,751	\$ 168,590	\$ 45,632	\$ 6,245	\$ 23,826	\$ 5,450	\$ 29,393	\$ 5,943	\$ 674,895	
4 2018 - 19	\$ 25,738,470	\$ 349,693	\$ 45,351	\$ 170,852	\$ 46,244	\$ 6,329	\$ 24,145	\$ 5,523	\$ 29,787	\$ 6,023	\$ 683,948	
5 2019 - 20	\$ 26,097,829	\$ 354,576	\$ 45,984	\$ 173,237	\$ 46,890	\$ 6,417	\$ 24,482	\$ 5,601	\$ 30,203	\$ 6,107	\$ 693,498	
6 2020 - 21	\$ 26,466,172	\$ 359,580	\$ 46,633	\$ 175,682	\$ 47,552	\$ 6,508	\$ 24,828	\$ 5,680	\$ 30,629	\$ 6,193	\$ 703,286	
7 2021 - 22	\$ 26,843,723	\$ 364,710	\$ 47,299	\$ 178,189	\$ 48,230	\$ 6,601	\$ 25,182	\$ 5,761	\$ 31,066	\$ 6,281	\$ 713,318	
8 2022 - 23	\$ 27,230,714	\$ 369,967	\$ 47,981	\$ 180,757	\$ 48,925	\$ 6,696	\$ 25,545	\$ 5,844	\$ 31,514	\$ 6,372	\$ 723,602	
9 2023 - 24	\$ 27,627,378	\$ 375,357	\$ 48,679	\$ 183,391	\$ 49,638	\$ 6,794	\$ 25,917	\$ 5,929	\$ 31,973	\$ 6,465	\$ 734,142	
10 2024 - 25	\$ 28,033,960	\$ 380,881	\$ 49,396	\$ 186,089	\$ 50,369	\$ 6,894	\$ 26,299	\$ 6,016	\$ 32,444	\$ 6,560	\$ 744,946	
11 2025 - 26	\$ 28,450,706	\$ 386,543	\$ 50,130	\$ 188,856	\$ 51,117	\$ 6,996	\$ 26,690	\$ 6,106	\$ 32,926	\$ 6,657	\$ 756,021	
12 2026 - 27	\$ 28,877,871	\$ 392,346	\$ 50,883	\$ 191,691	\$ 51,885	\$ 7,101	\$ 27,090	\$ 6,197	\$ 33,420	\$ 6,757	\$ 767,372	
13 2027 - 28	\$ 29,315,715	\$ 398,295	\$ 51,654	\$ 194,598	\$ 52,672	\$ 7,209	\$ 27,501	\$ 6,291	\$ 33,927	\$ 6,860	\$ 779,006	
14 2028 - 29	\$ 29,764,505	\$ 404,392	\$ 52,445	\$ 197,577	\$ 53,478	\$ 7,319	\$ 27,922	\$ 6,387	\$ 34,446	\$ 6,965	\$ 790,932	
15 2029 - 30	\$ 30,224,514	\$ 410,642	\$ 53,256	\$ 200,630	\$ 54,304	\$ 7,432	\$ 28,354	\$ 6,486	\$ 34,979	\$ 7,073	\$ 803,156	
16 2030 - 31	\$ 30,696,024	\$ 417,048	\$ 54,086	\$ 203,760	\$ 55,152	\$ 7,548	\$ 28,796	\$ 6,587	\$ 35,525	\$ 7,183	\$ 815,685	
17 2031 - 32	\$ 31,179,322	\$ 423,615	\$ 54,938	\$ 206,968	\$ 56,020	\$ 7,667	\$ 29,249	\$ 6,691	\$ 36,084	\$ 7,296	\$ 828,528	
18 2032 - 33	\$ 31,674,702	\$ 430,345	\$ 55,811	\$ 210,257	\$ 56,910	\$ 7,789	\$ 29,714	\$ 6,797	\$ 36,657	\$ 7,412	\$ 841,692	
19 2033 - 34	\$ 32,182,466	\$ 437,244	\$ 56,706	\$ 213,627	\$ 57,822	\$ 7,914	\$ 30,190	\$ 6,906	\$ 37,245	\$ 7,531	\$ 855,185	
20 2034 - 35	\$ 32,702,925	\$ 444,315	\$ 57,623	\$ 217,082	\$ 58,757	\$ 8,042	\$ 30,679	\$ 7,018	\$ 37,847	\$ 7,652	\$ 869,015	
21 2035 - 36	\$ 33,236,395	\$ 451,563	\$ 58,563	\$ 220,623	\$ 59,716	\$ 8,173	\$ 31,179	\$ 7,133	\$ 38,464	\$ 7,777	\$ 883,191	
22 2036 - 37	\$ 33,783,202	\$ 458,992	\$ 59,526	\$ 224,253	\$ 60,698	\$ 8,307	\$ 31,692	\$ 7,250	\$ 39,097	\$ 7,905	\$ 897,721	
23 2037 - 38	\$ 34,343,679	\$ 466,607	\$ 60,514	\$ 227,973	\$ 61,705	\$ 8,445	\$ 32,218	\$ 7,370	\$ 39,746	\$ 8,036	\$ 912,615	
24 2038 - 39	\$ 34,918,168	\$ 474,412	\$ 61,526	\$ 231,787	\$ 62,737	\$ 8,586	\$ 32,757	\$ 7,493	\$ 40,411	\$ 8,171	\$ 927,880	
25 2039 - 40	\$ 35,507,020	\$ 482,413	\$ 62,563	\$ 235,696	\$ 63,795	\$ 8,731	\$ 33,309	\$ 7,620	\$ 41,092	\$ 8,309	\$ 943,528	
	\$ 10,387,659	\$ 1,347,160	\$ 5,075,169	\$ 1,373,690	\$ 188,006	\$ 717,237	\$ 164,075	\$ 884,829	\$ 178,908	\$ 20,316,734		
	\$ 51.13%	6.63%	24.98%	6.76%	0.93%	3.53%	0.81%	4.36%	0.88%	100%		
	\$ 11,734,819											

6. Maximum Indebtedness.

The maximum amount of indebtedness to be incurred by the DDA under this 2014 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 \$10,000,000. 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 development not incorporated in the forecast. For every \$1,000,000 of added valuation the tax increment revenues will increase by \$26,573.

Table 6
Anticipated Millage To Be Captured

Local Unit of Government		
City of Northville		15.3484
<i>City Operating</i>	<i>13.58640</i>	
<i>City Street Improvements</i>	<i>1.76200</i>	
Northville District Library		1.3913
<i>Operating</i>	<i>1.15730</i>	
<i>Debt</i>	<i>0.23400</i>	
Wayne County Community College		1.7967
Wayne County		7.5761
County Operating	<i>6.63800</i>	
Public Safety	<i>0.93810</i>	
Wayne County Parks		0.2459
HCMA		0.2146
Total Millage		26.5730

8. Duration of the Program

The 2014 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, 2040. This 2014 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		\$ 11,474,425	57.76%
City Operating	\$ 10,157,158		
City Street Improvements	\$ 1,317,267		
Northville District Library		\$ 1,040,132	5.24%
Operating	\$ 865,195		
Debt	\$ 174,938		
Wayne County Community College		\$ 1,343,208	6.76%
Wayne County		\$ 5,663,873	28.51%
County Operating	\$ 4,962,552		
Public Safety	\$ 701,321		
Wayne County Parks		\$ 183,834	0.93%
HCMA		\$ 160,434	0.81%
Total Millage		\$ 19,865,908	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 0.00% for year 2014-2015, 1.00% for year 2015-2017, 2% for years 2017-2019, and then 2.5% 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 2014 dollars. Final costs are determined after the Authority authorizes the final designs and will vary depending on the year authorized.

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.

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.

If it is determined that any portions of the Master Plan conflict with the provisions of the Downtown Development Plan, then the Development Plan shall be adopted as a component of the Master Plan pursuant to Section 8 of Act 285 of 1931; the Municipal Planning Act.

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 197 of 1975 (MCL 125.1665). Further, the report shall be published in a newspaper of general circulation.

OBSERVER & ECCENTRIC and HOMETOWN WEEKLY NEWSPAPERS
6200 Metro Parkway, Sterling Heights, MI 48312

BE IT MADE KNOWN THAT THE FOLLOWING ADVERTISEMENT APPEARED IN:

Publication: Northville Record
Placed By: Northville DDA
Subject: Meeting Notice Citizen's Council
Date of Publication: November 27, 2014

Susan Totoraitis (Susan Totoraitis), being duly sworn, deposes
and says that the advertising illustrated above/attached was published in the
Northville Record Newspaper on the following date/s/: November 27, 2014
INVOICE number 222558 and as an authorized employee of the Observer
and Eccentric Media, she knows well the facts stated\herein. Cost: \$163.63.

STATE OF MICHIGAN

COUNTY OF Wayne

NOTARIZED BY: Charollette Wilson

(Acting in) Wayne Notary Public in and for said County

Commission expires 9-12-19

All questions may be directed to Charollette Wilson, Classified Advertising
Manager, 586-826-7082, during normal business hours of Monday through
Friday 8:30am until 4:30pm.

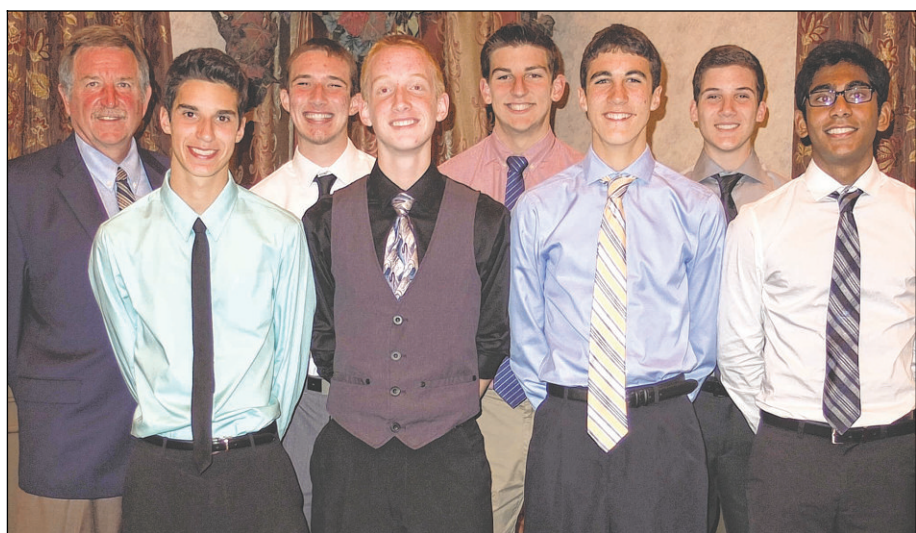
Naughton runs at NAIA's



KEITH NAUGHTON

Northville High 2012 grad Clare Naughton (middle) helped Aquinas College place ninth, the second highest finish in school history, in the 38-team NAIA Cross Country Women's National Championships held Saturday at Rim Rock Farm in Lawrence, Kan. Naughton, a junior walk-on who earned four varsity cross country letters at Northville, covered the challenging and hilly 5,000-meter course in 19:58 to finish sixth on her team and 184th overall. Naughton helped the Saints reach the nationals by taking ninth overall, including fifth on the team, in career-best 19:15 as Aquinas captured the Wolverine-Hoosier Athletic Conference title on Nov. 8 in Grand Rapids. She was an honorable mention all-WHAC selection.

Novi harriers excel



ROBERT SMITH

The Novi boys cross country team, sporting a combined 3.9817 grade-point average, was recognized by the Michigan Interscholastic Track Coaches Association as the academic all-state team champion. The Wildcats will be recognized Monday, Dec. 8, at the Novi City Council meeting. Team members include (front row, from left) Cameron Misko, Adam Ditri, Scott MacPherson and Sahisnu Malapati and (back row, from left) coach Robert Smith, Joost Plaetinck, Nate Hall and John Landy.

Ocelots men's cagers survive Glen Oaks' surge

By Tim Smith
Staff Writer

Young Schoolcraft players getting used to the college basketball grind were taught a lesson in what happens when assuming a game is well in hand.

An apparent blowout turns into a bit of a nail-biter.

That's what happened Saturday afternoon, when Schoolcraft's men's basketball team led 74-49 midway through the second half, but needed to hold off a late uprising by Glen Oaks Community College to win 95-85.

"It's what having freshmen's all about," Ocelots head coach Abe Mashhour said. "Obviously, we're a very young team, so it takes some learning for them to understand they have to close out games a lot better."

"I thought we were terrific for 32 minutes,

we played very well, we played hard. They need to understand that at this level, guys can make plays. Every guy on the other team's a good basketball player. That's why they're playing at this level."

Mashhour, whose squad improved to 8-1, attributed much of the momentum shift during the second half to players getting "complacent" and not protecting the basketball.

Leading the Glen Oaks charge in the final eight minutes was guard Christopher Harris (23 points). He scored 12 points — including a pair of treys — as the Vikings closed the gap from 78-52 to 81-71.

Glen Oaks (4-1) actually cut the gap to six points (88-82) with 46 seconds remaining before Schoolcraft's Lito Booth (23 points) made four consecutive free throws the boost the lead

back to 10.

"I thought our inside people played very, very well," Mashhour said. "After the first eight minutes of the game, we did an excellent job of ... keeping them off the offensive boards."

"We did quite a few good things."

Mashhour cited the play of 6-foot-6 freshman forward James Pruitt (Westland John Glenn).

"He stepped up for us. This was his first game where he played quite a few minutes," Mashhour said. "I thought he was terrific, did a lot of the intangibles, blocking shots, rotating defensively."

Schoolcraft built a 50-36 halftime lead, bolstered by back-to-back threes from the right wing by freshman forward Marcus Williams (19 points, a team-high nine rebounds).

Booth, a freshman guard, stopped-and-

popped from the top of the key to expand the Schoolcraft advantage to 61-42 with 17:30 remaining.

Freshman forward Davon Taylor (seven points, seven boards in 18 minutes), a Canton alum, went strong to the rack for a layup.

With the Ocelots' quickness and aggressiveness paying dividends, a steal by Taylor in the defensive zone led to a put-back by freshman guard Ja'Christian Biles (15 points), making it 65-45 with about 14 minutes left.

Schoolcraft really got

it going for a minute or two when Biles threw down a pair of slams, sandwiched around a backdoor layup by freshman forward and Brighton alum Nathan Kamal, upping the Ocelots' advantage to a whopping 74-49 with 11:54 remaining.

NOTICE OF MEETING OF DEVELOPMENT AREA CITIZENS COUNCIL FOR THE NORTHVILLE DOWNTOWN DEVELOPMENT AUTHORITY

A meeting of the Development Area Citizens Council for the Northville Downtown Development Authority, County of Wayne, State of Michigan (the "DDA") has been scheduled for Thursday, December 4, 2014 at 6:30 p.m. to be held in Meeting Room A of the Northville City Hall, 215 West Main Street, Northville, Michigan. The purpose of the meeting is for the DDA to consult with the Development Area Citizens Council regarding a proposed Amendment to the existing Development and Tax Increment Financing Plan.

The meeting shall be open to the public. All interested citizens are invited to attend. For questions or comments, please contact Lori Ward, DDA Director at 248-349-0345 or lorwarddda@comcast.net.

Lori Ward, Director
Downtown Development Authority

Publish: November 27, 2014

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DOWNTOWN DEVELOPMENT AUTHORITY
Meeting of the Citizens District Council
Thursday, December 4, 2014
Meeting Room – 6:30 PM

The special meeting of the DDA Citizens District Council was called to order at 6:34 p.m.

ROLL CALL

Present: *John McClory, Faith McClory, Kyle Mattson, Robert Davis, Chris Van Dam, Kirsten Hardy*

Absent: *Toni Genitti, Excused, Margene Buckhave, Excused, Michael Brocavich, Excused,*

Also Present: *DDA Planning Coordinator/Kate Knight, Beckett& Raeder Planning Consultant/John Iacoangeli*

AUDIENCE COMMENTS

None

ORIENTATION TO AND PURPOSE OF THE CITIZENS DISTRICT COUNCIL

Knight introduced the group and consultant Iacoangeli with discussion of the orientation and purpose of the Citizens District Council. Iacoangeli presented the background of the DDA, its history, mission and purpose since creation in 1978, when the City of Northville created the DDA's founding ordinance to revitalize Northville's declining downtown business district.

Following the establishment of the DDA, the City Council approved and adopted the original *Development and Tax Increment Financing Plan* to serve as the framework for the revitalization initiative. Since then, the Development Area was expanded, and several times the Plan was amended in scope.

Iacoangeli explained that the DDA is currently proposing an amendment to the Plan, which would allow the DDA to continue to operate for an additional 20 years until the year 2024. In addition the proposed Plan amendment highlights the DDA's commitment to parking in the downtown through the expansion of the City's current parking system with additional surface lot spaces and/or the construction of a parking deck(s).

State statute requires the establishment of a "development area citizens council" if the development area (DDA) has 100 or more residents living within the district. The Northville

Citizens District Council (CDC) was first established in 1993 to meet this requirement, and was re-activated in 1998. It has not met since June 1998 and all member terms have expired.

Public Act 197 of 1975, Section 125.1671---125.1677 provides for the formation and purpose of the development area citizens council. These provisions are summarized as follows:

1. The CDC shall consist of not less than nine (9) members.
2. The CDC members shall be appointed by the City Council and must be residents of the DDA District.
3. The CDC must be representative of the development area.
4. A representative of the DDA must advise the CDC of the contents of the development plan or changes to the plan. Such consultation must take place before any final decisions are made by the DDA or City Council.
5. All meetings of the CDC must be open to the general public. Meeting notices are to be placed in the newspaper of general circulation not less than 5 days before the date(s) of the meeting(s) of the CDC.
6. A record of the meetings must be maintained.
7. Technical information and/or assistance must be made available to the CDC by the DDA if requested by the CDC.
8. Failure for the CDC to meet or "advise" the DDA will not prevent the DDA and City Council from acting to adopt the proposed plan amendments.
9. The CDC may be dissolved by ordinance of the City Council after receiving a petition of no less than 20% of the adult resident population of the DDA District and holding a public hearing.

Process:

A CDC shall act an advisory body to the DDA and City Council in the adoption of the development or tax increment financing plans. Within 20 days after the public hearing on the Amended and Restated Development and Tax Increment Financing Plan, the development area citizens council shall notify the governing body, in writing, its findings and recommendations.

Iacoangeli presented a map of the geographic area of Downtown in which the DDA collects the 2 mil levy on the income producing buildings, and the DDA boundary where the levy is not captured. The captured area includes the east side of Wing Street from the north side of Cady Street, to the north side of Dunlap; east to Center Street, north to the south side of Rayson Street, east to Hutton Street, south to the north side of Main Street, east to Griswold, south to Beal Street, west to Wing Street. The non-capture area is the Ford Field area, east to

Northville Road and including the Water Wheel Building, south to the Wagon Wheel Saloon, west to Griswold, and including only those the buildings on the south side of Main Street. Miller Canfield, who is providing legal assistance for Amended and Restated Development and TIF Plan, proposed that the two boundaries become the same.

The time in which a taxing jurisdiction can opt out is when the DDA is initially boundaries are formed. And if the area is within the boundaries to begin with, then you can enlarge the development area to match it going forward, with no opt out provision. This information becomes important, as Ford Field is not within the development area, and the DDA has expressed interest over the years of creating a connection between the downtown business district, and the Field.

Iacoangeli explained that since the DDA is currently evaluating their Development and TIF Plan, this would be the ideal time to make the changes to the boundary. The base year would be reset for 2015 for the additional areas. With the base year established at 2015, and the property values still low, initially, the TIF would lose money, however in the long run the addition would benefit the Downtown.

Knight asked the CDC to share comments. The members acknowledged their understanding of the Council's reason for assembly and the basic tenets of the DDA.

Iacoangeli and Knight explained the DDA's Goals and Objectives with detailed descriptions, including cost and priority, as determined by the DDA Board. The CDC was again asked for comments and suggestions.

CDC members commented on the presentation, including Goals and Objectives. Parking, in particular, was a popular topic of discussion, with CDC members weighing in both in support of, and against, expansion of public parking facilities downtown. Other recommendations of the CDC include:

1. Parking utilization study
2. Sidewalks at the Griswold / Cady Street intersection
3. Refurbishment of the Cady St. Parking Deck
4. Designated fund for land and/or building acquisition
5. Funding for place-based projects such as pocket parks, small pedestrian plazas.

Iacoangeli advised that the DDA's Development Plan is "doable" with projected TIF revenue, and taxable evaluations for the next several years are "extremely conservative". The CDC unanimously agreed to support expansion of the DDA's development area boundaries (TIF District) The CDC will also support the Amended and Restated Plan with the inclusion of the five recommendations listed above.

Motion by John McClory to recommend adoption of the Amended and Restated Plan, with special consideration of the five points recommended by the Citizens District Council, seconded by Van Dam. Motion carried unanimously.

Iacoangeli will revise the Amended and Restated DDA Plan to include the recommendations listed above, and reissue to the CDC for review and approval. The CDC will be notified of the public meeting schedule for the Amended and Restated Plan.

ELECTION OF OFFICERS

Faith McClory nominated John McClory for Chair; the CDC unanimously approved John McClory as CDC Chair. Kyle Mattson nominated himself for secretary; the CDC unanimously approved Kyle Mattson as secretary.

ADJOURN

**Motion by John McClory to adjourn, seconded by Mattson, to adjourn the meeting.
Motion carried unanimously.**

COMMUNICATION

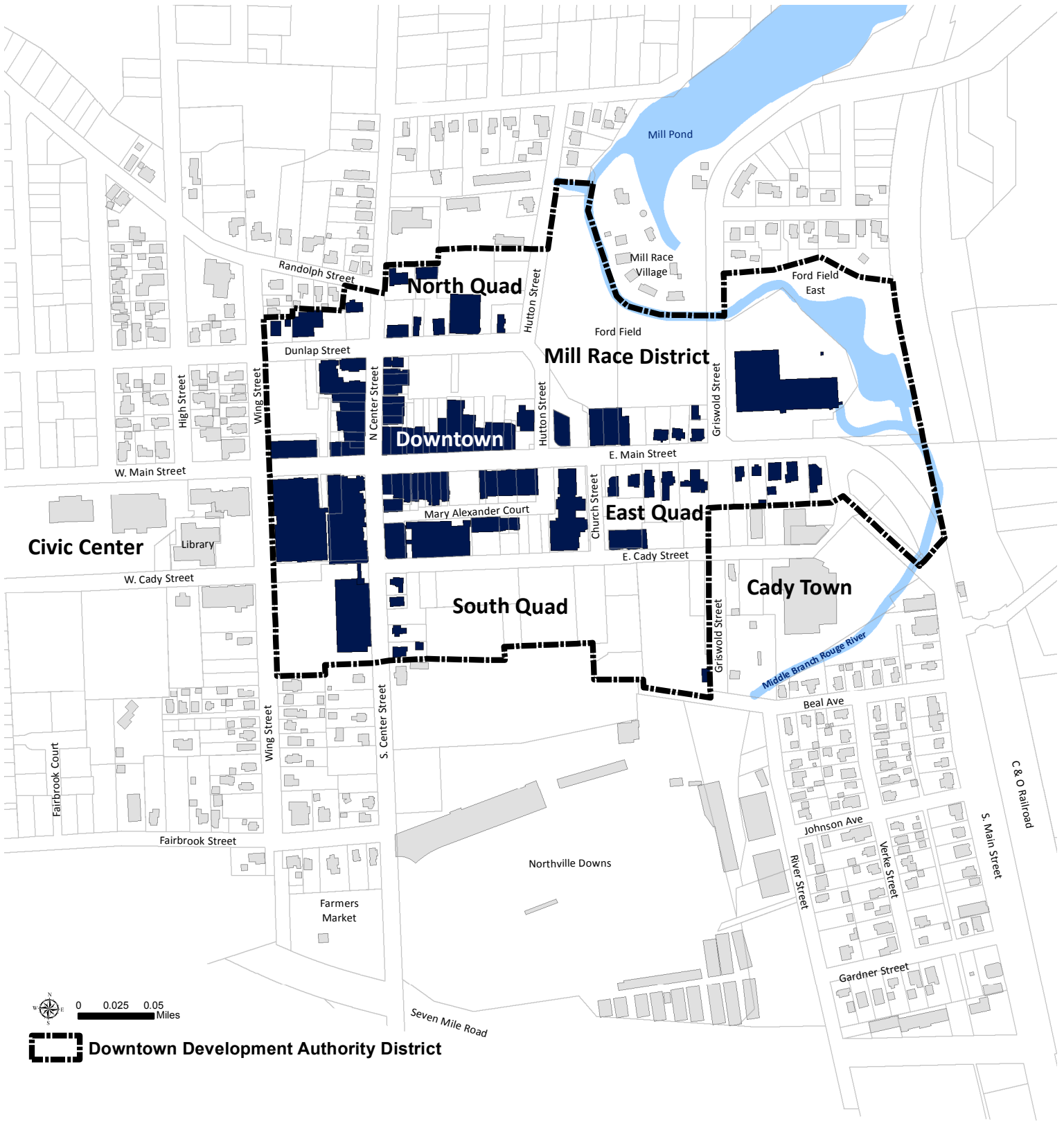
Board and Staff Communications

The next public meeting regarding the Amended and Restated Plan, to which the CDC is invited, will be February 2, 2015.

Meeting adjourned at 8:05 p.m.

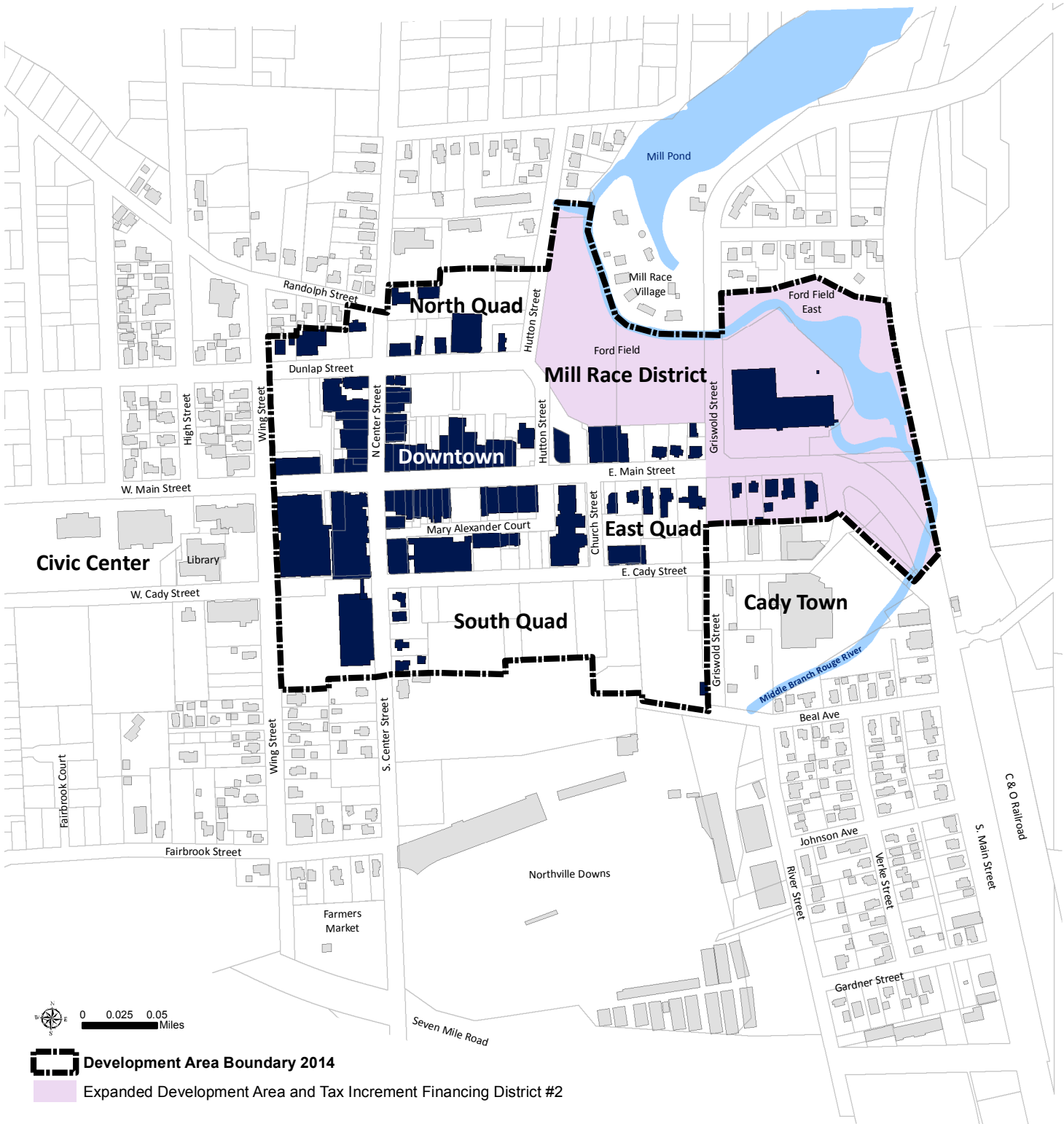
Respectfully submitted,

Kate Knight
Northville DDA
Planning Coordinator



 **Downtown Development Authority District**

Map 1
 City of Northville
 DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT
Established August 3, 1978 and Enlarged June 28, 1993



Map 2

**City of Northville
DOWNTOWN DEVELOPMENT PLAN and TAX INCREMENT FINANCING PLAN BOUNDARY**

Citizens District Council
Northville Downtown Development Authority

Date: February 9, 2015

To: Northville City Council

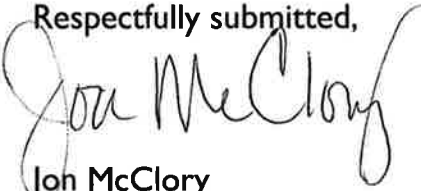
From: Jon McClory, Chairman, Northville Citizens District Council

Re: Proposed Amended and Restated Development and Tax Increment Financing Plan for the City of Northville

The Citizens District Council (CDC) met at a public meeting on December 4, 2014 to review the proposed Amended and Restated Development and Tax Increment Financing Plan for the City of Northville. A quorum of the appointed members was present for the meeting. John Iacoangeli, Beckett & Raeder and DDA staff presented the proposed Plan and the CDC had the opportunity to discuss the proposed plan at length. The CDC made the following recommendations for inclusion in the Plan:

1. Parking utilization study
2. Sidewalks at the Griswold / Cady Street intersection
3. Refurbishment of the Cady Street Parking Deck
4. Designated fund for land and/or building acquisition
5. Funding for place-based projects such as pocket parks, small pedestrian plazas.

The CDC unanimously voted to approve the Amended and Restated Development and Tax Increment Financing Plan for the City of Northville and requested that the above listed items be presented to the DDA and City for consideration and inclusion in The Plan. The CDC acknowledges that these recommendations have been incorporated into the current language of the Amended and Restated Development and Tax Increment Financing Plan adopted by the Downtown Development Authority and presented to City Council.

Respectfully submitted,

Jon McClory

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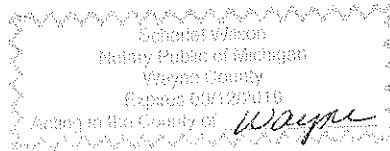
BE IT MADE KNOWN THAT THE FOLLOWING ADVERTISEMENT APPEARED IN:

Publication: Northville Record
Placed By: City of Northville
Subject: PO 15-03 DDA Plan Public Hearing
Date of Publication: January 8, 2015

Susan Totoraitis (Susan Totoraitis), being duly sworn, deposes
and says that the advertising illustrated above/attached was published in the
Northville Record Newspaper on the following date/s/: January 8, 2015,
INVOICE number 226195 and as an authorized employee of the Observer
and Eccentric Media, she knows well the facts stated\herein. Cost: \$ 471.60.

STATE OF MICHIGAN

COUNTY OF _____



NOTARIZED BY: Charolette Wilson

(Acting in) Wayne Notary Public in and for said County

Commission expires 9-12-19

All questions may be directed to Charolette Wilson, Classified Advertising
Manager, 586-826-7082, during normal business hours of Monday through
Friday 8:30am until 4:30pm.

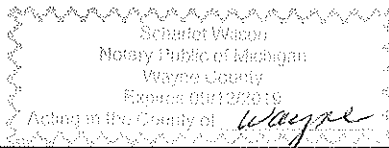
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6200 Metropolitan Pkwy, Sterling Heights, MI 48312

BE IT MADE KNOWN THAT THE FOLLOWING ADVERTISEMENT APPEARED IN:

Publication: Northville Record
Placed By: City of Northville
Subject: PO 15-04 Revised DDA Plan
Date of Publication: January 15, 2015

Susan Totoraitis (Susan Totoraitis), being duly sworn, deposes
and says that the advertising illustrated above/attached was published in the
Northville Record Newspaper on the following date/s/: January 15, 2015,
INVOICE number 227396 and as an authorized employee of the Observer
and Eccentric Media, she knows well the facts stated herein. Cost: \$ 432.30.

STATE OF MICHIGAN



COUNTY OF _____

NOTARIZED BY: _____

Charolette Wilson

(Acting in) _____

Wayne

Notary Public in and for said County

Commission expires _____

9-12-19

All questions may be directed to Charolette Wilson, Classified Advertising
Manager, 586-826-7082, during normal business hours of Monday through
Friday 8:30am until 4:30pm.



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BE IT MADE KNOWN THAT THE FOLLOWING ADVERTISEMENT APPEARED IN:

Publication: Northville Record
Placed By: City of Northville
Subject: PO 15-04 Revised DDA Plans
Date of Publication: January 22, 2015

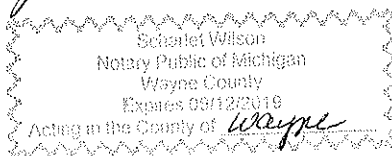
Susan Totoraitis

(Susan Totoraitis), being duly sworn, deposes and says that the advertising illustrated above/attached was published in the Northville Record Newspaper on the following date/s/: January 22, 2015, INVOICE number 227397 and as an authorized employee of the Observer and Eccentric Media, she knows well the facts stated\herein. Cost: \$432.30.

STATE OF MICHIGAN

NOTARIZED BY: *Charolette Wilson* Commission Expires: *9/12/19*

(Acting in County of) *Wayne* Notary Public in and for said County



All questions may be directed to Charolette Wilson, Classified Advertising Manager, 586-826-7082, during normal business hours of Monday through Friday 8:30am until 4:30pm.

All about that lace at NAIAS Charity Preview

It was a night of heavy metal at the North American International Auto Show's Charity Preview — and not just on the cars. More than 13,000 patrons went all-out bling Jan. 16 with top trends of silver and gold head-to-toe sequins, lace overlay gowns and navy as the new black.



Julie Yolles

SOCIAL SCENE

What glistened most was the unprecedented \$5.3 million that was raised for nine children's charities: Boys & Girls Clubs of Southeastern Michigan, Boys Hope Girls Hope of Detroit, The Children's Center, Judson Center, The Detroit Institute for Children, Think Detroit PAL, March of Dimes, Children's Hospital of Michigan Foundation and the DADA Charitable Foundation Fund, a fund of the Community Foundation for Southeast Michigan.

The \$5.3 million brought the amount raised for children's charities to more than \$100 million, \$50 million of which was raised in the last 10 years alone.

"The NAIAS is the pinnacle of auto shows all over the world," said NAIAS Chairman Scott LaRiche, a Northville resident and co-owner of Lou LaRiche Chevrolet in Plymouth. "It's all about family, teamwork and hope."

And LaRiche's family was front and center at the Charity Preview ribbon-cutting ceremony, including patriarch Lou LaRiche, the NAIAS chairman 30 years ago.

What did Lou say



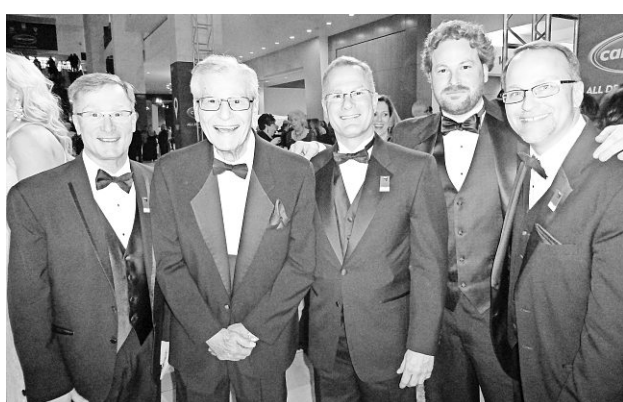
Novi resident Cynthia Haffey and Juan Pablo Rosas from Mexico City check out the E400 Cabriolet.



Ford Motor Co. Fund Controller and Novi resident Larry Border attended the Ford-sponsored AutoGlow with his wife Pam. The AutoGlow, held at Ford Field, benefited The Children's Center of Detroit.



GM Vice President of Global Design Ed Welburn (left) and Northville resident Steve Fecht in front of the Buick Avenir concept car.



Some of the LaRiche family (from left): Jimmy LaRiche, owner of Coastline Valet in Boca Rotan, Fla.; Northville resident Lou LaRiche, who was the NAIAS chairman 30 years ago and owns Lou LaRiche Chevrolet in Plymouth; John LaRiche, owner of LaRiche Chevrolet-Cadillac in Findlay, Ohio; Steve LaRiche, who works with his grandfather Lou, at Lou's dealership; and Bob LaRiche, owner of LaRiche Toyota in Findlay, Ohio.



Northville residents Mark and Suzie Merucci.

about his son taking center stage and following in his footsteps?

"It's a father's dream come true. I am so proud," Lou LaRiche said following the ribbon-cutting.

"Dad's goal for all of his sons to have their own dealership is coming to fruition," said son John LaRiche, who owns LaRiche Chevrolet-Cadillac in Findlay, Ohio.

The glamorous guests sipped champagne and

strolled among the cars and trucks 6-9 p.m., followed by a standing-room-only concert by the Steve Miller Band.

NAIAS continues through Sunday, Jan. 25. Ticket prices are \$13 for adults; \$7 for seniors (65 and older) and \$7 for children ages 7-12 (free for children age 6 and under when accompanied by parent or guardian). Show hours and more information are online at www.naias.com.

CITY OF NORTHVILLE COUNTY OF WAYNE, MICHIGAN

NOTICE OF PUBLIC HEARING ON AMENDMENT TO AND RESTATEMENT OF THE DEVELOPMENT AND TAX INCREMENT FINANCING PLAN OF THE NORTHVILLE DOWNTOWN DEVELOPMENT AUTHORITY

TO ALL INTERESTED PERSONS IN THE CITY OF NORTHVILLE:

PLEASE TAKE NOTICE that the City Council of the City of Northville, Michigan, will hold a public hearing on Monday, February 2, 2015, at 7:30 p.m. prevailing Eastern Time, at the City of Northville Municipal Building - City Council Chambers, 215 West Main Street, Northville, Michigan, 48167, to consider the adoption of an ordinance approving an amendment to, and restatement of the Development and Tax Increment Financing Plan (the "Amended and Restated Plan") for the Northville Downtown Development Authority pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended.

The boundaries of the development area to which the Amended and Restated Plan applies are as follows — **REVISED DESCRIPTION:**

- (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.

Copies of the proposed Amended and Restated Plan, maps, plats, etc. are on file at the office of the City Clerk for inspection during normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m. local prevailing time, or on the City of Northville's website at www.ci.northville.mi.us and the Downtown Development Authority's website at www.downtownnorthville.com (go to About Downtown, then Studies and Reports).

At the public hearing, all interested persons desiring to address the City Council shall be afforded an opportunity to be heard in regard to the approval of the Amended and Restated Plan for the Northville Downtown Development Authority and all aspects of the Amended and Restated Plan will be open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the office of the Northville Downtown Development Authority, 215 W. Main Street, Northville, Michigan, 48167, 248-349-0345.

This notice is given by order of the City Council of the City of Northville, Michigan.

DIANNE MASSA, CITY CLERK
CITY OF NORTHVILLE

CHARTER TOWNSHIP OF NORTHVILLE ZONING BOARD OF APPEALS – PUBLIC HEARING

The Zoning Board of Appeals (ZBA) has scheduled a public hearing for Wednesday, February 18, 2015 at the Northville Township Municipal Office Building, located at 44405 Six Mile Road, Northville, MI. The ZBA will consider the following requests for variances to the zoning ordinance:

- 20401 Haggerty Road – Chapter 145, Sign Ordinance, Monument Sign (Electronic)
- 47820 7 Mile Rd. – Chapter 170, Zoning Ordinance, Detached Accessory Structure (Height)

Written comments regarding these requests will be received by the ZBA at 44405 Six Mile Road, Northville, MI 48168. The meeting will begin at 7:30 P.M.

Paul Slatin, Chair
Zoning Board of Appeals
Publish: January 22, 2015

Business Investment Opportunity

In an exceptionally strong agricultural region

Nearly 73 acres of excellent farmland in West Central Ohio, bordering Indiana

Investment is approximately \$690,000. (Averaging \$9,500 per acre.)

The current owner is a farmer and is selling with a leaseback for five years.

A payment of \$23,500 will be made in the spring of each farming year. At the conclusion of five years, seller will be interested in renewing lease, with terms negotiable at that time.

The seller is a local Birmingham resident, looking to raise equity for additional business development of the expansion of his seed and beef companies.

The property is lien free, debt free.

Investment includes frontage on two sides. Taxes are approximately \$1,000 dollars per year. Please note: the property has no value as a hunting property.

The ideal investor; is an investor looking to diversify their cash holdings.

Interested parties call 419-305-0187

Julie Herrin, Director
Northville District Library
212 W. Cady Street
Northville, MI 48167-1560

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

RE: Proposed Amendment to and Restatement of the Development and Tax Increment Financing Plan of the Northville Downtown Development Authority

Dear Ms. Herrin:

Please be advised that the Northville Downtown Development Authority of the City of Northville, County of Wayne, State of Michigan (the "City") has approved an amendment to and restatement of its Development and Tax Increment Financing Plan (the "Amended and Restated Plan") and has submitted the Amended and Restated Plan to the City Council of the City for consideration.

The City Council will hold a public hearing to consider the Amended and Restated Plan on Monday, February 2, 2015, at 7:30 p.m. prevailing Eastern Time at City Hall, 215 West Main Street, Northville, Michigan. The attached Notice of the hearing will be posted, mailed and published in accordance with Act 197, Public Acts of Michigan, 1975, as amended ("Act 197").

In addition, pursuant to Section 14(4) of Act 197, prior to the public hearing on the Amended and Restated Plan, the City Council will, at your request, provide you with a reasonable opportunity to discuss the proposed Amended and Restated Plan. If you wish an opportunity to discuss the Amended and Restated Plan prior to the public hearing, please contact the undersigned.

Should you have any questions regarding the above, please contact the undersigned at (248) 349-0345.

Sincerely,

Lori M. Ward, Director
Northville Downtown Development Authority
215 West Main Street
Northville, MI 48167

City of Northville
CITY COUNCIL REGULAR MEETING MINUTES
January 5, 2015

Mayor Johnson called the meeting to order with the Pledge of Allegiance at 7:30 p.m. in Council Chambers at Northville City Hall, 215 W. Main Street, Northville, Michigan, 48167.

ROLL CALL

Present: Mayor Christopher Johnson, Mayor Pro Tem James Allen, Councilmembers Nancy Darga and Ryan McKindles

Absent: Councilmember Sam Ekong - excused

Also Present: City Manager Patrick Sullivan, DDA Director Lori Ward, Housing Director Sherry Necelis, Deputy City Clerk Michelle Nabozny, Reporter from the Northville Record, and two citizens

PRESENTATIONS

A. Citizen Comments None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion Allen, seconded by McKindles to approve the agenda and consent agenda as presented.

Approve City Council Minutes: None

Receive Bills List: None

Receive Board and Commission Minutes:

- Downtown Development Authority: 10/21/14, 11/6/14, 11/18/14

Board and Commission Appointments:

- Downtown Development Authority: Reappoint Margene Buckhave, Shawn Riley, and Mary Starring, each to three-year terms expiring 9/30/18

- Housing Commission: Reappoint Genie Nehs and Jon Kipke, each to five-year terms expiring 9/15/19

- Northville Youth Assistance: Appoint Ken Roth to fill a vacancy with a term expiration of 12/31/17

School Tax Collection Fee

Motion carried unanimously.

PUBLIC HEARINGS

A. Proposed Uses of Wayne & Oakland Counties CDBG Funds - Fiscal Year 2015

The City of Northville is expected to receive \$44,629 from the Wayne County Community Development Block Grant (CDBG) program and \$5,182 from the Oakland County Community Development Block Grant program for fiscal year 2015. CDBG funds are used to target low to moderate-income residents or

to provide an urgent community need. The City of Northville has no low/moderate income census tracts for project eligibility; however, the category of senior citizens qualifies as a presumed benefit group eligible for CDBG expenditures.

The CDBG application process requires a public hearing where residents are allowed to provide input on the proposed uses of the funds. Recommendations for uses of the FY2015 CDBG funds are as follows:

Project Description	Amount
<i>Public Services – Senior Services</i> CDBG funds may be used for the operation of Senior Citizen Centers for transportation, staffing, etc.	\$12,043
<i>Rehab Publicly Residential - Allen Terrace</i> CDBG funds may be used to perform improvements such as the replacement for the alarm system, adding greater R-factor to the insulation in the attic, replacing ceiling tiles with drywall to prevent air/heat loss, replacement of electronic doors, changing faucets, etc.	\$33,305
<i>General Program Administration</i> The CDBG program allows a percentage of the annual allocation for program administration.	<u>\$ 4,463</u>
Total Estimated Allocation – Wayne County	\$44,629
Total Estimated Allocation – Oakland County	\$ 5,182

The public hearing was opened at 7:34 p.m. No public comment. The public hearing was closed at 7:34 p.m.

Motion Darga, seconded by Allen to adopt a resolution authorizing the use of fiscal year 2015 Wayne and Oakland Counties Community Development Block Grant Funds as proposed. **Motion carried unanimously.**

RESOLUTIONS AND ORDINANCES

A. Resolution to Hold Public Hearing on the Amended & Restated Development & TIF Plan

In 1978, the City of Northville created, by Ordinance, the Downtown Development Authority (DDA) for the purpose of revitalizing Northville’s declining downtown business district. Following the establishment of the DDA, the City Council approved and adopted the original *Development and Tax Increment Financing Plan* to serve as the framework for the revitalization initiative. In subsequent years the Development Area described in the original plan was expanded, and several times the Plan was amended in scope.

The DDA is proposing to amend and restate the *Development and Tax Increment Financing Plan*. The Amended and Restated Plan would accomplish the following objectives:

- Organize and consolidate the original Plan and the six subsequent amendments to the Plan into one clear and concise document
- Extend the plan until the year 2040.

- Include a list of future DDA projects and provide estimates and prioritization to these projects.
- Adjust the Development Area boundaries so that they would be the same as the Downtown District boundaries

Public Act 197 of 1975, the DDA enabling legislation, requires the establishment of a “development area citizen’s council” if the development area has 100 or more residents residing within the district. The City Council appointed nine members to the Citizens District Council (CDC) at the November 17th City Council meeting. The CDC met on December 4th to review and discuss the proposed draft Amended and Restated Development and Tax Increment Financing Plan. The CDC voted unanimously to approve the plan with the inclusion of several specific recommendations.

The DDA Board of Directors met on December 9th and adopted the Plan with the inclusion of the CDC’s recommendations and voted unanimously to request that City Council pass a Resolution calling a Public Hearing to consider the proposed Amended and Restated Development and Tax Increment Financing Plan. The date of the Public Hearing would be set for Monday, February 2, 2015.

The meeting will be published in the paper, and all impacted taxing jurisdictions will be notified of the hearing. A schedule of the approval process was provided to City Council.

City Council Comments and Discussion: City Council commented that the document needed to be updated as the current one is very difficult to read. City Council also pointed out the boundary map needed to be updated. Since the last map was produced, several buildings have been torn down and were rebuilt in a slightly different location on the same site. The DDA Director is working with the City’s GIS consultant to create a new GIS aerial map.

Motion McKindles, seconded by Darga to approve the resolution calling a public hearing regarding approval of Amendment to and Restatement of the Development and Tax Increment Financing Plan of the Northville Downtown Development Authority and set the first public hearing for February 2, 2015.

Motion carried unanimously.

COMMUNICATIONS

A. Mayor and Council Communications

City Council encouraged everyone to attend the North American Auto show coming to Detroit and bringing with it 200 concept cars to showcase here in the Motor City versus the West Coast.

The Mayor reported he will not be at the January 20th City Council Meeting.

B. Staff Communications

There being no further business to come before Council, the meeting was adjourned.

Adjournment: 7:44 p.m.

Respectfully submitted,

Michelle Nabozny
Deputy City Clerk

Christopher J. Johnson
Mayor

Approved as submitted: 01/20/2015

City of Northville
CITY COUNCIL REGULAR MEETING MINUTES
February 2, 2015

Mayor Johnson called the meeting to order with the Pledge of Allegiance at 7:30 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

ROLL CALL

Present: Mayor Christopher Johnson, Mayor Pro Tem James Allen, Councilmembers Nancy Darga, Ryan McKindles, and Sam Ekong

Absent: None

Also Present: City Manager Patrick Sullivan, City Clerk Dianne Massa, Downtown Development Authority (DDA) Executive Director Lori Ward, DDA Planning Coordinator Kate Knight, and DDA Board Members Mary Starring and Greg Presley. No citizens were present.

PRESENTATIONS

A. Citizens Comments None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion Darga, seconded by Allen to adopt the agenda and consent agenda as presented:

Approve City Council Minutes of:

- Regular Meeting of January 20, 2015

Receive Bills List: Checks #91472 to #91632, EFT #500194, Checks #91633 to #91767, EFT #500195, Checks #91768 to #91862, Checks #91863 to #91984, EFT #500196, Checks #91985 to #92074, EFT #500197

Receive Board and Commission Minutes:

- Downtown Development Authority: 12/9/14

- Housing Commission: 12/3/14

Receive Departmental Reports: None

Board and Commission Appointments:

- Historic District Commission: Reappoint David Field to a three-year term expiring 1/1/18

- Board of Review: Reappoint Maureen Ryan to a three-year term expiring 1/1/18

Request to Canvass / Clean Water Action

Amendments to the 2014-15 Budget through 12/31/14 and Investment Report

Request to Schedule Second Public Hearing / Proposed Uses of Wayne County CDBG Funds for FY 2015

Motion carried unanimously.

PUBLIC HEARING

A. Public Hearing on the Amended and Restate Development and Tax Increment Financing Plan

In 1978, the City of Northville adopted an ordinance to create the Downtown Development Authority (DDA) for the purpose of revitalizing Northville's declining downtown business district. Following the establishment of the DDA, the City Council approved and adopted the original *Development and Tax Increment Financing Plan* to serve as the framework for the revitalization initiative. In subsequent years, the Development Area described in the original plan was expanded, and several times the document was amended in scope.

The DDA is proposing to amend and restate Development and Tax Increment Financing Plan. The Amended and Restated Plan would accomplish the following objectives:

- Organize and consolidate the original Plan and the five subsequent amendments to the Plan into one clear and concise document.
- Extend the plan for 25 years.
- Identify DDA projects that will be funded by Tax Increment Finance (TIF) revenue and provide estimates and prioritization to these projects.
- Adjust the Development Area boundaries so that the boundaries will be the same as the Downtown District boundaries.
- Establish a new base year of 2015 for the parcels added to DDA's Development Area.

On January 5, 2015 the Northville City Council adopted a resolution setting a public hearing to consider the adoption of an ordinance approving an amendment and restatement of the Development and Tax Increment Financing Plan for the City of Northville. In compliance with Public Act 197 of 1975, a meeting notice was published in the Northville Record three times, the meeting notice was posted throughout the DDA District in 20 conspicuous places, the public hearing notice was mailed to property tax payers of record in the downtown district, and all impacted taxing jurisdictions were notified of the hearing by certified mail.

In addition, Public Act 197 of 1975 requires the establishment of a "development area citizens' council" if the development area has 100 or more residents living within the DDA district. At the November 17, 2014 City Council meeting, nine members were appointed to sit on the Citizens District Council (CDC). On December 4, 2014, the CDC met to review and discuss the proposed Amended and Restated Plan. The CDC voted unanimously to approve the Plan with the inclusion of several specific recommendations to the document. The recommendations included:

- A parking utilization study
- Sidewalks at the Griswold/Cady Street intersection
- Refurbishing the Cady Street Parking Deck
- Designation of funds for land and/or building acquisition
- Funding for place-based projects such as pocket parks and small pedestrian plazas

On December 9, 2014, the DDA Board of Directors met and adopted the Plan with the inclusion of the CDC's recommendations. The CDC has until 20 days after the public hearing to forward meeting minutes from the December 9, 2014 meeting and convey the CDC's position to City Council. The CDC members were notified and encouraged to attend the public hearing set for February 2, 2015.

Once the City Council has received the written comments from the CDC, the City Council would hold a second hearing on the Amended and Restated Plan and consider the adoption of an ordinance approving the Plan. A schedule of the process was provided to City Council.

The DDA proposes to add several parcels including Ford Field, the Ford Plant, and five parcels located on the south side of Main Street between Griswold and Cady Streets. A new base year will be set for this area. Taxing Jurisdictions will continue to capture revenue on the property's value as of December 31, 2014. In subsequent years, as the property values rise, the DDA will capture the increased revenue.

The public hearing opened at 7:34 p.m. No comment. The public hearing closed at 7:34 p.m.

City Council Comments and Discussion: In response to a comment from City Council, DDA staff confirmed that additional clean up is needed for Maps #1 and #2 and those would be updated before final publication. The buildings shown on the maps would remain for purposes of historical reference and of orientation. Additional comments voiced support for organizing and consolidating the various plans. The DDA has used the statute to create a great downtown that has contributed to making Northville a desired place to live.

The DDA staff noted that, while all impacted taxing jurisdictions were notified of the public hearing, only one taxing jurisdiction responded. The Northville District Library voiced support for the amended and restated development plan. It was also pointed out that, by statute, the Citizens District Council (CDC) has 20 days to make additional comments to City Council via a formal statement (i.e. letter). Once the CDC makes its statement, City Council will hold a second hearing and may adopt the ordinance approving the plan.

Motion Darga, seconded by McKindles to introduce for first reading the ordinance approving the Amended and Restated Development and Tax Increment Financing Plan for Northville with possible second reading and adoption set for February 17, 2015, pending receipt of the findings and recommendations of the Development Area Citizens Council. **Motion carried unanimously.**

MAYOR AND COUNCIL COMMUNICATIONS

A. Mayor and Council Communications

Johnson commended the Department of Public Works for its snow removal efforts following the major snow storm. The City Manager noted that the Fire Department had four to five fire fighters that staffed the stations overnight during the storm, in the event there was a fire/medical run. In addition, enough staff members were able to make it in on Monday to keep City Hall open.

Darga questioned if commercial properties on Center Street are required to remove snow from their sidewalks. The private snow removal contractors for certain businesses push the snow from the parking lot onto the sidewalk, which impacts pedestrians, including children walking to school. The City Manager noted that Code Enforcement would send out notices regarding snow removal requirements.

B. Staff Communications

Being no further business, the meeting was adjourned.

Adjournment: 7:44 p.m.

Respectfully submitted,

Dianne Massa, CMC
City Clerk

Christopher J. Johnson
Mayor

Approved as submitted: 02/17/2015

City of Northville
CITY COUNCIL REGULAR MEETING MINUTES
February 17, 2015

Mayor Johnson called the meeting to order with the Pledge of Allegiance at 7:30 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

ROLL CALL

Present: Mayor Christopher Johnson, Mayor Pro Tem James Allen, Councilmembers Nancy Darga, Ryan McKindles, and Sam Ekong (arrived 7:32 p.m.)

Absent: None

Also Present: City Manager Patrick Sullivan, City Clerk Dianne Massa, Downtown Development Authority (DDA) Executive Director Lori Ward, Housing Director Sherry Necelis, Planning Consultant Don Wortman, reporter from Northville Record, and five citizens.

PRESENTATIONS

A. Citizens Comments None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion Darga, seconded by Allen to adopt the agenda and consent agenda as presented:

- Approve City Council Minutes of:
 - Regular Meeting of February 2, 2015
- Receive Bills List: None
- Receive Board and Commission Minutes: None
- Receive Departmental Reports:
 - Youth Assistance: 2/15
- Board and Commission Appointments: None
- Finalization of 2015-16 Goals, Objectives and Project Priorities

Motion carried unanimously.

PUBLIC HEARING

A. Proposed Uses of Wayne County Community Development Block Grant Funds – FY2015

On January 5, 2015, City Council held a public hearing pertaining to the proposed uses of Wayne County Community Development Block Grant Funds (CDBG) for Fiscal Year 2015. As there were no objections or comments at the first public hearing, Wayne County has requested the proposed uses again be brought before City Council.

The City of Northville is expected to receive \$44,629 from the Wayne County Community Development Block Grant (CDBG) program for fiscal year 2015. CDBG funds are used to target low to moderate-income residents or to provide an urgent community need. The City of Northville has no low/moderate income census tracts for project eligibility; however, the category of senior citizens qualifies as a presumed benefit group eligible for CDBG expenditures.

The CDBG application process requires a public hearing where residents are allowed to provide input on the proposed uses of the funds. Recommendations for uses of the FY2015 Wayne County CDBG funds are as follows:

Project Description	Amount
<i>Public Services – Senior Services</i> CDBG funds may be used for the operation of Senior Citizen Centers for transportation, staffing, etc.	\$ 6,861
<i>Rehab Public Residential - Allen Terrace</i> CDBG funds may be used to perform improvements such as the replacement for the alarm system, adding greater R-factor to the insulation in the attic, replacing ceiling tiles with drywall to prevent air/heat loss, replacement of electronic doors, changing faucets, etc.	\$33,305
<i>General Program Administration</i> The CDBG program allows a percentage of the annual allocation for program administration.	<u>\$ 4,463</u>
Total Estimated Allocation – Wayne County	\$44,629

(Councilmember Ekong arrived during the presentation.)

The public hearing was opened at 7:34 p.m. No public comment. The public hearing was closed at 7:34 p.m.

City Council Comments and Discussion: Further clarification was given pertaining to the grant cycle for this allocation, use of multi-year funds for certain improvements at Allen Terrace, the required time frame to utilize funds, and how the program funds are allocated.

Motion McKindles, seconded by Allen to adopt a resolution authorizing the use of fiscal year 2015 Wayne County Community Development Block Grant Funds as proposed. **Motion carried unanimously.**

B. Public Hearing on the Amended and Restate Development and Tax Increment Financing Plan and Second Reading

In 1978, the City of Northville adopted an ordinance to create the Downtown Development Authority (DDA) for the purpose of revitalizing Northville's declining downtown business district. Following the establishment of the DDA, the City Council approved and adopted the original *Development and Tax Increment Financing Plan* to serve as the framework for the revitalization initiative. In subsequent years, the Development Area described in the original plan was expanded, and several times the document was amended in scope.

The DDA is proposing to amend and restate the Development and Tax Increment Financing Plan. The Amended and Restated Plan would accomplish the following objectives:

- Organize and consolidate the original Plan and the five subsequent amendments to the Plan into one clear and concise document.
- Extend the plan for 25 years.
- Identify DDA projects that will be funded by Tax Increment Finance (TIF) revenue and provide estimates and prioritization to these projects.
- Adjust the Development Area boundaries so that the boundaries will be the same as the Downtown District boundaries.
- Establish a new base year of 2015 for the parcels added to DDA's Development Area.

On February 2, 2015, the Northville City Council held a public hearing to consider the adoption of an ordinance approving an amendment to and restatement of the Development and Tax Increment Financing Plan (the "Amended and Restated Plan") for the Northville Downtown Development Authority pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended.

On February 9, 2015 the City of Northville received a memo from Jon McClory, Chairperson of the Citizens District Council (CDC), on behalf of the CDC, expressing support of the Amended and Restated Plan.

The public hearing opened at 7:42 p.m. No comment. The public hearing closed at 7:42 p.m.

City Council Comments and Discussion: In response to a comment from City Council, DDA staff confirmed that updated maps would be included in the final publication.

Motion Allen, seconded by Darga after second reading, to adopt the Ordinance approving the Amended and Restated Development and Tax Increment Financing Plan for the City of Northville. The Ordinance is hereby determined by the City Council to be immediately necessary for the interests of the City and shall be in full force and effect following the publication requirements set forth in the City Charter.

Motion carried unanimously.

RESOLUTIONS AND ORDINANCES

A. Amendment to Zoning Ordinance / Article 18 General Provisions – Air Conditioner Condensers and Emergency Generators / Second Reading

At its November 4, 2014 meeting, the Planning Commission held a public hearing to consider text amendments to Article 18 General Provisions in the City of Northville's Zoning Ordinance. The proposed text amendments would amend Article 18 by adding Section 18.24 pertaining to air conditioner (AC) condensers and emergency electrical generators. The definition of air conditioning condenser and emergency electrical generator would be added to the Zoning Ordinance as well.

At its meeting, the Planning Commission discussed possible regulations regarding the placement of AC units and generators. They also reviewed screening and sound attenuation methods to ensure minimal impact to surrounding properties. The Planning Commission recommended the current regulations in the Code of Ordinances pertaining to the location and placement of AC condensers be deleted and, instead, the regulations be included within the Zoning Ordinance. The Planning Commission recommended approval of the proposed text amendments to City Council.

Communication from the City’s Planning Consultant and the proposed zoning ordinance text amendments were provided for City Council review and consideration. At its January 20, 2015 regular meeting, City Council introduced the proposed ordinance amendment for first reading.

City Council Comments and Discussion: In response to a question from City Council it was explained that recourse outside of the ordinance is an appeal to the Board of Zoning Appeals.

Motion McKindles, seconded by Allen to waive second reading and adopt the proposed amendments to Article 18 General Provisions and Article 26 Construction of Language and Definitions in the City of Northville Zoning Ordinance pertaining to Air Conditioning units and Electrical Emergency Generators as presented. **Motion carried unanimously.**

B. Amendment to Chapter 14 Building and Building Regulations, Article IV Mechanical Code / Second Reading

At its November 4, 2014 meeting, the Planning Commission held a public hearing to consider text amendments to Article 18 General Provisions in the City of Northville’s Zoning Ordinance. The proposed text amendments would amend Article 18, by adding Section 18.24 pertaining to air conditioner (A/C) condensers and emergency electrical generators. The definition of air conditioning condenser and emergency electrical generator would be added to the Zoning Ordinance as well.

Possible regulations regarding the placement of AC units and generators were also discussed. The Planning Commission reviewed screening and sound attenuation methods to ensure minimal impacts to surrounding properties. The Planning Commission also reviewed Chapter 14 Building and Building Regulations, Article IV Mechanical Code in the Code of Ordinances and recommended that Section 14-82 Location of Condensers be deleted. Instead, the regulations would be included within the Zoning Ordinance.

As the Mechanical Code is part of the City Code of Ordinances, the Planning Commission was merely transmitting the recommended amendment to City Council for further action. Communication from the City’s Planning Consultant and the proposed amendment to the Code of Ordinances was provided to City Council for its review and consideration. At its January 20, 2015 regular meeting, City Council introduced the proposed ordinance amendment for first reading.

Motion Darga, seconded by Ekong to waive second reading and adopt the proposed amendments to Chapter 14 Building and Building Regulations, Article IV Mechanical Code as presented. **Motion carried unanimously.**

C. Amendment to Zoning Ordinance / Article 18 General Provisions – Medical Marihuana / First Reading

At its January 20, 2015 meeting, the Planning Commission conducted a public hearing to consider text amendments to Article 2 Zoning Districts and Mapping Interpretation, Article 18 General Provisions, and Article 26 Definitions in the City of Northville’s Zoning Ordinance pertaining to Medical Marihuana. The proposed regulations were developed with guidance from the City Attorney and reflect the findings of recent Michigan Supreme Court cases. In summary, the proposed text amendments would:

- Add Section 2.07 Compliance With Law.

- Add Section 18.25 Medical Marihuana Activities. This section prohibits dispensaries or provisioning centers, but at the same time allows possession, growth, and cultivation of marihuana as permitted by State Law. Medical Marijuana activities would be allowed within residential zoning districts; however, medical marihuana dispensaries, provisioning centers, or other commercial facilities are expressly prohibited.
- Modify Article 26 Definitions: to include definitions pertaining to marihuana and medical marihuana activities.

The Planning Commission recommended approval of the proposed text amendments to City Council. Communication from the City's Planning Consultant and the proposed zoning ordinance text amendments was provided to City Council for its review and consideration.

City Council Comments and Discussion: The Planning Consultant provided additional explanation pertaining to dispensaries or provisioning centers. It was also explained that the proposed text amendments would prohibit commercial sales. Medical marihuana is not dispensed or regulated through pharmacies. Medical marihuana activity would be allowed in residential zoning districts.

It was also explained that according to the Michigan Supreme Court, any conflict between Federal and State regulations has been resolved. During the 2014 legislative session, proposed legislation discussed pertained to what regulations local government could have. So far, no decisions have been made at the state level during the current 2015 legislative session. A comment from City Council questioned whether it was appropriate for Council to enact text amendments prohibiting commercial sales without knowing what the legislature might enact. It was explained that the statute provides avenues for care givers to legally obtain medical marihuana, with the need to obtain it commercially. The proposed text amendments are appropriate as a commercial operation would attract a different crime opportunity.

Motion Darga, seconded by McKindles to introduce for first reading, the proposed amendments to Article 2 Zoning Districts and Mapping Interpretation, Article 18 General Provisions, and Article 26 Construction of Language and Definitions in the City of Northville Zoning Ordinance, pertaining to Medical Marihuana, as presented, with second reading and possible adoption scheduled for March 16, 2015. **Motion carried unanimously.**

D. Amendment to Zoning Ordinance / Articles 2 and 10 to Establish the Cady Overlay Districts / First Reading

At its September 16, 2014 meeting, the Planning Commission conducted a public hearing to consider text amendments to the City of Northville's Zoning Ordinance. The proposed text amendments would amend Article 2 Zoning and Map Interpretation and Article 10 Central Business District, in order to establish the Cady Street Overlay District. During the public hearing, minor changes were suggested by the Downtown Development Authority. The Planning Commission reviewed these modifications at their October 7, 2014 meeting and recommended approval of the proposed amendments to City Council.

At its November 3 and November 17, 2014 meetings, City Council reviewed the proposed text amendments and requested further modifications. Since the original public hearing held by the Planning Commission on September 16, 2014, a number of changes were made to the Cady Street Overlay Ordinance. First floor residential uses were restricted as suggested by the Downtown Development Authority and the Planning Commission created two separate Cady Street Overlay Districts (CSO-1, CSO-2). In addition, minor changes to the permitted heights were made as well as setback adjustments. The Planning Commission also responded to comments received at the joint meeting of the City Council

and Planning Commission held on November 17, 2014. As a result of that meeting, first floor residential uses are prohibited in the PR-1 portion.

On January 20, 2015, the Planning Commission conducted a second public hearing on the Cady Street Overlay. After this public hearing, the Planning Commission recommended approval of the draft zoning ordinance amendments and zoning map to City Council. Communication from the City's Planning Consultant and the proposed zoning ordinance text amendments were provided for City Council's review and consideration.

City Council Comments and Discussion: Discussion ensued pertaining to the Planning Commission limiting building stories to three stories for certain parcels on the south side of Cady Street and for two parcels fronting S. Center Street. The Planning Consultant noted that the Planning Commission was sensitive to the Beal Street residential area and recommended that certain parcels allow a maximum of three stories. The Planning Commission wanted four-story buildings to be closer to the west end of Cady Street. It was noted that the Planning Commission held a second public hearing to discuss the changes. Property owners and occupants were notified and there was little public comment at the Planning Commission meeting.

Comments from City Council voiced concern with the recommendation of a lower number of stories. This restriction would possibly hinder a developer's ability to recoup the expenses incurred in revitalizing an industrial area. Limitations would not attract a quality developer. Comments from City Council voiced reluctance to support the three-story restriction for certain parcels. Other comments pointed out that a solid Planned Unit Development (PUD) plan would be the mechanism for more height as an appeal to the Board of Zoning Appeals would not likely prevail. While there are extra steps involved in a PUD, including two public hearings (Planning and City Council), a PUD might offer a developer more flexibility.

City Council concurred that the two parcels fronting S. Center Street (Lots 164 and 165) should have the four-story building height allowance designation. The four-story building height allowance designation should also be permitted for certain parcels in a selected area on the south side of E. Cady Street (Lots 72, 73, 74, 75, 76, 77, 78, 79 [that is part of tax parcel # 0073-000], 80, 81, 82, 180, 181). City Council also requested the addition of language that permitted building height adjustments to be considered as part of a Planned Unit Development. The Planning Consultant did not believe another Planning Commission public hearing was necessary as the proposed change from three to four stories for these parcels would be less restrictive.

Motion McKindles, seconded by Darga to introduce for first reading the proposed amendments to Article 2 Zoning and Map Interpretation and Article 10 Central Business District in the City of Northville Zoning Ordinance, establishing the Cady Street Overlay Districts (CSO-1, CSO-2) as amended, with second reading and possible adoption scheduled for March 16, 2015. **Motion carried unanimously.**

NEW BUSINESS

A. Appointment of Election Commissioner

The Election Commission consists of the City Clerk, City Attorney, and a member of the Council who shall not be a candidate for elective office at the election for which he is appointed. The Clerk serves as the chairperson and two members of the Election Commission shall be a quorum. An Election Commissioner is needed for the May 5, 2015 Statewide Special Election.

The Election Commission will meet at 8:00 a.m. at City Hall on the following dates: April 1, 2015 and April 27, 2015. Additional meetings may be scheduled if needed.

Motion McKindles, seconded by Darga to appoint Mayor Pro Tem Allen to serve as the Election Commissioner for the May 5, 2015 Statewide Special Election. **Motion carried unanimously.**

MAYOR AND COUNCIL COMMUNICATIONS

A. Mayor and Council Communications

Due to a work commitment, Allen may not be able to attend the March 2nd City Council meeting.

B. Staff Communications

Being no further business, the meeting was adjourned.

Adjournment: 8:17 p.m.

Respectfully submitted,

Dianne Massa, CMC
City Clerk

Christopher J. Johnson
Mayor

Approved as submitted: 03/02/2015

ORDINANCE NO. 02-02-15
APPROVING AMENDMENT TO AND RESTATEMENT OF THE
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN OF
THE NORTHVILLE DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, the Northville Downtown Development Authority (the "Authority") has previously prepared and recommended for approval a Development and Tax Increment Financing Plan (the "Original Plan") which was approved by the City Council of the City of Northville (the "City") pursuant to Ordinance No. 78-58 adopted on December 4, 1978; and

WHEREAS, the City has approved amendments to the Original Plan pursuant to an Ordinance adopted on March 5, 1979; an Ordinance adopted on September 17, 1979; an Ordinance adopted on April 26, 1988; Ordinance No. 6-93-D, adopted on June 28, 1993; Ordinance No. 7-20-98, adopted on July 20, 1998 and Ordinance No. 10-20-03, adopted on November 2, 2003 (together with the Original Plan, the "Amended Plan"); and

WHEREAS, the Authority has prepared and recommended for approval amendments to and a restatement of the Amended Plan, attached hereto as Exhibit A (the "Amended and Restated Plan"); and

WHEREAS, on February 2, 2015, the City Council held a public hearing on the Amended and Restated Plan pursuant to Act 197, Public Acts of Michigan, 1975, as amended (the "Act"); and

WHEREAS, the City Council has given the taxing jurisdictions subject to capture in the Downtown District an opportunity to meet with the City Council and to express their views and recommendations regarding the Amended and Restated Plan, as required by the Act; and

WHEREAS, after consideration of the Amended and Restated Plan, the City Council has determined to approve the Amended and Restated Plan.

NOW, THEREFORE, THE CITY OF NORTHVILLE ORDAINS:

1. Findings.

- (a) The City Council has taken into consideration the findings and recommendations of the Development Area Citizens Council.
- (b) The Amended and Restated Plan meets the requirements set forth in the Act.
- (c) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
- (d) The development is reasonable and necessary to carry out the purposes of the Act.
- (e) The land included within the Development Area to be acquired, if any, is reasonably necessary to carry out the purposes of the Amended and Restated Plan and the purposes of the Act in an efficient and economically satisfactory manner.

(f) The development plan portion of the Plan as amended by the Amended and Restated Plan is in reasonable accord with the master plan of the City.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

(h) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Amended and Restated Plan, are reasonably necessary for the project and for the City.

2. Public Purpose. The City Council hereby determines that the Plan, as amended and restated, constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interest of the public to proceed with the Amended and Restated Plan in order to halt property value deterioration, to increase property tax valuation, to eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District.

4. Approval and Adoption of Amended and Restated Plan. The Amended and Restated Plan is hereby approved and adopted. A copy of the Amended and Restated Plan and all later amendments thereto shall be maintained on file in the City Clerk's office.

5. Amendment to Ordinance Number; Conflict and Severability. Ordinance No. 10-20-03 is hereby amended by this Ordinance. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict hereby repealed, and each section of the Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the Ordinance.

6. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be a part of the Ordinance.

7. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in the *Northville Record*, a newspaper of general circulation in the City, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the City, which recording shall be authenticated by the signature of the City Clerk.

8. Effective Date. The Ordinance is hereby determined by the City Council to be immediately necessary for the interests of the City and shall be in full force and effect following the publication requirements set forth in the City Charter.


CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance No. 02-02-15, duly adopted by the City Council of the City of Northville, County of Wayne, State of Michigan, at a regular meeting held on February 17, 2015, 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, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by such Act.


I further certify that the following Members were present at said meeting: Allen, Darga, Ekong, McKindles, and Johnson and that the following Members were absent: None.

I further certify that Member Allen moved adoption of said Ordinance and Member Darga supported said motion.

I further certify that the following Members voted for adoption of said Ordinance Allen, Darga, Ekong, McKindles, and Johnson and that the following Members voted against adoption of said Ordinance None.

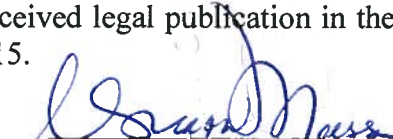


Christopher J. Johnson, Mayor



Dianne Massa, City Clerk

I hereby certify that the foregoing ordinance received legal publication in the *Northville Record* on February 26, 2015 and effective on February 28, 2015.



Dianne Massa, City Clerk

EXHIBIT A

[Attach Amended and Restated Plan Here]

RECODIFIED TAX INCREMENT FINANCING ACT (EXCERPT)
Act 57 of 2018

PART 2
DOWNTOWN DEVELOPMENT AUTHORITIES

125.4201 Definitions.

Sec. 201. As used in this part:

(a) "Advance" means a transfer of funds made by a municipality to an authority or to another person on behalf of the authority in anticipation of repayment by the authority. Evidence of the intent to repay an advance may include, but is not limited to, an executed agreement to repay, provisions contained in a tax increment financing plan approved prior to the advance, or a resolution of the authority or the municipality.

(b) "Assessed value" means 1 of the following:

(i) For valuations made before January 1, 1995, the state equalized valuation as determined under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155.

(ii) For valuations made after December 31, 1994, the taxable value as determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(c) "Authority" means a downtown development authority created pursuant to this part.

(d) "Board" means the governing body of an authority.

(e) "Business district" means an area in the downtown of a municipality zoned and used principally for business.

(f) "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 (aa), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.

(g) "Catalyst development project" means a project that is located in a municipality with a population greater than 600,000, is designated by the authority as a catalyst development project, and is expected to result in at least \$300,000,000.00 of capital investment. There shall be no more than 1 catalyst development project designated within each authority.

(h) "Chief executive officer" means the mayor or city manager of a city, the president or village manager of a village, or the supervisor of a township or, if designated by the township board for purposes of this part, the township superintendent or township manager of a township.

(i) "Development area" means that area to which a development plan is applicable.

(j) "Development plan" means that information and those requirements for a development plan set forth in section 217.

(k) "Development program" means the implementation of the development plan.

(l) "Downtown district" means that part of an area in a business district that is specifically designated by ordinance of the governing body of the municipality pursuant to this part. A downtown district may include 1 or more separate and distinct geographic areas in a business district as determined by the municipality if the municipality enters into an agreement with a qualified township under section 203(7) or if the municipality is a city that surrounds another city and that other city lies between the 2 separate and distinct geographic areas. If the downtown district contains more than 1 separate and distinct geographic area in the downtown district, the separate and distinct geographic areas shall be considered 1 downtown district.

(m) "Eligible advance" means an advance made before August 19, 1993.

(n) "Eligible obligation" means an obligation issued or incurred by an authority or by a municipality on behalf of an authority before August 19, 1993 and its subsequent refunding by a qualified refunding obligation. Eligible obligation includes an authority's written agreement entered into before August 19, 1993 to pay an obligation issued after August 18, 1993 and before December 31, 1996 by another entity on behalf of the authority.

(o) "Fire alarm system" means a system designed to detect and annunciate the presence of fire, or by-products of fire. Fire alarm system includes smoke detectors.

(p) "Fiscal year" means the fiscal year of the authority.

(q) "Governing body of a municipality" means the elected body of a municipality having legislative powers.

(r) "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 (aa). In the case of a municipality having a population of less than 35,000 that established an authority prior to 1985, created a district or districts, and approved a development plan or tax increment financing plan or amendments to a plan, and which plan or tax increment financing plan or amendments to a plan, and which plan expired by its terms December 31, 1991, the initial assessed value for the purpose of any plan or plan amendment adopted as an extension of the expired plan shall be determined as if the plan had not expired December 31, 1991. For a development area designated before 1997 in which a renaissance zone has subsequently been designated pursuant to the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, the initial assessed value of the development area otherwise determined under this subdivision shall be reduced by the amount by which the current assessed value of the development area was reduced in 1997 due to the exemption of property under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, but in no case shall the initial assessed value be less than zero.

(s) "Municipality" means a city, village, or township.

(t) "Obligation" means a written promise to pay, whether evidenced by a contract, agreement, lease, sublease, bond, or note, or a requirement to pay imposed by law. An obligation does not include a payment required solely because of default upon an obligation, employee salaries, or consideration paid for the use of municipal offices. An obligation does not include those bonds that have been economically defeased by refunding bonds issued under this part. Obligation includes, but is not limited to, the following:

(i) A requirement to pay proceeds derived from ad valorem property taxes or taxes levied in lieu of ad valorem property taxes.

(ii) A management contract or a contract for professional services.

(iii) A payment required on a contract, agreement, bond, or note if the requirement to make or assume the payment arose before August 19, 1993.

(iv) A requirement to pay or reimburse a person for the cost of insurance for, or to maintain, property subject to a lease, land contract, purchase agreement, or other agreement.

(v) A letter of credit, paying agent, transfer agent, bond registrar, or trustee fee associated with a contract, agreement, bond, or note.

(u) "On behalf of an authority", in relation to an eligible advance made by a municipality, or an eligible obligation or other protected obligation issued or incurred by a municipality, means in anticipation that an authority would transfer tax increment revenues or reimburse the municipality from tax increment revenues in an amount sufficient to fully make payment required by the eligible advance made by the municipality, or eligible obligation or other protected obligation issued or incurred by the municipality, if the anticipation of the transfer or receipt of tax increment revenues from the authority is pursuant to or evidenced by 1 or more of the following:

(i) A reimbursement agreement between the municipality and an authority it established.

(ii) A requirement imposed by law that the authority transfer tax increment revenues to the municipality.

(iii) A resolution of the authority agreeing to make payments to the incorporating unit.

(iv) Provisions in a tax increment financing plan describing the project for which the obligation was incurred.

(v) "Operations" means office maintenance, including salaries and expenses of employees, office supplies, consultation fees, design costs, and other expenses incurred in the daily management of the authority and planning of its activities.

(w) "Other protected obligation" means:

(i) A qualified refunding obligation issued to refund an obligation described in subparagraph (ii), (iii), or (iv), an obligation that is not a qualified refunding obligation that is issued to refund an eligible obligation, or a qualified refunding obligation issued to refund an obligation described in this subparagraph.

(ii) An obligation issued or incurred by an authority or by a municipality on behalf of an authority after August 19, 1993, but before December 31, 1994, to finance a project described in a tax increment finance plan approved by the municipality in accordance with this part before December 31, 1993, for which a contract for final design is entered into by or on behalf of the municipality or authority before March 1, 1994 or for which a written agreement with a developer, titled preferred development agreement, was entered into by or on behalf of the municipality or authority in July 1993.

(iii) An obligation incurred by an authority or municipality after August 19, 1993, to reimburse a party to a development agreement entered into by a municipality or authority before August 19, 1993, for a project described in a tax increment financing plan approved in accordance with this part before August 19, 1993, and

undertaken and installed by that party in accordance with the development agreement.

(iv) An obligation incurred by the authority evidenced by or to finance a contract to purchase real property within a development area or a contract to develop that property within the development area, or both, if all of the following requirements are met:

(A) The authority purchased the real property in 1993.

(B) Before June 30, 1995, the authority enters a contract for the development of the real property located within the development area.

(C) In 1993, the authority or municipality on behalf of the authority received approval for a grant from both of the following:

(I) The department of natural resources for site reclamation of the real property.

(II) The department of consumer and industry services for development of the real property.

(v) An ongoing management or professional services contract with the governing body of a county which was entered into before March 1, 1994 and which was preceded by a series of limited term management or professional services contracts with the governing body of the county, the last of which was entered into before August 19, 1993.

(vi) A loan from a municipality to an authority if the loan was approved by the legislative body of the municipality on April 18, 1994.

(vii) Funds expended to match a grant received by a municipality on behalf of an authority for sidewalk improvements from the Michigan department of transportation if the legislative body of the municipality approved the grant application on April 5, 1993 and the grant was received by the municipality in June 1993.

(viii) For taxes captured in 1994, an obligation described in this subparagraph issued or incurred to finance a project. An obligation is considered issued or incurred to finance a project described in this subparagraph only if all of the following are met:

(A) The obligation requires raising capital for the project or paying for the project, whether or not a borrowing is involved.

(B) The obligation was part of a development plan and the tax increment financing plan was approved by a municipality on May 6, 1991.

(C) The obligation is in the form of a written memorandum of understanding between a municipality and a public utility dated October 27, 1994.

(D) The authority or municipality captured school taxes during 1994.

(ix) An obligation incurred after July 31, 2012 by an authority, municipality, or other governmental unit to pay for costs associated with a catalyst development project.

(x) "Public facility" means a street, plaza, pedestrian mall, and any improvements to a street, plaza, or pedestrian mall including street furniture and beautification, park, parking facility, recreational facility, right-of-way, structure, waterway, bridge, lake, pond, canal, utility line or pipe, building, and access routes to any of the foregoing, designed and dedicated to use by the public generally, or used by a public agency. Public facility includes an improvement to a facility used by the public or a public facility as those terms are defined in section 1 of 1966 PA 1, MCL 125.1351, which improvement is made to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531. Public facility also includes the acquisition, construction, improvement, and operation of a building owned or leased by the authority to be used as a retail business incubator.

(y) "Qualified refunding obligation" means an obligation issued or incurred by an authority or by a municipality on behalf of an authority to refund an obligation if 1 or more of the following apply:

(i) The obligation is issued to refund a qualified refunding obligation issued in November 1997 and any subsequent refundings of that obligation issued before January 1, 2010 or the obligation is issued to refund a qualified refunding obligation issued on May 15, 1997 and any subsequent refundings of that obligation issued before January 1, 2010 in an authority in which 1 parcel or group of parcels under common ownership represents 50% or more of the taxable value captured within the tax increment finance district and that will ultimately provide for at least a 40% reduction in the taxable value of the property as part of a negotiated settlement as a result of an appeal filed with the state tax tribunal. Qualified refunding obligations issued under this subparagraph are not subject to the requirements of section 611 of the revised municipal finance act, 2001 PA 34, MCL 141.2611, if issued before January 1, 2010. The duration of the development program described in the tax increment financing plan relating to the qualified refunding obligations issued under this subparagraph is hereby extended to 1 year after the final date of maturity of the qualified refunding obligations.

(ii) The refunding obligation meets both of the following:

(A) The net present value of the principal and interest to be paid on the refunding obligation, including the

cost of issuance, will be less than the net present value of the principal and interest to be paid on the obligation being refunded, as calculated using a method approved by the department of treasury.

(B) The net present value of the sum of the tax increment revenues described in subdivision (cc)(ii) and the distributions under section 213b to repay the refunding obligation will not be greater than the net present value of the sum of the tax increment revenues described in subdivision (cc)(ii) and the distributions under section 213b to repay the obligation being refunded, as calculated using a method approved by the department of treasury.

(iii) The obligation is issued to refund an other protected obligation issued as a capital appreciation bond delivered to the Michigan municipal bond authority on December 21, 1994 and any subsequent refundings of that obligation issued before January 1, 2012. Qualified refunding obligations issued under this subparagraph are not subject to the requirements of section 305(2), (3), (5), and (6), section 501, section 503, or section 611 of the revised municipal finance act, 2001 PA 34, MCL 141.2305, 141.2501, 141.2503, and 141.2611, if issued before January 1, 2012. The duration of the development program described in the tax increment financing plan relating to the qualified refunding obligations issued under this subparagraph is extended to 1 year after the final date of maturity of the qualified refunding obligations. The obligation may be payable through the year 2025 at an interest rate not exceeding the maximum rate permitted by law, notwithstanding the bond maturity dates contained in the notice of intent to issue bonds published by the municipality. An obligation issued under this subparagraph is a qualified refunding obligation only to the extent that revenues described in subdivision (cc)(ii) and distributions under section 213b to repay the qualified refunding obligation do not exceed \$750,000.00.

(iv) The obligation is issued to refund a qualified refunding obligation issued on February 13, 2008, and any subsequent refundings of that obligation, issued before December 31, 2018. Qualified refunding obligations issued under this subparagraph are not subject to the requirements of section 305(2), (3), (5), and (6), 501, 503, or 611 of the revised municipal finance act, 2001 PA 34, MCL 141.2305, 141.2501, 141.2503, and 141.2611. The duration of the development program described in the tax increment financing plan relating to the qualified refunding obligations issued under this subparagraph is extended to 1 year after the final date of maturity of the qualified refunding obligations. Revenues described in subdivision (cc)(ii) and distributions made under section 213b in excess of the amount needed for current year debt service on an obligation issued under this subparagraph may be paid to the authority to the extent necessary to pay future years' debt service on the obligation as determined by the board.

(z) "Qualified township" means a township that meets all of the following requirements:

(i) Was not eligible to create an authority prior to January 3, 2005.

(ii) Adjoins a municipality that previously created an authority.

(iii) Along with the adjoining municipality that previously created an authority, is a member of the same joint planning commission under the joint municipal planning act, 2003 PA 226, MCL 125.131 to 125.143.

(aa) "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.

(bb) "State fiscal year" means the annual period commencing October 1 of each year.

(cc) "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 part.

(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 203(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 property 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.

(III) Except as otherwise provided in section 203(3), ad valorem property taxes or specific local taxes attributable to those ad valorem property taxes levied for a separate millage for public library purposes approved by the electors after December 31, 2016.

(iv) The amount of tax increment revenues authorized to be included under subparagraph (ii) or (v), and required to be transmitted to the authority under section 214(1), from ad valorem property taxes and specific local taxes attributable to the application of the levy of the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, a local school district or an intermediate school district upon the captured assessed value of real and personal property in a development area shall be determined separately for the levy by the state, each school district, and each intermediate school district as the product of sub-subparagraphs (A) and (B):

(A) The percentage that the total ad valorem taxes and specific local taxes available for distribution by law to the state, local school district, or intermediate school district, respectively, bears to the aggregate amount of ad valorem millage taxes and specific taxes available for distribution by law to the state, each local school district, and each intermediate school district.

(B) The maximum amount of ad valorem property taxes and specific local taxes considered tax increment revenues under subparagraph (ii) or (v).

(v) Tax increment revenues include ad valorem property taxes and specific local taxes, in an annual amount and for each year approved by the state treasurer, attributable to the levy by this state under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and by local or intermediate school districts, upon the captured assessed value of real and personal property in the development area of an authority established in a city with a population of 600,000 or more to pay for, or reimburse an advance for, not more than \$8,000,000.00 for the demolition of buildings or structures on public or privately owned property within a development area that commences in 2005, or to pay the annual principal of or interest on an obligation, the terms of which are approved by the state treasurer, issued by an authority, or by a city on behalf of an authority, to pay not more than \$8,000,000.00 of the costs to demolish buildings or structures on public or privately owned property within a development area that commences in 2005.

(vi) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the levy by this state under the state education tax act, 1993 PA 331, MCL 211.201 to 211.906, and by local or intermediate school districts which were levied on or after July 1, 2010, upon the captured assessed value of real and personal property in the development area of an authority established in a city with a population of 600,000 or more to pay for, or reimburse an advance for, costs associated with the land acquisition, preliminary site work, and construction of a catalyst development project.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4201a Legislative findings.

Sec. 201a. The legislature finds all of the following:

(a) That there exists in this state conditions of property value deterioration detrimental to the state economy and the economic growth of the state and its local units of government.

(b) That government programs are desirable and necessary to eliminate the causes of property value deterioration thereby benefiting the economic growth of the state.

(c) That it is appropriate to finance these government programs by means available to the state and local units of government in the state, including tax increment financing.

(d) That tax increment financing is a government financing program that contributes to economic growth and development by dedicating a portion of the increase in the tax base resulting from economic growth and development to facilities, structures, or improvements within a development area thereby facilitating economic growth and development.

(e) That it is necessary for the legislature to exercise its power to legislate tax increment financing as authorized in this part and in the exercise of this power to mandate the transfer of tax increment revenues by

city, village, township, school district, and county treasurers to authorities created under this part in order to effectuate the legislative government programs to eliminate property value deterioration and to promote economic growth.

(f) That halting property value deterioration and promoting economic growth in the state are essential governmental functions and constitute essential public purposes.

(g) That economic development strengthens the tax base upon which local units of government rely and that government programs to eliminate property value deterioration benefit local units of government and are for the use of the local units of government.

(h) That the provisions of this part are enacted to provide a means for local units of government to eliminate property value deterioration and to promote economic growth in the communities served by those local units of government.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4202 Authority; establishment; restriction; public body corporate; powers generally.

Sec. 202. (1) Except as otherwise provided in this subsection, a municipality may establish 1 authority. If, before November 1, 1985, a municipality establishes more than 1 authority, those authorities may continue to exist as separate authorities. Under the conditions described in section 203a, a municipality may have more than 1 authority within that municipality's boundaries. A parcel of property shall not be included in more than 1 authority created by this part.

(2) An authority shall be a public body corporate which may sue and be sued in any court of this state. An authority possesses all the powers necessary to carry out the purpose of its incorporation. The enumeration of a power in this part shall not be construed as a limitation upon the general powers of an authority.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4203 Resolution of intent to create and provide for operation of authority; public hearing on proposed ordinance creating authority and designating boundaries of downtown district; notice; exemption of taxes from capture; action by library board or commission; adoption, filing, and publication of ordinance; altering or amending boundaries; agreement with adjoining municipality; agreement with qualified township.

Sec. 203. (1) When the governing body of a municipality determines that it is necessary for the best interests of the public to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the causes of that deterioration, and to promote economic growth, the governing body may, by resolution, declare its intention to create and provide for the operation of an authority.

(2) In the resolution of intent, the governing body shall set a date for the holding of a public hearing on the adoption of a proposed ordinance creating the authority and designating the boundaries of the downtown district. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the proposed district and for a public hearing to be held after February 15, 1994 to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. Beginning June 1, 2005, the notice of hearing within the time frame described in this subsection shall be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. Failure of a property taxpayer to receive the notice shall not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed downtown district not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing, and shall describe the boundaries of the proposed downtown district. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed downtown district. The governing body of the municipality shall not incorporate land into the downtown district not included in the description contained in the notice of public hearing, but it may eliminate described lands from the downtown district in the final determination of the boundaries.

(3) Not more than 60 days after a public hearing held after February 15, 1994, the governing body of a taxing jurisdiction levying ad valorem property taxes that would otherwise be subject to capture may exempt its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality proposing to create the authority. The resolution takes effect when filed with that clerk and

remains effective until a copy of a resolution rescinding that resolution is filed with that clerk. If a separate millage for public library purposes was levied before January 1, 2017, and all obligations and other protected obligations of the authority are paid, then the levy is exempt from capture under this part, unless the library board or commission allows all or a portion of its taxes levied to be included as tax increment revenues and subject to capture under this part under the terms of a written agreement between the library board or commission and the authority. The written agreement shall be filed with the clerk of the municipality. However, if a separate millage for public library purposes was levied before January 1, 2017, and the authority alters or amends the boundaries of a downtown district or extends the duration of the existing finance plan, then the library board or commission may, not later than 60 days after a public hearing is held under this subsection, exempt all or a portion of its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality that created the authority. For ad valorem property taxes or specific local taxes attributable to those ad valorem property taxes levied for a separate millage for public library purposes approved by the electors after December 31, 2016, a library board or commission may allow all or a portion of its taxes levied to be included as tax increment revenues and subject to capture under this part under the terms of a written agreement between the library board or commission and the authority. The written agreement shall be filed with the clerk of the municipality. However, if the library was created under section 1 or 10a of 1877 PA 164, MCL 397.201 and 397.210a, or established under 1869 LA 233, then any action of the library board or commission under this subsection shall have the concurrence of the chief executive officer of the city that created the library to be effective, and, if the action of the library board or commission involves any bond issued by this state or a state agency, the concurrence of the state treasurer.

(4) Not less than 60 days after the public hearing, if the governing body of the municipality intends to proceed with the establishment of the authority, it shall adopt, by majority vote of its members, an ordinance establishing the authority and designating the boundaries of the downtown district within which the authority shall exercise its powers. The adoption of the ordinance is subject to any applicable statutory or charter provisions in respect to the approval or disapproval by the chief executive or other officer of the municipality and the adoption of an ordinance over his or her veto. This ordinance shall be filed with the secretary of state promptly after its adoption and shall be published at least once in a newspaper of general circulation in the municipality.

(5) The governing body of the municipality may alter or amend the boundaries of the downtown district to include or exclude lands from the downtown district pursuant to the same requirements for adopting the ordinance creating the authority.

(6) A municipality that has created an authority may enter into an agreement with an adjoining municipality that has created an authority to jointly operate and administer those authorities under an interlocal agreement under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512.

(7) A municipality that has created an authority may enter into an agreement with a qualified township to operate its authority in a downtown district in the qualified township under an interlocal agreement under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512. The interlocal agreement between the municipality and the qualified township shall provide for, but is not limited to, all of the following:

- (a) Size and makeup of the board.
- (b) Determination and modification of downtown district, business district, and development area.
- (c) Modification of development area and development plan.
- (d) Issuance and repayment of obligations.
- (e) Capture of taxes.
- (f) Notice, hearing, and exemption of taxes from capture provisions described in this section.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4203a Authority of annexing or consolidated municipality; obligations, agreements, and bonds.

Sec. 203a. If a downtown district is part of an area annexed to or consolidated with another municipality, the authority managing that district shall become an authority of the annexing or consolidated municipality. Obligations of that authority incurred under a development or tax increment plan, agreements related to a development or tax increment plan, and bonds issued under this part shall remain in effect following the annexation or consolidation.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4203b Ratification and validation of ordinance and actions; compliance.

Sec. 203b. (1) An ordinance enacted by a municipality that has a population of less than 50,000 establishing an authority, creating a district, or approving a development plan or tax increment financing plan, or an amendment to an authority, district, or plan, and all actions taken under that ordinance, including the issuance of bonds, are ratified and validated notwithstanding that notice for the public hearing on the establishment of the authority, creation of the district, or approval of the development plan or tax increment financing plan, or on the amendment, was not published, posted, or mailed at least 20 days before the hearing, if the notice was published or posted at least 15 days before the hearing or the authority was established in 1984 by a village that filed the ordinance with the secretary of state not later than March 1986. This section applies only to an ordinance adopted by a municipality before February 1, 1991, and shall include any bonds or amounts to be used by the authority to pay the principal of and interest on bonds that have been issued or that are to be issued by the authority, the incorporating municipality, or a county on behalf of the incorporating municipality. An authority for which an ordinance or amendment to the ordinance establishing the authority has been published before February 1, 1991 is considered for purposes of section 203(4) to have promptly filed the ordinance or amendment to the ordinance with the secretary of state if the ordinance or amendment to the ordinance is filed with the secretary of state before October 1, 1991. As used in this section, "notice was published" means publication of the notice occurred at least once.

(2) A development plan and tax increment financing plan approved by a resolution adopted by the village council of a village having a population of less than 3,000 before June 15, 1988 rather than by adoption of an ordinance is ratified and validated, if an amendment to the plans was adopted by the village council in compliance with sections 18 and 19.

(3) A development plan and tax increment financing plan approved by a resolution adopted by the village council of a village having a population of less than 7,000 before June 1, 1998 rather than by adoption of an ordinance is ratified and validated if an amendment to the plans was adopted by the village council in compliance with sections 18 and 19.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4203c Proceedings or findings; validity.

Sec. 203c. The validity of the proceedings or findings establishing an authority, or of the procedure, adequacy of notice, or findings with respect to the approval of a development plan or tax increment financing plan is conclusive with respect to the capture of tax increment revenues for an other protected obligation that is a bond issued after October 1, 1994.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4203d Establishment or amendment of authority, district, or plan; notice; publication or posting.

Sec. 203d. An ordinance enacted by a municipality that has a population of greater than 1,000 and less than 2,000 establishing an authority, creating a district, or approving a development plan or tax increment financing plan, or an amendment to an authority, district, or plan, and all actions taken or to be taken under that ordinance, including the issuance of bonds, are ratified and validated notwithstanding that notice for the public hearing on the establishment of the authority, creation of the district, or approval of the development plan or tax increment financing plan, or on the amendment, was not published, posted, or mailed at least 20 days before the hearing, provided that the notice was either published or posted at least 10 days before the hearing or that the authority was established in 1990 by a municipality that filed the ordinance with the secretary of state not later than July 1991. This section applies only to an ordinance or an amendment adopted by a municipality before January 1, 1999 and shall include any bonds or amounts to be used by the authority to pay the principal of and interest on bonds that have been issued or that are to be issued by the authority or the incorporating municipality. An authority for which an ordinance or amendment to the ordinance establishing the authority has been published before February 1, 1991 is considered for purposes of section 203(3) to have promptly filed the ordinance or amendment to the ordinance with the secretary of state if the ordinance or amendment to the ordinance is filed with the secretary of state before December 31, 2002. The validity of the proceedings or findings establishing an authority described in this section, or of the procedure, adequacy of notice, or findings with respect to the approval of a development plan or tax increment financing plan for an authority described in this section is conclusive with respect to the capture of tax increment revenues for a bond issued after June 1, 2002 and before June 1, 2006. As used in this section, "notice was either published or posted" means either publication or posting of the notice occurred at least once.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4204 Board; appointment, terms, and qualifications of members; vacancy; compensation

and expenses; election of chairperson; appointment as public official; oath; conducting business at public meeting; public notice; special meetings; removal of member; review; expense items and financial records; availability of writings to public; single board governing all authorities; member as resident or having interest in property; planning commission serving as board in certain municipalities; modification by interlocal agreement.

Sec. 204. (1) Except as provided in subsections (7), (8), and (9), an authority shall be under the supervision and control of a board consisting of the chief executive officer of the municipality or his or her designee from the governing body of the municipality and not less than 8 or more than 12 members as determined by the governing body of the municipality. Members shall be appointed by the chief executive officer of the municipality, subject to approval by the governing body of the municipality. Not less than a majority of the members shall be persons having an interest in property located in the downtown district or officers, members, trustees, principals, or employees of a legal entity having an interest in property located in the downtown district. Not less than 1 of the members shall be a resident of the downtown district, if the downtown district has 100 or more persons residing within it. Of the members first appointed, an equal number of the members, as near as is practicable, shall be appointed for 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. Thereafter, each member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the chief executive officer of the municipality for the unexpired term only. Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The chairperson of the board shall be elected by the board. The rules of procedure or the bylaws of the authority may provide that a person be appointed to the board in his or her capacity as a public official, whether appointed or elected. The rules of procedure or bylaws may also provide that the public official's term shall expire upon expiration of his or her service as a public official. In addition, the public official's membership on the board expires on his or her resignation from office as a public official.

(2) Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

(3) The business which the board may perform shall be conducted at a public meeting of the board held in compliance with the open meetings act, 1976 PA 267, MCL 15.261 to 15.275. Public notice of the time, date, and place of the meeting shall be given in the manner required by the open meetings act, 1976 PA 267, MCL 15.261 to 15.275. The board shall adopt rules consistent with the open meetings act, 1976 PA 267, MCL 15.261 to 15.275, governing its procedure and the holding of regular meetings, subject to the approval of the governing body. Special meetings may be held if called in the manner provided in the rules of the board.

(4) Pursuant to notice and after having been given an opportunity to be heard, a member of the board may be removed for cause by the governing body. Removal of a member is subject to review by the circuit court.

(5) All expense items of the authority shall be publicized monthly and the financial records shall always be open to the public.

(6) In addition to the items and records prescribed in subsection (5), a writing prepared, owned, used, in the possession of, or retained by the board in the performance of an official function shall be made available to the public in compliance with the freedom of information act, 1976 PA 442, MCL 15.231 to 15.246.

(7) By resolution of its governing body, a municipality having more than 1 authority may establish a single board to govern all authorities in the municipality. The governing body may designate the board of an existing authority as the board for all authorities or may establish by resolution a new board in the same manner as provided in subsection (1). A member of a board governing more than 1 authority may be a resident of or have an interest in property in any of the downtown districts controlled by the board in order to meet the requirements of this section.

(8) By ordinance, the governing body of a municipality that has a population of less than 5,000 may have the municipality's planning commission created pursuant to former 1931 PA 285 or the Michigan planning enabling act, 2008 PA 33, MCL 125.3801 to 125.3885, serve as the board provided for in subsection (1).

(9) If a municipality enters into an agreement with a qualified township under section 203(7), the membership of the board may be modified by the interlocal agreement described in section 203(7).

History: 2018, Act 57, Eff. Jan. 1, 2019;—Am. 2019, Act 29, Imd. Eff. June 25, 2019.

125.4205 Director; acting director; treasurer; secretary; legal counsel; other personnel.

Sec. 205. (1) The board may employ and fix the compensation of a director, subject to the approval of the governing body of the municipality. The director shall serve at the pleasure of the board. A member of the board is not eligible to hold the position of director. Before entering upon the duties of his or her office, the

director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the penal sum determined in the ordinance establishing the authority payable to the authority for use and benefit of the authority, approved by the board, and filed with the municipal clerk. The premium on the bond shall be deemed an operating expense of the authority, payable from funds available to the authority for expenses of operation. The director shall be the chief executive officer of the authority. Subject to the approval of the board, the director shall supervise, and be responsible for, the preparation of plans and the performance of the functions of the authority in the manner authorized by this part. The director shall attend the meetings of the board, and shall render to the board and to the governing body of the municipality a regular report covering the activities and financial condition of the authority. If the director is absent or disabled, the board may designate a qualified person as acting director to perform the duties of the office. Before entering upon the duties of his or her office, the acting director shall take and subscribe to the oath, and furnish bond, as required of the director. The director shall furnish the board with information or reports governing the operation of the authority as the board requires.

(2) The board may employ and fix the compensation of a treasurer, who shall keep the financial records of the authority and who, together with the director, shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform such other duties as may be delegated to him or her by the board and shall furnish bond in an amount as prescribed by the board.

(3) The board may employ and fix the compensation of a secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings, and shall perform such other duties delegated by the board.

(4) The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the authority in actions brought by or against the authority.

(5) The board may employ other personnel deemed necessary by the board.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4206 Participation of employees in municipal retirement and insurance programs.

Sec. 206. The employees of an authority shall be eligible to participate in municipal retirement and insurance programs of the municipality as if they were civil service employees except that the employees of an authority are not civil service employees.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4207 Powers of board; creation, operation, or funding of retail business incubator.

Sec. 207. (1) The board may:

(a) Prepare an analysis of economic changes taking place in the downtown district.

(b) Study and analyze the impact of metropolitan growth upon the downtown district.

(c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the downtown district.

(d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

(e) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

(f) Implement any plan of development in the downtown district necessary to achieve the purposes of this part, in accordance with the powers of the authority as granted by this part.

(g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(h) Acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in property, which the authority determines is reasonably necessary to achieve the purposes of this part, and to grant or acquire licenses, easements, and options with respect to that property.

(i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or

private person or corporation, or a combination of them.

(j) Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease any building or property under its control, or any part of a building or property.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Create, operate, and fund marketing initiatives that benefit only retail and general marketing of the downtown district.

(o) Contract for broadband service and wireless technology service in the downtown district.

(p) Operate and perform all duties and exercise all responsibilities described in this section in a qualified township if the qualified township has entered into an agreement with the municipality under section 203(7).

(q) Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board.

(r) Create, operate, and fund retail business incubators in the downtown district.

(2) If it is the express determination of the board to create, operate, or fund a retail business incubator in the downtown district, the board shall give preference to tenants who will provide goods or services that are not available or that are underserved in the downtown area. If the board creates, operates, or funds retail business incubators in the downtown district, the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following:

(a) The lease or rental rate that may be below the fair market rate as determined by the board.

(b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months.

(c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district.

(d) A copy of the business plan of the tenant that contains measurable goals and objectives.

(e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4208 Board serving as planning commission; agenda.

Sec. 208. If a board created under this part serves as the planning commission under the Michigan planning enabling act, 2008 PA 33, MCL 125.3801 to 125.3885, the board shall include planning commission business in its agenda.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4209 Authority as instrumentality of political subdivision.

Sec. 209. The authority shall be deemed an instrumentality of a political subdivision for purposes of 1972 PA 227, MCL 213.321 to 213.332.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4210 Taking, transfer, and use of private property.

Sec. 210. A municipality may take private property under 1911 PA 149, MCL 213.21 to 213.25, for the purpose of transfer to the authority, and may transfer the property to the authority for use in an approved development, on terms and conditions it deems appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4211 Financing activities of authority; disposition of money received by authority; municipal obligations.

Sec. 211. (1) The activities of the authority shall be financed from 1 or more of the following sources:

(a) Donations to the authority for the performance of its functions.

(b) Proceeds of a tax imposed pursuant to section 212.

(c) Money borrowed and to be repaid as authorized by sections 213 and 213a.

(d) Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.

(e) Proceeds of a tax increment financing plan, established under sections 214 to 216.

(f) Proceeds from a special assessment district created as provided by law.

(g) Money obtained from other sources approved by the governing body of the municipality or otherwise authorized by law for use by the authority or the municipality to finance a development program.

(h) Money obtained pursuant to section 213b.

(i) Revenue transferred pursuant to section 11a of chapter 2 of the city income tax act, 1964 PA 284, MCL 141.611a.

(j) Revenue transferred pursuant to section 11b of chapter 2 of the city income tax act, 1964 PA 284, MCL 141.611b.

(2) Money received by the authority and not covered under subsection (1) shall immediately be deposited to the credit of the authority, subject to disbursement pursuant to this part. Except as provided in this part, the municipality shall not obligate itself, nor shall it ever be obligated to pay any sums from public funds, other than money received by the municipality pursuant to this section, for or on account of the activities of the authority.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4212 Ad valorem tax; borrowing in anticipation of collection.

Sec. 212. (1) An authority with the approval of the municipal governing body may levy an ad valorem tax on the real and tangible personal property not exempt by law and as finally equalized in the downtown district. The tax shall not be more than 1 mill if the downtown district is in a municipality having a population of 1,000,000 or more, or not more than 2 mills if the downtown district is in a municipality having a population of less than 1,000,000. The tax shall be collected by the municipality creating the authority levying the tax. The municipality shall collect the tax at the same time and in the same manner as it collects its other ad valorem taxes. The tax shall be paid to the treasurer of the authority and credited to the general fund of the authority for purposes of the authority.

(2) The municipality may at the request of the authority borrow money and issue its notes under the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821, in anticipation of collection of the ad valorem tax authorized in this section.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4213 Revenue bonds.

Sec. 213. The authority may borrow money and issue its negotiable revenue bonds under the revenue bond act of 1933, 1933 PA 94, MCL 141.101 to 141.140. Revenue bonds issued by the authority shall not except as hereinafter provided be deemed a debt of the municipality or the state. The municipality by majority vote of the members of its governing body may pledge its full faith and credit to support the authority's revenue bonds.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4213a Borrowing money; issuing revenue bonds or notes; purpose; costs; security; pledge and lien of pledge valid and binding; filing or recordation not required; tax exemption; bonds or notes neither liability nor debt of municipality; statement; investment and deposit of bonds and notes.

Sec. 213a. (1) The authority may with approval of the local governing body borrow money and issue its revenue bonds or notes to finance all or part of the costs of acquiring or constructing property in connection with the implementation of a development plan in the downtown district or to refund or refund in advance bonds or notes issued pursuant to this section. The costs which may be financed by the issuance of revenue bonds or notes may include the cost of purchasing, acquiring, constructing, improving, enlarging, extending, or repairing property in connection with the implementation of a development plan in the downtown district; any engineering, architectural, legal, accounting, or financial expenses; the costs necessary or incidental to the borrowing of money; interest on the bonds or notes during the period of construction; a reserve for payment of principal and interest on the bonds or notes; and a reserve for operation and maintenance until sufficient revenues have developed. The authority may secure the bonds and notes by mortgage, assignment, or pledge of the property and any money, revenues, or income received in connection therewith.

(2) A pledge made by the authority shall be valid and binding from the time the pledge is made. The money or property pledged by the authority immediately shall be subject to the lien of the pledge without a physical delivery, filing, or further act. The lien of such a pledge shall be valid and binding as against parties having claims of any kind in tort, contract, or otherwise, against the authority, irrespective of whether the parties have notice of the lien. Neither the resolution, the trust agreement, nor any other instrument by which a pledge is created need be filed or recorded.

(3) Bonds or notes issued pursuant to this section shall be exempt from all taxation in this state except inheritance and transfer taxes, and the interest on the bonds or notes shall be exempt from all taxation in this state, notwithstanding that the interest may be subject to federal income tax.

(4) The municipality shall not be liable on bonds or notes of the authority issued pursuant to this section and the bonds or notes shall not be a debt of the municipality. The bonds or notes shall contain on their face a statement to that effect.

(5) The bonds and notes of the authority may be invested in by all public officers, state agencies and political subdivisions, insurance companies, banks, savings and loan associations, investment companies, and fiduciaries and trustees, and may be deposited with and received by all public officers and the agencies and political subdivisions of this state for any purpose for which the deposit of bonds is authorized.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4213b Insufficient tax increment revenues to repay advance or pay obligation; contents, time, and payment of claim; appropriation and distribution of aggregate amount; limitations; distribution subject to lien; obligation as debt or liability; certification of distribution amount; basis for calculation of distributions and claim reports.

Sec. 213b. (1) If the amount of tax increment revenues lost as a result of the reduction of taxes levied by local school districts for school operating purposes required by the millage limitations under section 1211 of the school code of 1976, 1976 PA 451, MCL 380.1211, reduced by the amount of tax increment revenues received from the capture of taxes levied under or attributable to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, will cause the tax increment revenues received in a fiscal year by an authority under section 215 to be insufficient to repay an eligible advance or to pay an eligible obligation, the legislature shall appropriate and distribute to the authority the amount described in subsection (5).

(2) Not less than 30 days before the first day of a fiscal year, an authority eligible to retain tax increment revenues from taxes levied by a local or intermediate school district or this state or to receive a distribution under this section for that fiscal year shall file a claim with the department of treasury. The claim shall include the following information:

(a) The property tax millage rates levied in 1993 by local school districts within the jurisdictional area of the authority for school operating purposes.

(b) The property tax millage rates expected to be levied by local school districts within the jurisdictional area of the authority for school operating purposes for that fiscal year.

(c) The tax increment revenues estimated to be received by the authority for that fiscal year based upon actual property tax levies of all taxing jurisdictions within the jurisdictional area of the authority.

(d) The tax increment revenues the authority estimates it would have received for that fiscal year if property taxes were levied by local school districts within the jurisdictional area of the authority for school operating purposes at the millage rates described in subdivision (a) and if no property taxes were levied by this state under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(e) A list and documentation of eligible obligations and eligible advances and the payments due on each of those eligible obligations or eligible advances in that fiscal year, and the total amount of all the payments due on those eligible obligations and eligible advances in that fiscal year.

(f) The amount of money, other than tax increment revenues, estimated to be received in that fiscal year by the authority that is primarily pledged to, and to be used for, the payment of an eligible obligation or the repayment of an eligible advance. That amount shall not include excess tax increment revenues of the authority that are permitted by law to be retained by the authority for purposes that further the development program. However, that amount shall include money to be obtained from sources authorized by law, which law is enacted on or after December 1, 1993, for use by the municipality or authority to finance a development project.

(g) The amount of a distribution received pursuant to this part for a fiscal year in excess of or less than the distribution that would have been required if calculated upon actual tax increment revenues received for that fiscal year.

(h) A list and documentation of other protected obligations and the payments due on each of those other protected obligations in that fiscal year, and the total amount of all the payments due on those other protected obligations in that fiscal year.

(3) For the fiscal year that commences after September 30, 1993 and before October 1, 1994, an authority may make a claim with all information required by subsection (2) at any time after March 15, 1994.

(4) After review and verification of claims submitted pursuant to this section, amounts appropriated by the state in compliance with this part shall be distributed as 2 equal payments on March 1 and September 1 after receipt of a claim. An authority shall allocate a distribution it receives for an eligible obligation issued on

behalf of a municipality to the municipality.

(5) Subject to subsections (6) and (7), the aggregate amount to be appropriated and distributed pursuant to this section to an authority shall be the sum of the amounts determined pursuant to subdivisions (a) and (b) minus the amount determined pursuant to subdivision (c), as follows:

(a) The amount by which the tax increment revenues the authority would have received for the fiscal year, excluding taxes exempt under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, if property taxes were levied by local school districts for school operating purposes at the millage rates described in subsection (2)(a) and if no property taxes were levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, exceed the tax increment revenues the authority actually received for the fiscal year.

(b) A shortfall required to be reported pursuant to subsection (2)(g) that had not previously increased a distribution.

(c) An excess amount required to be reported pursuant to subsection (2)(g) that had not previously decreased a distribution.

(6) The amount distributed under subsection (5) shall not exceed the difference between the amount described in subsection (2)(e) and the sum of the amounts described in subsection (2)(c) and (f).

(7) If, based upon the tax increment financing plan in effect on August 19, 1993, the payment due on eligible obligations or eligible advances anticipates the use of excess prior year tax increment revenues permitted by law to be retained by the authority, and if the sum of the amounts described in subsection (2)(c) and (f) plus the amount to be distributed under subsections (5) and (6) is less than the amount described in subsection (2)(e), the amount to be distributed under subsections (5) and (6) shall be increased by the amount of the shortfall. However, the amount authorized to be distributed pursuant to this section shall not exceed that portion of the cumulative difference, for each preceding fiscal year, between the amount that could have been distributed pursuant to subsection (5) and the amount actually distributed pursuant to subsections (5) and (6) and this subsection.

(8) A distribution under this section replacing tax increment revenues pledged by an authority or a municipality is subject to the lien of the pledge, whether or not there has been physical delivery of the distribution.

(9) Obligations for which distributions are made pursuant to this section are not a debt or liability of this state; do not create or constitute an indebtedness, liability, or obligation of this state; and are not and do not constitute a pledge of the faith and credit of this state.

(10) Not later than July 1 of each year, the authority shall certify to the local tax collecting treasurer the amount of the distribution required under subsection (5), calculated without regard to the receipt of tax increment revenues attributable to local or intermediate school district taxes or attributable to taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(11) Calculations of distributions under this section and claims reports required to be made under subsection (2) shall be made on the basis of each development area of the authority.

(12) The state tax commission may provide that the reimbursement calculations under this section and the calculation of allowable capture of school taxes shall be made for each calendar year's tax increment revenues using a 12-month debt payment period used by the authority and approved by the state tax commission.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4213c Retention and payment of taxes levied under state education tax act; conditions; application by authority for approval; information to be included; approval, modification, or denial of application by department of treasury; appropriation and distribution of amount; calculation of aggregate amount; lien; reimbursement calculations; legislative intent.

Sec. 213c. (1) If the amount of tax increment revenues lost as a result of the personal property tax exemptions provided by section 1211(1) and (4) of the revised school code, 1976 PA 451, MCL 380.1211, section 3 of the state education tax act, 1993 PA 331, MCL 211.903, section 14(4) of 1974 PA 198, MCL 207.564, and section 9k of the general property tax act, 1893 PA 206, MCL 211.9k, will reduce the allowable school tax capture received in a fiscal year, then, notwithstanding any other provision of this part, the authority, with approval of the department of treasury under subsection (3), may request the local tax collecting treasurer to retain and pay to the authority taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, to be used for the following:

(a) To repay an eligible advance.

(b) To repay an eligible obligation.

(c) To repay an other protected obligation.

(2) Not later than June 15, 2008, not later than September 30, 2009, and not later than June 1 of each subsequent year, except for 2011, not later than June 15, an authority eligible under subsection (1) to have taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, retained and paid to the authority under this section, shall apply for approval with the department of treasury. The application for approval shall include the following information:

(a) The property tax millage rates expected to be levied by local school districts within the jurisdictional area of the authority for school operating purposes for that fiscal year.

(b) The tax increment revenues estimated to be received by the authority for that fiscal year based upon actual property tax levies of all taxing jurisdictions within the jurisdictional area of the authority.

(c) The tax increment revenues the authority estimates it would have received for that fiscal year if the personal property tax exemptions described in subsection (1) were not in effect.

(d) A list of eligible obligations, eligible advances, and other protected obligations, the payments due on each of those in that fiscal year, and the total amount of all the payments due on all of those in that fiscal year.

(e) The amount of money, other than tax increment revenues, estimated to be received in that fiscal year by the authority that is primarily pledged to, and to be used for, the payment of an eligible obligation, the repayment of an eligible advance, or the payment of an other protected obligation. That amount shall not include excess tax increment revenues of the authority that are permitted by law to be retained by the authority for purposes that further the development program. However, that amount shall include money to be obtained from sources authorized by law, which law is enacted on or after December 1, 1993, for use by the municipality or authority to finance a development plan.

(f) The amount of a distribution received pursuant to this part for a fiscal year in excess of or less than the distribution that would have been required if calculated upon actual tax increment revenues received for that fiscal year.

(3) Not later than August 15, 2008; for 2009, not later than February 3, 2010; for 2011 only, not later than 30 days after the effective date of the amendatory act that amended this sentence; and not later than August 15 for 2010, 2012, and each subsequent year, based on the calculations under subsection (5), the department of treasury shall approve, modify, or deny the application for approval to have taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, retained and paid to the authority under this section. If the application for approval contains the information required under subsection (2)(a) through (f) and appears to be in substantial compliance with the provisions of this section, then the department of treasury shall approve the application. If the application is denied by the department of treasury, then the department of treasury shall provide the opportunity for a representative of the authority to discuss the denial within 21 days after the denial occurs and shall sustain or modify its decision within 30 days after receiving information from the authority. If the application for approval is approved or modified by the department of treasury, the local tax collecting treasurer shall retain and pay to the authority the amount described in subsection (5) as approved by the department. If the department of treasury denies the authority's application for approval, the local tax collecting treasurer shall not retain or pay to the authority the taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906. An approval by the department does not prohibit a subsequent audit of taxes retained in accordance with the procedures currently authorized by law.

(4) Each year the legislature shall appropriate and distribute an amount sufficient to pay each authority the following:

(a) If the amount to be retained and paid under subsection (3) is less than the amount calculated under subsection (5), the difference between those amounts.

(b) If the application for approval is denied by the department of treasury, an amount verified by the department equal to the amount calculated under subsection (5).

(5) Subject to subsection (6), the aggregate amount under this section shall be the sum of the amounts determined under subdivisions (a) and (b) minus the amount determined under subdivision (c), as follows:

(a) The amount by which the tax increment revenues the authority would have received and retained for the fiscal year, excluding taxes exempt under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, if the personal property tax exemptions described in subsection (1) were not in effect, exceed the tax increment revenues the authority actually received for the fiscal year. For fiscal years beginning January 1, 2019 and thereafter, the amount under this subdivision shall be calculated using the greater of the following:

(i) The captured assessed value of industrial personal property, commercial personal property, and the personal property component of exemption certificates granted under 1974 PA 198, MCL 207.551 to 207.572, that are sited on property classified as either industrial or commercial, for the authority's fiscal year ending in the current year.

(ii) The 2013 captured assessed value of industrial personal property, commercial personal property, and the personal property component of exemption certificates granted under 1974 PA 198, MCL 207.551 to

207.572, that are sited on property classified as either industrial or commercial.

(b) A shortfall required to be reported under subsection (2)(f) that had not previously increased a distribution.

(c) An excess amount required to be reported under subsection (2)(f) that had not previously decreased a distribution.

(6) A distribution or taxes retained under this section replacing tax increment revenues pledged by an authority or a municipality are subject to any lien of the pledge described in subsection (1), whether or not there has been physical delivery of the distribution.

(7) Obligations for which distributions are made under this section are not a debt or liability of this state; do not create or constitute an indebtedness, liability, or obligation of this state; and are not and do not constitute a pledge of the faith and credit of this state.

(8) Not later than September 15 of each year, the authority shall provide a copy of the application for approval approved by the department of treasury to the local tax collecting treasurer and provide the amount of the taxes retained and paid to the authority under subsection (5).

(9) Calculations of amounts retained and paid and appropriations to be distributed under this section shall be made on the basis of each development area of the authority.

(10) The state tax commission may provide that the reimbursement calculations under this section and the calculation of allowable capture of school taxes shall be made for each calendar year's tax increment revenues using a 12-month debt payment period used by the authority and approved by the state tax commission.

(11) It is the intent of the legislature that, to the extent that the total amount of taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, that are allowed to be retained under this section and section 411b, section 15a of the brownfield redevelopment financing act, 1996 PA 381, MCL 125.2665a, and section 312b, exceeds the difference of the total school aid fund revenue for the tax year minus the estimated amount of revenue the school aid fund would have received for the tax year had the tax exemptions described in subsection (1) and the earmark created by section 515 of the Michigan business tax act, 2007 PA 36, MCL 208.1515, not taken effect, the general fund shall reimburse the school aid fund the difference.

History: 2018, Act 57, Eff. Jan. 1, 2019;—Am. 2018, Act 481, Imd. Eff. Dec. 27, 2018.

125.4214 Tax increment financing plan; preparation and contents; limitation; public hearing; fiscal and economic implications; recommendations; agreements; modification of plan; catalyst development project.

Sec. 214. (1) When the authority determines that it is necessary for the achievement of the purposes of this part, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 217, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, and the duration of the program, and shall be in compliance with section 215. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan. The authority or municipality may exclude from captured assessed value growth in property value resulting solely from inflation. The plan shall set forth the method for excluding growth in property value resulting solely from inflation.

(2) The percentage of taxes levied for school operating purposes that is captured and used by the tax increment financing plan shall not be greater than the plan's percentage capture and use of taxes levied by a municipality or county for operating purposes. For purposes of the previous sentence, taxes levied by a county for operating purposes include only millage allocated for county or charter county purposes under the property tax limitation act, 1933 PA 62, MCL 211.201 to 211.217a. For purposes of this subsection, tax increment revenues used to pay bonds issued by a municipality under section 216(1) shall be considered to be used by the tax increment financing plan rather than shared with the municipality. The limitation of this subsection does not apply to the portion of the captured assessed value shared pursuant to an agreement entered into before 1989 with a county or with a city in which an enterprise zone is approved under section 13 of the enterprise zone act, 1985 PA 224, MCL 125.2113.

(3) Approval of the tax increment financing plan shall be pursuant to the notice, hearing, and disclosure provisions of section 218. If the development plan is part of the tax increment financing plan, only 1 hearing and approval procedure is required for the 2 plans together.

(4) Before the public hearing on the tax increment financing plan, the governing body shall provide a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body. The authority shall fully inform the taxing jurisdictions of the fiscal and economic implications of the

proposed development area. The taxing jurisdictions may present their recommendations at the public hearing on the tax increment financing plan. The authority may enter into agreements with the taxing jurisdictions and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the district.

(5) A tax increment financing plan may be modified if the modification is approved by the governing body upon notice and after public hearings and agreements as are required for approval of the original plan.

(6) Under a tax increment financing plan that includes a catalyst development project, an authority may pledge available tax increment revenues of the authority as security for any bonds issued to develop and construct a catalyst development project.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4215 Transmitting and expending tax increments revenues; reversion of surplus funds; abolishment of tax increment financing plan; conditions.

Sec. 215. (1) The municipal and county treasurers shall transmit to the authority tax increment revenues.

(2) The authority shall expend the tax increment revenues received for the development program only pursuant to the tax increment financing plan. Surplus funds shall revert proportionately to the respective taxing bodies. These revenues shall not be used to circumvent existing property tax limitations. The governing body of the municipality may abolish the tax increment financing plan when it finds that the purposes for which it was established are accomplished. However, the tax increment financing plan shall not be abolished, allowed to expire, or otherwise terminate until the principal of, and interest on, bonds issued pursuant to section 216 have been paid or funds sufficient to make the payment have been segregated.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4216 General obligation bonds and tax increment bonds; qualified refunding obligation.

Sec. 216. (1) The municipality may by resolution of its governing body authorize, issue, and sell general obligation bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan and shall pledge its full faith and credit for the payment of the bonds. The municipality may pledge as additional security for the bonds any money received by the authority or the municipality pursuant to section 211. The bonds are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821. Before the municipality may authorize the borrowing, the authority shall submit an estimate of the anticipated tax increment revenues and other revenue available under section 211 to be available for payment of principal and interest on the bonds, to the governing body of the municipality. This estimate shall be approved by the governing body of the municipality by resolution adopted by majority vote of the members of the governing body in the resolution authorizing the bonds. If the governing body of the municipality adopts the resolution authorizing the bonds, the estimate of the anticipated tax increment revenues and other revenue available under section 211 to be available for payment of principal and interest on the bonds shall be conclusive for purposes of this section. The bonds issued under this subsection shall be considered a single series for the purposes of the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2801.

(2) By resolution of its governing body, the authority may authorize, issue, and sell tax increment bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan. The tax increment bonds issued by the authority under this subsection shall pledge solely the tax increment revenues of a development area in which the project is located or a development area from which tax increment revenues may be used for this project, or both. In addition or in the alternative, the bonds issued by the authority pursuant to this subsection may be secured by any other revenues identified in section 211 as sources of financing for activities of the authority that the authority shall specifically pledge in the resolution. However, the full faith and credit of the municipality shall not be pledged to secure bonds issued pursuant to this subsection. The bond issue may include a sum sufficient to pay interest on the tax increment bonds until full development of tax increment revenues from the project and also a sum to provide a reasonable reserve for payment of principal and interest on the bonds. The resolution authorizing the bonds shall create a lien on the tax increment revenues and other revenues pledged by the resolution that shall be a statutory lien and shall be a first lien subject only to liens previously created. The resolution may provide the terms upon which additional bonds may be issued of equal standing and parity of lien as to the tax increment revenues and other revenues pledged under the resolution. Bonds issued under this subsection that pledge revenue received under section 211 for repayment of the bonds are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

(3) Notwithstanding any other provision of this part, if the state treasurer determines that an authority or municipality can issue a qualified refunding obligation and the authority or municipality does not make a

good-faith effort to issue the qualified refunding obligation as determined by the state treasurer, the state treasurer may reduce the amount claimed by the authority or municipality under section 213b by an amount equal to the net present value saving that would have been realized had the authority or municipality refunded the obligation or the state treasurer may require a reduction in the capture of tax increment revenues from taxes levied by a local or intermediate school district or this state by an amount equal to the net present value savings that would have been realized had the authority or municipality refunded the obligation. This subsection does not authorize the state treasurer to require the authority or municipality to pledge security greater than the security pledged for the obligation being refunded.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4217 Development plan; preparation; contents.

Sec. 217. (1) When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 213 or tax increment financing as authorized in sections 214, 215, and 216, it shall prepare a development plan.

(2) The development plan shall contain all of the following:

(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

(b) The location and extent of existing streets and other public facilities within the development area, shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area.

(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, or utilities.

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

(j) Designation of the 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.

(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express 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 in any manner to those persons.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

(n) 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, Public Law 91-646, 42 USC 4601.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

(p) Other material that the authority, local public agency, or governing body considers pertinent.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4218 Ordinance approving or amending development plan or tax increment financing plan; public hearing; notice; record.

Sec. 218. (1) The governing body, before adoption of an ordinance approving or amending a development plan or approving or amending a tax increment financing plan, shall hold a public hearing on the development plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall be not less than 20 days before the date set for the hearing. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the downtown district not less than 20 days before the hearing. Notice shall also be mailed to all property taxpayers of record in the downtown district not less than 20 days before the hearing. Beginning June 1, 2005, the notice of hearing within the time frame described in this subsection shall be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the development plan or the tax increment financing plan is approved or amended.

(2) Notice of the time and place of hearing on a development plan shall contain: 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 development 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 development plan will be open for discussion at the public hearing; and other information that the governing body considers appropriate. At the time set for hearing, the governing body shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference to the development plan. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the development plan. The governing body shall make and preserve a record of the public hearing, including all data presented thereat.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4219 Development plan or tax increment financing plan as constituting public purpose; determination; ordinance; considerations; amendments; incorporation of catalyst development project plan.

Sec. 219. (1) The governing body after a public hearing on the development plan or the tax increment financing plan, or both, with notice of the hearing given in accordance with section 218, shall determine whether the development plan or tax increment financing plan constitutes a public purpose. If it determines that the development plan or tax increment financing plan constitutes a public purpose, it shall then approve or reject the plan, or approve it with modification, by ordinance based on the following considerations:

(a) The findings and recommendations of a development area citizens council, if a development area citizens council was formed.

(b) The plan meets the requirements set forth in section 217(2).

(c) The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.

(d) The development is reasonable and necessary to carry out the purposes of this part.

(e) The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this part in an efficient and economically satisfactory manner.

(f) The development plan is in reasonable accord with the master plan of the municipality.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

(h) Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality.

(2) Amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

(3) Proposed amendments made to an approved development plan to incorporate a catalyst development project plan shall be submitted by the authority to the Michigan strategic fund for approval or rejection of that part of the plan relating to the catalyst development project. Amendments not approved or rejected under this subsection by the Michigan strategic fund within 45 days of submission for approval shall be considered approved.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4220 Notice to vacate.

Sec. 220. A person to be relocated under this part shall be given not less than 90 days' written notice to vacate unless modified by court order for good cause.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4221 Development area citizens council; establishment; appointment and qualifications of members; representative of development area.

Sec. 221. (1) If a proposed development area has residing within it 100 or more residents, a development area citizens council shall be established at least 90 days before the public hearing on the development or tax increment financing plan. The development area citizens council shall be established by the governing body and shall consist of not less than 9 members. The members of the development area citizens council shall be residents of the development area and shall be appointed by the governing body. A member of a development area citizens council shall be at least 18 years of age.

(2) A development area citizens council shall be representative of the development area.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4222 Development area citizens council; advisory body.

Sec. 222. A development area citizens council established pursuant to this part shall act an advisory body to the authority and the governing body in the adoption of the development or tax increment financing plans.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4223 Consultation.

Sec. 223. Periodically a representative of the authority responsible for preparation of a development or tax increment financing plan within the development area shall consult with and advise the development area citizens council regarding the aspects of a development plan, including the development of new housing for relocation purposes located either inside or outside of the development area. The consultation shall begin before any final decisions by the authority and the governing body regarding a development or tax increment financing plan. The consultation shall continue throughout the preparation and implementation of the development or tax increment financing plan.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4224 Development area citizens council; meetings; notice; record; information and technical assistance; failure to organize, consult, or advise.

Sec. 224. (1) Meetings of the development area citizens council shall be open to the public. Notice of the time and place of the meetings shall be given by publication in a newspaper of general circulation not less than 5 days before the dates set for meetings of the development area citizens council. A person present at those meetings shall have reasonable opportunity to be heard.

(2) A record of the meetings of a development area citizens council, including information and data presented, shall be maintained by the council.

(3) A development area citizens council may request of and receive from the authority information and technical assistance relevant to the preparation of the development plan for the development area.

(4) Failure of a development area citizens council to organize or to consult with and be advised by the authority, or failure to advise the governing body, as provided in this part, shall not preclude the adoption of a development plan by a municipality if the municipality complies with the other provisions of this part.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4225 Citizens district council as development area citizens council.

Sec. 225. In a development area where a citizens district council established according to 1945 PA 344, MCL 125.71 to 125.84, already exists the governing body may designate it as the development area citizens council authorized by this part.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4226 Notice of findings and recommendations.

Sec. 226. Within 20 days after the public hearing on a development or tax increment financing plan, the development area citizens council shall notify the governing body, in writing, of its findings and recommendations concerning a proposed development plan.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4227 Development area citizens council; dissolution.

Sec. 227. A development area citizens council may not be required and, if formed, may be dissolved in any

of the following situations:

(a) On petition of not less than 20% of the adult resident population of the development area by the last federal decennial or municipal census, a governing body, after public hearing with notice thereof given in accordance with section 218 and by a 2/3 vote, may adopt an ordinance for the development area to eliminate the necessity of a development area citizens council.

(b) When there are less than 18 residents, real property owners, or representatives of establishments located in the development area eligible to serve on the development area citizens council.

(c) Upon termination of the authority by ordinance of the governing body.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4228 Budget; cost of handling and auditing funds.

Sec. 228. (1) The director of the authority shall prepare and submit for the approval of the board a budget for the operation of the authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the board, it shall be approved by the governing body of the municipality. Funds of the municipality shall not be included in the budget of the authority except those funds authorized in this part or by the governing body of the municipality.

(2) The governing body of the municipality may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the authority, other than those committed, which cost shall be paid annually by the board pursuant to an appropriate item in its budget.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4228a Exemption.

Sec. 228a. Beginning January 1, 2010, the authority shall be exempt from all taxation on its earnings or property. Instruments of conveyance from an authority are exempt from transfer taxes under 1966 PA 134, MCL 207.501 to 207.513, and the state real estate transfer tax act, 1993 PA 330, MCL 207.521 to 207.537.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4229 Historic sites.

Sec. 229. (1) A public facility, building, or structure that is determined by the municipality to have significant historical interests shall be preserved in a manner as considered necessary by the municipality in accordance with laws relative to the preservation of historical sites. The preservation of facilities, buildings, or structures determined to be historic sites by a municipality shall include, at a minimum, equipping the historic site with a fire alarm system.

(2) An authority shall refer all proposed changes to the exterior of sites listed on the state register of historic sites and the national register of historic places to the applicable historic district commission created under the local historic districts act, 1970 PA 169, MCL 399.201 to 399.215, or the Michigan state housing development authority for review.

History: 2018, Act 57, Eff. Jan. 1, 2019.

Compiler's note: For transfer of powers and duties of the state historic preservation office relating to the identification, certification, and preservation of historical sites from the Michigan state housing development authority to the Michigan strategic fund, see E.R.O. No. 2019-3, compiled at MCL 125.1998.

125.4230 Dissolution of authority; disposition of property and assets; reinstatement of authority; contesting validity of proceedings, findings, and determinations.

Sec. 230. (1) An authority that has completed the purposes for which it was organized shall be dissolved by ordinance of the governing body. The property and assets of the authority remaining after the satisfaction of the obligations of the authority belong to the municipality.

(2) An authority established under this part before December 31, 1988, that is dissolved by ordinance of the governing body before September 30, 1990 and that is reinstated by ordinance of the governing body after notice and public hearing as provided in section 203(2) shall not be invalidated pursuant to a claim that, based upon the standards set forth in section 203(1), a governing body improperly determined that the necessary conditions existed for the reinstatement of an authority under this part if at the time the governing body established the authority the governing body determined or could have determined that the necessary conditions existed for the establishment of an authority under this part or could have determined that establishment of an authority under this part would serve to promote economic growth and notwithstanding that the boundaries of the downtown district are altered at the time of reinstatement of the authority.

(3) In the resolution of intent, the municipality shall set a date for the holding of a public hearing on the adoption of a proposed ordinance reinstating the authority. The procedure for publishing the notice of hearing,

holding the hearing, and adopting the ordinance reinstating the authority shall be as provided in section 203(2), (4), and (5).

(4) The validity of the proceedings, findings, and determinations reinstating an authority shall be conclusive unless contested in a court of competent jurisdiction within 60 days after the last of the following occurs:

- (a) Publication of the ordinance reinstating the authority as adopted.
- (b) Filing of the ordinance reinstating the authority with the secretary of state.
- (c) May 27, 1993.

History: 2018, Act 57, Eff. Jan. 1, 2019.

CITY OF NORTHVILLE
DOWNTOWN DEVELOPMENT AUTHORITY
BYLAWS
ARTICLE I
BOARD OF DIRECTORS

Section 1. The business and property of the Authority shall be managed and directed by the Board of Directors, who shall serve terms as provided in the ordinance creating the Authority.

Section 2. The fiscal year of the Authority shall begin on July 1 of each year and end on the next succeeding June 30. The Board annually at its first regular meeting in January shall elect a Chairperson, Vice-Chairperson, Secretary and Treasurer. The Secretary and Treasurer do not need to be a member of the Board to serve in this office. The officers so elected shall be for a term of one (1) year or any part thereof as may be determined, and until a successor is designated. No term of office created under this section shall extend beyond the term of the member designated.

Section 3. The Board may employ and fix the compensation of an Executive Director, subject to the approval of the City Council. The Executive Director shall not be a member of the Board. The Executive Director shall serve at the pleasure of the Board for no definite term of office. The Board may use the City Attorney to advise the Board in the proper performance of its duties. The City Attorney may represent the Authority in actions brought by or against the Authority.

Section 4. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary out-of-pocket expenses, as approved by the Board.

Section 5. The Board may exercise all powers provided by Act 197, Public Acts of Michigan, 1975, as amended, or otherwise by law, including those bestowed by the ordinance establishing the Authority.

Section 6. The Board shall have the power to engage and employ such manual, clerical, technical, financial and professional assistants, as in its judgment, may be necessary and incidental to carry out the purposes of the Authority.

Section 7. The Board shall cause an annual audit of its business to be made and the result thereof shall be submitted to the City Council.

Section 8. Pursuant to notice and an opportunity to be heard, a member of the Board may be removed for cause by the City Council. Cause shall include the reasons set forth in the City Charter.

Section 9. The Board may authorize the Executive Director or an agent or agents of the Authority to enter into any contracts necessary or incidental to the exercise of its powers and performance of its duties authorized under Act 197.

Section 10. A Board member who has a direct interest in any matter before the Authority shall disclose the member's interest prior to the Authority taking any action with respect to the matter, which disclosure shall become a part of the record of the Authority's official proceedings. Further, any member making such disclosure shall then refrain from participating in the Authority's decision-making process relative to such matter. All Board members are subject to the City's policy or policies in effect from time to time governing conflicts of interest.

Section 11. The seat of any member of the Board who has been appointed to the Board as a person having an interest in property in the district shall be deemed vacant when the person no longer has an interest in property in the district.

ARTICLE II

MEETINGS

Section 1. Meetings of the Board shall be held in accordance with the provisions of the Michigan Open Meetings Act, being Act 267 of the Public Acts of Michigan, 1976, as amended, and shall be held in the City of Northville, Michigan.

Section 2. Regular meetings of the Board shall be held at times and locations set by the Board.

Section 3. Special meetings shall be held whenever called by direction of the Chairperson, Executive Director, or any two (2) members of the Board on eighteen (18) hours' written notice of the time and place of meeting. A waiver of notice in writing signed by a member entitled to such notice, whether before or after the time of the meeting, shall be deemed the equivalent to the giving of such notice.

Section 4. A quorum of the Board shall be necessary for the transaction of business or the passage of any resolution.

Section 5. At meetings of the Board, business shall be transacted in such order as from time to time the Board may determine.

ARTICLE III

OFFICERS

Section 1. The Chairperson shall preside at meetings of the Board and shall do and perform such other duties as may be from time to time assigned by the Board. The Vice Chairperson shall perform the duties of the Chairperson in the Chairperson's absence and such other duties as shall from time to time be assigned by the Board.

Section 2. (a) The Executive Director shall be the chief administrative officer of the Authority. Subject to the approval of the Board, the Executive Director shall supervise and be responsible for the preparation of plans and the performance of the functions of the Authority in the manner authorized by law. The Executive Director shall attend the meetings of the Board, and shall render to the Board and to the Council a regular report covering the activities and financial condition of the Authority. If the Executive Director is absent or disabled, the Board

may designate a qualified person as acting Executive Director to perform the duties of the office. Before entering upon the duties of the office, the acting Executive Director shall take and subscribe to the oath, and furnish bond, as required by law of the director. The Acting Executive Director shall furnish the Board with information or reports governing the operation of the Authority as the Board may require from time to time.

(b) The Executive Director annually shall prepare and submit for the approval of the Board a budget for the operation of the Authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Funds of the City shall not be included in the budget of the Authority except those funds authorized by law and by the City Council.

Section 3. The Secretary shall maintain custody of the records, books, documents, or other papers of the Authority not required to be maintained by the Treasurer. The Secretary shall attend meetings of the Board and keep (or cause to be kept) a record of its proceedings, and shall perform such other duties delegated by the Board.

Section 4. The Treasurer shall keep the financial records of the Authority and, together with the Executive Director, approve all vouchers for the expenditure of funds of the Authority. All payments on behalf of the Authority shall be processed by the City of Northville in accordance with its financial policies. The Treasurer shall perform such other duties as may be delegated by the Board and shall furnish bond in an amount as prescribed by the Board.

Section 5. An officer may be removed by the Board whenever in its judgment the best interest of the Authority would be served.

ARTICLE IV

COMMITTEES

Section 1. The Board by resolution may designate and appoint one or more committees to advise the Board. The current standing committees are: Design, Business Mix, Marketing, Parking, and Organizational, with duties as prescribed in the sections below. The committee members shall be members of the Authority. The Chairperson of the Authority shall appoint the members and select the committee Chair. The committees may be terminated by a vote of the Authority. At the annual meeting, the committees will be evaluated and reappointed or dissolved. A majority of the members of a committee will constitute a quorum. A majority of the members present at the meeting at which a quorum is present shall be empowered to act on behalf of the committee.

Section 2. The Design Committee will coordinate design development for all Authority projects, including studying design alternatives, negotiating contracts with vendors, soliciting input from the City and other citizens and interested groups, and preparing design recommendations for the Authority.

Section 3. The Business Mix Committee will develop and recommend programs and strategies to recruit, retain and assist businesses operating within the district, with a view to achieving goals and objectives consistent with the City's 2006 Strategic Plan, as it may be amended and supplemented.

Section 4. The Parking Committee will periodically study vehicular traffic and circulation patterns within the district, monitor parking capacity in the lots within the district, develop and recommend strategies to manage existing parking, and study and recommend physical changes to parking lots and structures, including the development of new projects, if any.

Section 5. The Marketing Committee will create and maintain a brand identity for Downtown Northville that supports the district economy. Its responsibilities will include developing marketing and promotions plans, improvements to the Authority's website, and special events.

Section 6. The Organizational Committee has responsibility for recommending any changes in governance and organizational matters, including committees, bylaws, district boundaries, tax levies, policies and procedures.

Section 7. The Board may by resolution authorize the establishment of advisory boards to the Authority. The Chairperson shall select with the advice and consent of the Authority members the members of each advisory board. The advisory boards shall elect their own officers and establish rules governing their actions.

ARTICLE V

BYLAWS

Section 1. The Board shall have power to make, alter or amend the bylaws in whole or in part, to be effective upon approval of the City Council. Written copies of the proposed changes shall be delivered to the Board prior to submission for approval at the next preceding regular or special meeting of the Board.

Section 2. These bylaws and subsequent amendments shall become effective after adoption by the DDA Board and approval by the City Council of the City of Northville.

ARTICLE VI

INDEMNITY

Any member of the Board, officer, or employee shall be indemnified or reimbursed by the Authority for expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred in connection with any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Authority, in the event of which such indemnification or reimbursement may extend only to expenses, including attorney's fees actually and reasonably incurred in connection with the defense or settlement of such action or suit and then only if such person acted in good faith and in a manner he/she reasonably believed to be in or not opposed to the best interests of the Authority) to which he/she was or is a party or is threatened to be made a party by reason of his/her being or having been a member of the Board, officer or employee of the Authority or of any corporation, partnership, joint venture, trust or other enterprise which he/she served in any such capacity at the request of the Authority; provided, however, that no person shall be so indemnified or reimbursed in relation to any matter in any such action, suit, or proceeding as to which he/she shall finally be adjudged to have been guilty of or liable for gross negligence, willful misconduct or criminal acts in the performance of his/her duties to the Authority; and provided further that no person shall be so indemnified or reimbursed in relation to any such matter in any such action, suit, or proceeding which has been made the subject of a compromise settlement, except with the approval of a court of competent jurisdiction, or the Board of the Authority, acting by vote of members not parties to the same or substantially the same action, suit, or proceeding, constituting a majority of the Board. The foregoing right of indemnification or reimbursement shall not be deemed exclusive of other rights to which such person may be otherwise entitled, and shall continue as to a person who has ceased to be a member of the Board, officer, or employee and shall inure to the benefit of the heirs, executors and administrators of such a person.

If not already provided by the City, the Authority may, upon the affirmative vote of a majority of its Board, purchase insurance for the purpose of indemnifying its members, officers and other employees to the extent that such indemnification is allowed in the preceding paragraph. Such insurance may but need not be for the benefit of all members, officers, or employees. Expenses incurred in defending a civil or criminal action, suit, or proceeding described in the first paragraph of this Article VI may be paid by the Authority in advance of the final disposition of such action, suit, or proceeding as authorized by the Board of the Authority in the specific case upon receipt of an undertaking by or on behalf of the member of the Board,

officer, or employee to repay such amount unless it shall ultimately be determined that he/she is entitled to be indemnified by the Authority as authorized in this Article VI.

Adopted _____, 2007

Secretary

Approved by the City Council of the City of
Northville on _____, 2007

City Clerk

ARTICLE III. DOWNTOWN DEVELOPMENT AUTHORITY

Sec. 26-61. Purpose of article.

The city council, having determined that it is necessary for the best interests of the public to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the causes of that deterioration, and to promote economic growth, a downtown development authority is hereby established pursuant to Act No. 197 of the Public Acts of Michigan of 1975 (MCL 125.1651, MSA 5.3010(1)) (Act 197), to be known as the Northville Downtown Development Authority.
(Code 1980, § 2-1302)

Sec. 26-62. Terms referred to in Act 197 defined.

References in Act 197 to "chief executive officer" shall mean the mayor of the city; to "governing body of the municipality" shall mean the city council; to "municipality" shall mean the city; to "the authority" shall mean the downtown development authority; and to "the agency which is chiefly responsible for planning in the municipality" shall mean the city planning commission.
(Code 1980, § 2-1303)

Sec. 26-63. Powers and duties.

The downtown development authority shall have all the powers and duties as set forth in Act 197, as amended.
(Code 1980, § 2-1304)

Sec. 26-64. Boundaries.

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 30M 10S 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.
(Ord. No. 6-93-E, § 1, 6-28-93)

Sec. 26-65. Director's bond.

If the board of the downtown development authority employs a director, the bond required to be furnished by the director shall be in the penal sum of \$5,000.00, payable to the authority for use and benefit of the authority.

(Code 1980, § 2-1306)

Secs. 26-66--26-85. Reserved.