



Meeting of the DDA Board of Directors October 19, 2021 - 8:00 a.m.

The meeting will be held via video conference in compliance with the Open Meetings Act. Members of the public body and members of the public participating electronically will be considered present at the meeting and may participate as if physically present at the meeting. A personal zoom invitation will be sent to each DDA Board member in advance of the DDA Board meeting and again the morning of the meeting. The public link for the DDA meeting on October 19, 2021 at 8:00 am The link is <https://us02web.zoom.us/j/87149678104> Via Mobile: 1-312-626-6799 Webinar ID: 871 4967 8104.

AGENDA

1. Call to Order – Shawn Riley
2. Audience Comments (3 - minute limit)
3. Approval of Agenda and Consent Agenda
4. Consent Agenda
 - a. September Financial Statement (Attachment 4.a)
 - b. September Invoice Report (Attachment 4.b)
 - c. September 21, 2021 Informational Meeting (Attachment 4.c)
 - c. September 21, 2021 Meeting Minutes (Attachment 4.d)
5. Northville Downs Presentation – Hunter Pasteur Development Team
 - a. Plans:
https://www.ci.northville.mi.us/services/building_and_planning/planning_commission/proposed_redevelopment_projects
 - b. PUD Eligibility (Attachment 5.b)
6. Street Closure Extension (Attachment 6)
7. EV Charging Stations Update (Attachment 7)
8. Mural Installation (Attachment 8)

9. Committee Information and Updates
 - a. Design Committee – DJ Boyd
 - b. Marketing Committee – Shawn Riley
 - c. Parking Committee – Lori Ward
 - d. Organizational Committee – Lori Ward
 - i. DDA Board Appointments (Attachment 9.d.i)
 - ii. MDA Legislative Update (Attachment 9.d.ii)
 - e. Economic Development Committee – Aaron Cozart
 - f. Sustainability Committee – Dave Gutman

10. Future Meetings / Important Dates
 - a. Marketing Committee Meeting – November 4, 2021
 - b. Design Committee Meeting – November 8, 2021
 - c. Sustainability Committee Meetings – TBD
 - d. Executive Committee Meeting – November 9, 2021
 - e. Parking Committee – TBD
 - f. DDA Board Meeting – November 16, 2021
 - g. Holiday Lighted Parade – November 19, 2021

11. Board and Staff Communications

12. Adjournment – Next Meeting – November 16, 2021

REVENUE AND EXPENDITURE REPORT FOR CITY OF NORTHVILLE

PERIOD ENDING 09/30/2021

% Fiscal Year Completed: 25.21

SEPTEMBER BENCHMARK 25%

GL NUMBER	DESCRIPTION	2021-22		YTD BALANCE 09/30/2021 NORM (ABNORM)	ACTIVITY FOR MONTH 09/30/21 INCR (DECR)	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	2021-22 AMENDED BUDGET			BALANCE NORM (ABNORM)		
Fund 370 - DOWNTOWN DEVELOPMENT AUTHORITY								
Revenues								
Dept 000								
PROPERTY TAXES								
370-000-403.000	CURRENT PROPERTY TAXES	769,414.00	769,414.00	668,511.63	0.00	100,902.37	86.89	
370-000-403.010	DDA OPERATING LEVY	64,025.00	64,025.00	61,137.67	647.36	2,887.33	95.49	
370-000-403.040	LOCAL COMMUNITY STABILIZATION SHARE	34,000.00	39,868.00	0.00	0.00	39,868.00	0.00	
370-000-418.000	PROPERTY TAXES - OTHER	(500.00)	(500.00)	589.87	126.28	(1,089.87)	(117.97)	
PROPERTY TAXES		866,939.00	872,807.00	730,239.17	773.64	142,567.83	83.67	
LICENSES, FEES, & PERMITS								
370-000-476.130	OUTDOOR DINING/RETAIL PERMIT FEES	0.00	332.00	332.00	0.00	0.00	100.00	
LICENSES, FEES, & PERMITS		0.00	332.00	332.00	0.00	0.00	100.00	
GRANTS & OTHER LOCAL SOURCES								
370-000-586.020	SPONSORSHIPS	30,000.00	30,000.00	8,900.00	5,300.00	21,100.00	29.67	
370-000-586.080	DONATIONS/SPONSORSHIPS	3,000.00	3,000.00	350.00	0.00	2,650.00	11.67	
GRANTS & OTHER LOCAL SOURCES		33,000.00	33,000.00	9,250.00	5,300.00	23,750.00	28.03	
MISCELLANEOUS REVENUES								
370-000-659.110	RENTS-SHORT TERM	0.00	100.00	750.00	650.00	(650.00)	750.00	
370-000-666.000	MISCELLANEOUS REVENUE	200.00	200.00	0.00	0.00	200.00	0.00	
MISCELLANEOUS REVENUES		200.00	300.00	750.00	650.00	(450.00)	250.00	
INTEREST								
370-000-664.190	INTEREST - MI CLASS 1 DIST	75.00	75.00	4.91	2.17	70.09	6.55	
370-000-664.200	LONG TERM INVESTMENT EARNINGS	8,000.00	8,000.00	1,107.91	0.00	6,892.09	13.85	
370-000-664.300	UNREALIZED MARKET CHANGE IN INVESTMENTS	0.00	0.00	53.48	0.00	(53.48)	100.00	
370-000-664.400	INVESTMENT POOL BANK FEES	0.00	(100.00)	(37.62)	0.00	(62.38)	37.62	
370-000-664.500	INVESTMENT ADVISORY FEES	(600.00)	(600.00)	(120.84)	(69.52)	(479.16)	20.14	
370-000-664.600	BANK LOCKBOX FEES	0.00	(100.00)	(47.61)	(4.48)	(52.39)	47.61	
370-000-664.700	CUSTODIAL FEES	(125.00)	(125.00)	(23.27)	0.00	(101.73)	18.62	
INTEREST		7,350.00	7,150.00	936.96	(71.83)	6,213.04	13.10	
Total Dept 000		907,489.00	913,589.00	741,508.13	6,651.81	172,080.87	81.16	
TOTAL REVENUES		907,489.00	913,589.00	741,508.13	6,651.81	172,080.87	81.16	
Expenditures								
Dept 753 - DPW SERVICES								
370-753-706.000	WAGES - REGULAR FULL TIME	13,740.00	13,740.00	360.49	292.12	13,379.51	2.62	
370-753-707.000	WAGES - REGULAR OVERTIME	1,185.00	1,185.00	0.00	0.00	1,185.00	0.00	
370-753-939.000	AUTOMOTIVE SERVICE	500.00	500.00	0.00	0.00	500.00	0.00	
370-753-943.000	EQUIPMENT RENTAL - CITY	10,215.00	10,215.00	264.37	22.42	9,950.63	2.59	
370-753-967.000	FRINGE BENEFITS	14,595.00	14,595.00	340.69	291.32	14,254.31	2.33	
Total Dept 753 - DPW SERVICES		40,235.00	40,235.00	965.55	605.86	39,269.45	2.40	
Dept 861 - DESIGN COMMITTEE								

PERIOD ENDING 09/30/2021
% Fiscal Year Completed: 25.21
SEPTEMBER BENCHMARK 25%

GL NUMBER	DESCRIPTION	2021-22	2021-22	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	09/30/2021 NORM (ABNORM)	MONTH 09/30/21 INCR (DECR)	BALANCE NORM (ABNORM)	
Fund 370 - DOWNTOWN DEVELOPMENT AUTHORITY							
Expenditures							
370-861-706.000	WAGES - REGULAR FULL TIME	17,590.00	17,590.00	3,248.95	1,249.59	14,341.05	18.47
370-861-707.000	WAGES - REGULAR OVERTIME	0.00	90.00	90.00	0.00	0.00	100.00
370-861-710.000	WAGES - PART TIME	55,960.00	55,960.00	17,443.94	6,480.89	38,516.06	31.17
370-861-726.000	SUPPLIES	575.00	575.00	0.00	0.00	575.00	0.00
370-861-740.050	DOWNTOWN MATERIALS	20,400.00	20,400.00	3,940.78	138.66	16,459.22	19.32
370-861-740.150	SOCIAL DISTRICT EXPENDITURES	0.00	1,800.00	1,199.40	1,059.90	600.60	66.63
370-861-751.000	FUEL & OIL	400.00	400.00	244.95	103.00	155.05	61.24
370-861-801.000	CONTRACTUAL SERVICES	25,930.00	25,930.00	1,539.22	1,144.48	24,390.78	5.94
370-861-801.160	RESTROOM PROGRAM	4,000.00	4,000.00	1,197.50	479.00	2,802.50	29.94
370-861-801.940	BRICK REPAIR & MAINTENANCE	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
370-861-850.000	LANDSCAPE MAINTENANCE	32,310.00	32,310.00	243.39	0.00	32,066.61	0.75
370-861-913.000	VEHICLE INSURANCE	400.00	406.00	304.50	101.50	101.50	75.00
370-861-920.010	ELECTRIC POWER	5,390.00	5,390.00	1,007.20	933.96	4,382.80	18.69
370-861-920.020	NATURAL GAS	8,250.00	8,250.00	291.94	78.20	7,958.06	3.54
370-861-920.030	WATER & SEWER SERVICE	8,860.00	8,860.00	907.51	0.00	7,952.49	10.24
370-861-950.460	OPER TFR TO PUBLIC IMPROVEMENT	0.00	3,060.00	0.00	0.00	3,060.00	0.00
370-861-967.000	FRINGE BENEFITS	11,525.00	11,525.00	3,027.33	1,144.33	8,497.67	26.27
370-861-976.010	STREET FURNISHINGS	10,700.00	10,700.00	(120.00)	(120.00)	10,820.00	(1.12)
Total Dept 861 - DESIGN COMMITTEE		204,290.00	209,246.00	34,566.61	12,793.51	174,679.39	16.52
Dept 862 - MARKETING							
370-862-706.000	WAGES - REGULAR FULL TIME	17,590.00	17,590.00	3,248.96	1,249.59	14,341.04	18.47
370-862-710.000	WAGES - PART TIME	14,595.00	14,595.00	2,826.14	957.00	11,768.86	19.36
370-862-726.000	SUPPLIES	100.00	100.00	0.00	0.00	100.00	0.00
370-862-784.000	DOWNTOWN PROGRAMMING & PROMO	50,000.00	50,000.00	13,384.50	6,384.50	36,615.50	26.77
370-862-785.000	BUSINESS RETENTION PROGRAM	750.00	750.00	0.00	0.00	750.00	0.00
370-862-801.000	CONTRACTUAL SERVICES	60,000.00	60,000.00	15,642.00	3,445.00	44,358.00	26.07
370-862-801.340	WEB SITE MAINTENANCE	900.00	900.00	420.00	0.00	480.00	46.67
370-862-967.000	FRINGE BENEFITS	8,125.00	8,125.00	1,620.43	612.69	6,504.57	19.94
Total Dept 862 - MARKETING		152,060.00	152,060.00	37,142.03	12,648.78	114,917.97	24.43
Dept 863 - PARKING							
370-863-706.000	WAGES - REGULAR FULL TIME	8,795.00	8,795.00	1,624.53	624.83	7,170.47	18.47
370-863-710.000	WAGES - PART TIME	1,460.00	1,460.00	282.63	95.72	1,177.37	19.36
370-863-726.000	SUPPLIES	50.00	50.00	0.00	0.00	50.00	0.00
370-863-950.210	OPER TFR TO GENERAL FUND	50,000.00	50,000.00	12,500.00	0.00	37,500.00	25.00
370-863-950.260	OPER TFR TO PARKING FUND	120,900.00	120,900.00	23,975.00	0.00	96,925.00	19.83
370-863-967.000	FRINGE BENEFITS	3,610.00	3,610.00	722.97	276.81	2,887.03	20.03
Total Dept 863 - PARKING		184,815.00	184,815.00	39,105.13	997.36	145,709.87	21.16
Dept 864 - ORGANIZATIONAL							
370-864-706.000	WAGES - REGULAR FULL TIME	21,990.00	21,990.00	4,061.27	1,562.05	17,928.73	18.47
370-864-710.000	WAGES - PART TIME	28,100.00	28,100.00	3,143.04	1,858.49	24,956.96	11.19
370-864-726.000	SUPPLIES	850.00	2,350.00	356.55	144.42	1,993.45	15.17
370-864-730.000	POSTAGE	100.00	100.00	0.00	0.00	100.00	0.00
370-864-731.000	PUBLICATIONS	65.00	65.00	(3.00)	0.00	68.00	(4.62)
370-864-801.190	TECHNOLOGY SUPPORT & SERVICES	4,435.00	5,435.00	3,297.71	473.19	2,137.29	60.68
370-864-802.010	LEGAL SERVICES - GENERAL	3,500.00	3,500.00	1,656.00	1,032.00	1,844.00	47.31
370-864-805.000	AUDITING SERVICES	5,105.00	5,105.00	0.00	0.00	5,105.00	0.00

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		ORIGINAL BUDGET	2021-22 AMENDED BUDGET			BALANCE NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 370 - DOWNTOWN DEVELOPMENT AUTHORITY								
Expenditures								
370-864-900.000	PRINTING & PUBLISHING	1,315.00	1,315.00	0.00	0.00	1,315.00	0.00	
370-864-910.000	LIABILITY & PROPERTY INS POOL	6,280.00	6,338.00	4,259.32	959.50	2,078.68	67.20	
370-864-920.000	UTILITIES	1,420.00	1,420.00	323.91	107.97	1,096.09	22.81	
370-864-958.000	MEMBERSHIP & DUES	1,395.00	1,395.00	845.00	270.00	550.00	60.57	
370-864-960.000	EDUCATION & TRAINING	850.00	850.00	49.99	49.99	800.01	5.88	
370-864-967.000	FRINGE BENEFITS	9,305.00	9,305.00	2,032.70	833.89	7,272.30	21.85	
370-864-967.020	OVERHEAD - ADMIN & RECORDS	12,960.00	12,960.00	3,240.00	0.00	9,720.00	25.00	
Total Dept 864 - ORGANIZATIONAL		97,670.00	100,228.00	23,262.49	7,291.50	76,965.51	23.21	
Dept 865 - ECONOMIC DEVELOPMENT								
370-865-706.000	WAGES - REGULAR FULL TIME	21,990.00	21,990.00	4,061.09	1,561.94	17,928.91	18.47	
370-865-710.000	WAGES - PART TIME	2,920.00	2,920.00	565.21	191.40	2,354.79	19.36	
370-865-726.000	SUPPLIES	150.00	150.00	0.00	0.00	150.00	0.00	
370-865-785.000	BUSINESS RETENTION PROGRAM	500.00	500.00	0.00	0.00	500.00	0.00	
370-865-967.000	FRINGE BENEFITS	8,970.00	8,970.00	1,796.52	688.32	7,173.48	20.03	
Total Dept 865 - ECONOMIC DEVELOPMENT		34,530.00	34,530.00	6,422.82	2,441.66	28,107.18	18.60	
Dept 945 - DEBT SERVICE								
370-945-950.490	OPER TFR TO DEBT SERVICE FUND	174,685.00	174,685.00	0.00	0.00	174,685.00	0.00	
Total Dept 945 - DEBT SERVICE		174,685.00	174,685.00	0.00	0.00	174,685.00	0.00	
Dept 999 - RESERVE ACCOUNTS								
370-999-999.000	UNALLOCATED RESERVE	19,204.00	17,790.00	0.00	0.00	17,790.00	0.00	
Total Dept 999 - RESERVE ACCOUNTS		19,204.00	17,790.00	0.00	0.00	17,790.00	0.00	
TOTAL EXPENDITURES		907,489.00	913,589.00	141,464.63	36,778.67	772,124.37	15.48	
Fund 370 - DOWNTOWN DEVELOPMENT AUTHORITY:								
TOTAL REVENUES		907,489.00	913,589.00	741,508.13	6,651.81	172,080.87	81.16	
TOTAL EXPENDITURES		907,489.00	913,589.00	141,464.63	36,778.67	772,124.37	15.48	
NET OF REVENUES & EXPENDITURES		0.00	0.00	600,043.50	(30,126.86)	(600,043.50)	100.00	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF NORTHVILLE
 POST DATES 09/01/2021 - 09/30/2021
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 370 DOWNTOWN DEVELOPMENT AUTHORITY							
Dept 861 DESIGN COMMITTEE							
370-861-740.050	DOWNTOWN MATERIALS	HOME DEPOT CREDIT SERV	LANDSCAPING	6035322538839337	09/29/21	121.71	116682
370-861-740.150	SOCIAL DISTRICT EXPENDITURE	LORI WARD	REIMBURSE FOR FANS - PODS AND STAND.	080621	09/08/21	1,059.90	116484
370-861-801.000	CONTRACTUAL SERVICES	GREEN ELECTRICAL SOLUT	ELECTRICAL REPAIRS	1391	09/08/21	446.40	116503
370-861-801.000	CONTRACTUAL SERVICES	ASCENSION PROVIDENCE H	NEW HIRE PHYSICAL	441590	09/22/21	113.00	116587
370-861-801.000	CONTRACTUAL SERVICES	CLEAR RATE COMMUNICATI	PHONE & INTERNET	090821	09/08/21	299.00	500452
370-861-801.000	CONTRACTUAL SERVICES	COMCAST CORPORATION	TOWN SQUARE WIFI	091721	09/22/21	286.08	116559
370-861-801.160	RESTROOM PROGRAM	JOHN'S SANITATION	PORTA JOHN MONTHLY RENTAL	12526	09/22/21	479.00	116580
370-861-913.000	VEHICLE INSURANCE	MICHIGAN MUNICIPAL RIS	PREMIUM CONTRUBUTIONS 7/1/21-7/1/22	M0001315-2021	09/22/21	101.50	116573
370-861-920.010	ELECTRIC CARS - 120 N WINC	DTE ENERGY	ELECTRICAL CHARGES 8/1/21 - 9/30/21	8/1/21 - 9/30/21	10/20/21	933.96	116741
370-861-920.020	NATURAL GAS	CONSUMERS ENERGY	GAS USAGE 8/11/21 - 9/2/21	8/11/21 - 9/2/21	09/22/21	78.20	500454
Total For Dept 861 DESIGN COMMITTEE						3,918.75	
Dept 862 MARKETING							
370-862-784.000	DOWNTOWN PROGRAMMING & PRC	DETROIT CIRCUS	ENTERTAINMENT FOR SKELETON LAUNCH P.	23-0	09/22/21	995.00	116606
370-862-784.000	DOWNTOWN PROGRAMMING & PRC	ALEXANDRA JAGGER	PHOTO BOOTH FOR SKELETON EVENT	206	09/22/21	450.00	116622
370-862-784.000	DOWNTOWN PROGRAMMING & PRC	AARONSON MANAGEMENT, I	SKELETON SIGNS	1-33725	09/29/21	139.50	116673
370-862-784.000	DOWNTOWN PROGRAMMING & PRC	JAG ENTERTAINMENT	MUSIC FOR AUGUST	2314	09/29/21	4,800.00	116690
370-862-801.000	CONTRACTUAL SERVICES	JOURNEYMAN PUBLISHING	ADVERTISING IN THE 'VILLE	2187	09/08/21	400.00	116500
370-862-801.000	CONTRACTUAL SERVICES	SARAH KENNEDY	GRAPHIC DESIGN FEES 8/11-9/13/21	055	09/22/21	945.00	116592
370-862-801.000	CONTRACTUAL SERVICES	JEANNE A. MICALLEF	PR AND MARKETING MONTHLY RETAINER	NORTHVILLE 10-20:	09/29/21	2,100.00	116654
Total For Dept 862 MARKETING						9,829.50	
Dept 864 ORGANIZATIONAL							
370-864-726.000	SUPPLIES	OFFICE DEPOT	28571763 SOAP, PENS, TONER - DDA	191510250001	09/22/21	144.42	116540
370-864-801.190	TECHNOLOGY SUPPORT & SERV	CARLISLE-WORTMAN ASSOC	AUGUST 2021 ELECTRONIC MTGS	2162011	09/22/21	309.16	116578
370-864-801.190	TECHNOLOGY SUPPORT & SERV	COMCAST CORPORATION	DDA WIFI	091621	09/22/21	88.40	116560
370-864-801.190	TECHNOLOGY SUPPORT & SERV	3PLAY MEDIA INC	CLOSED CAPTIONING - AUG 21	114744	09/22/21	75.63	116625
370-864-802.010	LEGAL SERVICES - GENERAL	ADKISON, NEED & ALLEN	LEGAL FEES - REAL ESTATE AUG 21 (11	125614	09/22/21	1,032.00	116601
370-864-910.000	LIABILITY & PROPERTY INS	MICHIGAN MUNICIPAL RIS	PREMIUM CONTRUBUTIONS 7/1/21-7/1/22	M0001315-2021	09/22/21	959.50	116573
370-864-920.000	UTILITIES	CLEAR RATE COMMUNICATI	PHONE & INTERNET	090821	09/08/21	32.97	500452
370-864-958.000	MEMBERSHIP & DUES	NORTHVILLE CHAMBER OF	CHAMBER OF COMMERCE MEMBERSHIP DUES	1565	09/08/21	270.00	116479
370-864-960.000	EDUCATION & TRAINING	LORI WARD	REIMBURSE FOR PLACEMAKING REFERENCE	81921	09/08/21	49.99	116484
Total For Dept 864 ORGANIZATIONAL						2,962.07	
Total For Fund 370 DOWNTOWN DEVELOPMENT AUTHORITY						16,710.32	

DOWNTOWN DEVELOPMENT AUTHORITY
PA 57 Informational Meeting of the Northville DDA
September 21, 2021
Zoom Meeting

The informational meeting of the DDA Board was called to order at 8:00 a.m.

ROLL CALL

Present: Carolann Ayers, DJ Boyd, Margene Buckhave, DJ Boyd, John Casey, Aaron Cozart, Jim Long, Ryan McKindles (Southfield, Oakland County), Greg Presley, Shawn Riley, Mary Starring

Absent: Mayor Brian Turnbull

Also Present: Lori Ward/DDA Executive Director, Jeri Johnson/Marketing & Communications Director, Jessica Howlin/DDA Marketing Assistant, Marilyn Price/City Council, Dave Gutman/Resident, Barbara Moroski-Browne/City Council, Fred Sheill/Resident, Andrew Krenz/Resident, John Carter/Resident

AUDIENCE COMMENTS

None

PA 57 REQUIREMENTS

Informational Meeting

Ward said that DDA's are required under Michigan PA 57 regulations to hold two informational meetings per year with invitations sent to all the taxing jurisdictions in Northville. The DDA held the first meeting on September 21st and the second meeting is taking place on December 21, 2021.

Website Requirements

PA 57 requires DDA's to provide a list of relevant information on the DDA or City's website. Ward included an attachment regarding these requirements.

Reporting Requirements

Ward stated as part of the PA 57 requirements she has attached the DDA revenue and expenditure report.

FINANCIAL OVERVIEW

Ward reviewed the year end statement showing that the DDA will be returning \$61,579 back to the reserve balance, which will bring the total fund balance to \$360,131. Approximately \$47,000 will be assigned to the sidewalk and street millage for improvements. There is \$261,697 currently unassigned. Boyd asked if there will be an increase in the 2022 year. Ward replied the increase will be about \$30,000 due to projects on Griswold and Cady Streets.

DDA GOALS AND OBJECTIVES FOR 2021/2022

- a. *Design Committee*
Boyd said the goal of the Design Committee is to create an attractive downtown. The memorial bench sponsorship project has been huge success and is currently sold out. The downtown mural continues to be a priority and is slowly moving toward completion. The Design Committee is soliciting help from the Art House to complete this project.
- b. *Marketing Committee*
Riley said the goal of the Marketing Committee is to promote the downtown Social District highlighting retail, restaurants and entertainment. The Committee started working on the new DDA website, keeping the website updated frequently. The Committee is also working on a winter event to take place during the month of December. The Committee has made updating the walking map a high priority. Ward added the new “business owner” feature ads have received very positive feedback.
- c. *Parking Committee*
Casey highlighted the two recent parking deck repairs. The Parking Committee is looking at additional EV charging stations and where they will be located. The Committee is also looking at a 20-year plan for the existing parking decks. The decks will continue to need repairs and additional parking spaces will be needed in the future. Another concern is how to handle overnight parking moving forward.
- d. *Organizational Committee*
Ayers reported that the goal of the Organizational Committee is to create a shared vision of Northville with all groups working on the many community initiatives. The Committee would like to conduct an annual strategic planning session with City Council, Historic District Commission, Planning Commission, and the Zoning Commission. The Organizational Committee is also responsible for finding the adequate funding for DDA projects and the review of all expenditures.

e. *Economic Development Committee*

Cozart said the Economic Development Committees goal is to attract new development projects to downtown Northville. The Committee will be focusing on the Northville Downs and assisting the developers through the process. The new construction at Center & Dunlap Streets and the Exchange Bar and Grill projects have been overseen and completed.

The next PA 57 Informational Meeting DDA Board meeting is scheduled for December 21, 2021.

Motion to adjourn informational meeting by Casey. Seconded by Cozart. Motion carries unanimously.

Meeting adjourned at 8:30 am

Respectfully submitted,
Jessica Howlin, Marketing Assistant
Northville DDA

DOWNTOWN DEVELOPMENT AUTHORITY
Meeting of the DDA Board of Directors
September 21, 2021
Zoom Meeting

The September meeting of the DDA Board was called to order at 8:25 a.m.

ROLL CALL

Present: Carolann Ayers (Northville, Oakland Co.), Margene Buckhave (Northville, Wayne Co.), DJ Boyd (Northville, Wayne Co.), John Casey (Northville, Wayne Co.), Aaron Cozart (Northville, Wayne Co.), Jim Long (Northville, Wayne Co.), Ryan McKindles, Mackinac Island, Mackinac Co.), Greg Presley (Northville, Wayne Co.), Shawn Riley (Northville, Wayne Co.), Mary Starring (Wayne Co., Northville)

Absent: Mayor Brian Turnbull

Also Present: Lori Ward/DDA Executive Director, Jeri Johnson/DDA Marketing & Communications Director, Jessica Howlin/DDA Marketing Assistant, Marilyn Price/City Council, Dave Gutman/Resident, Barbara Morowski-Brown/City Council, Fred Sheill/Resident

AUDIENCE COMMENTS

None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion by Casey, seconded by Boyd to approve the Agenda and Consent Agenda.
Motion carried unanimously.

EV CHARGING STATIONS PROPOSAL

Ward reached out to Hage Auto after the last DDA Board meeting to address some of the questions and concerns expressed by DDA Board members. Abass Elhage, the owner of Hage Auto stated that the technology will be updated as it is in the best interest of both Hage and Northville to keep it updated. The equipment that Hage would install is already well ahead of the current technology with high-speed chargers. Hage offers 5, 7 and 10-year terms, however the shared collection of revenue is different. The 10-year contract returns 10% to the DDA, the 7-year contract returns 7% and the 5-year contract returns 5% of the revenue. The DDA can select a shorter contract but it will reduce the revenue that the DDA receives. The City's purchasing policy does not require the DDA to get multiple bids since the DDA is not purchasing anything. Hage provided the DDA with an updated proposal, which was not available until after the meeting packet was put together. A special meeting could be scheduled or the DDA

could wait until they have feedback from other companies. Johnson added that the DDA gets calls almost daily about the non-Tesla chargers not working. This has been going on for several weeks now. Ward said Hage came to look at this issue and the only way to fix the problem is to replace the units. The cost for installation without the contract is \$3,500. **Motion by Long, seconded by Boyd** to review the status of the nonworking charging stations along with additional proposals at the next meeting. **Motion carried.**

Starring and Johnson suggested that the DDA bag the chargers until they get replaced. Starring added that it would upset the community to bag the current charging stations for a prolonged period of time while waiting for replacements. Boyd wanted to clarify the costs associated with replacing the current EV Charging Stations. Ward confirmed the replacement charge of \$3,500 per charging station is only applicable if the DDA does not enter a contract with Hage Auto for the new charging stations, and only utilizes Hage for the replacement of existing charging stations. Ayers said the DDA should move ahead with replacing the current chargers as soon as possible. **Motion by Ayers, seconded by Starring**, to move forward with the replacement of the current charging stations with pay stations. **Motion carried unanimously.**

COMMITTEE INFORMATION AND UPDATES

a. *Design Committee:*

Boyd said the Design Committee has started meeting again. The mural selected for the side of the building at Lucy & the Wolf was a vintage racing scene of a driver and horse. The cost would have been between \$9,000 - \$12,000. The owner of the building suggested something more up to date or interactive would be better received. The Committee reached out to the Art House to see if there could be a competition to design the mural. The DDA would then not have the acquisition expense of the image. Ward said the surveillance upgrade that was reviewed and approved at the DDA meeting last month was presented and approved by City Council last night. The MMRMA share also increased from 30% to 50%, so the DDA will have an additional \$1,000 to use for other projects. Presley added that Hunter Pasteur reached out to the State Historic Preservation Office (SHPO) to see how to honor the Downs history in the new development, and while SHPO isn't directly involved in the development they will help to preserve the history of the area.

b. *Marketing Committee:*

Riley said the Marketing Committee met again and there are a lot of events coming up, including the Skeletons event. He added Friday night during the Heritage Festival was packed and he received a lot of positive feedback on the downtown atmosphere. Cozart said the Heritage Festival was well attended on Friday night; however, with COVID the Chamber decided to forego the beer tent and direct attendees into the downtown to support the social district this year. The Chamber is planning to bring back a full-scale festival next year depending on what happens with street closures. Presley asked about when the next review of street closures is going to happen; Ward said that City Manager Pat Sullivan wanted to wait until the 4th quarter to survey residents and visitors and get feedback during colder weather as well as conduct a Town Hall via Zoom before

City Council decides on whether to reopen the streets. Presley and Ward agreed that the DDA should make a recommendation soon on whether to continue the street closures.

c. *Parking Committee:*

Casey said the parking deck and lot repairs, and establishing a long-term plan is currently a big priority for the Parking Committee. The EV charging station project is also moving forward. Casey said overnight parking needs to also be a priority in the new year; the Committee is concerned that between new residential development and snow birds a high number of parking spaces are being occupied long term by overnight parking. Casey added he would like to have a parking count completed. Ward said the DDA can work with Chief Maciag to perform the daytime parking counts. Ward added the DDA received a draft of the facilitation statement between Singh and City of Northville for long term improvements for Cady Street parking deck. They are still working on long-term funding sources for these improvements.

d. *Organizational Committee:*

Ayers said the Organizational Committee will be working on project plans and a budget for next year. Ayers announced she is resigning from the DDA Board effective October 15, 2021.

e. *Economic Development Committee:*

Cozart said the EDC has been working to set up a meeting with Hunter Pasteur to review the Northville Downs project they just presented to the Planning Commission.

f. *Sustainability Committee:*

Gutman said he and Kathy Spillane presented a walkability study to City Council last night that was well received. One thing that the Committee reviewed was the walkability of the Social District and the Social District itself has great walkability. The Committee found that drivers are impatient in having to navigate the stop signs and may not pay attention to pedestrian traffic. Long added that people frequently cut through from E. Cady to Church to East Main, causing congestion and drivers going through at a higher speed. Ward said that many drivers now often decide their detour around the closures further away from the downtown, which helps diffuse traffic.

BOARD AND STAFF COMMUNICATIONS

Casey said his Board term is expiring and he will not seek to continue on the DDA Board. He plans to continue on with his committee work.

Ward said the City Clerk posted the DDA Board openings and they are currently accepting applications until October 1. Marilyn Price and Patrick Giesa will be conducting interviews for the two openings.

Cozart said Jodie Humphries, Executive Director of the Chamber of Commerce is stepping down as of September 24 and they have put together a committee to hire for the position.

Motion by Boyd, seconded by Buckhave, to adjourn the DDA Board meeting. Motion carried unanimously.

Meeting adjourned at 9:38 a.m.

Respectfully submitted,
Jessica Howlin, Administrative Assistant
Northville DDA

PUD Eligibility Description & Criteria - Section 20.05 (2)

The Downs development is a planned, high quality, mixed-use development proposed for the 48.12-acre parcels which are currently the site of the Northville Downs racetrack situated on Seven Mile Road and Center Street extending to Cady Street to the North and River Street on the East. Hunter Pasteur Homes, along with The Forbes Company, Oboran and Toll Brothers, have assembled an experienced team of development professionals to develop the proposed Planned Unit Development (PUD), including Northville based consulting firms Grissim Metz Andriese Associates, M Architects, and Presley Architecture, each of which are experienced with the ordinances, master plan, culture, architectural precedent, and history of the City of Northville.

The Downs has been designed to provide a full range of residential housing options, commercial space, flex space and approximately 16 acres of natural and green spaces which will include multiple first-class parks donated to the City for Public use.

A PUD application for The Downs was originally submitted in 2018. That plan proposed 599 residential units. In 2019 the City of Northville Planning Commission approved PUD eligibility for a plan which proposed 536 residential units. The Downs plan for which PUD approval is now being requested proposes a further reduction to 478 residential units, as well as substantial additions of underground parking and storm water detention, and a 1.25-acre public "Central Park" in the Cady Street area. Both the plan for which PUD eligibility was approved in 2019 and the currently proposed plan include daylighting of approximately 1,100 feet of river and an approximately 9.5-acre public park.

The updated plan offers a diverse selection of housing types planned to accommodate a wide array of home buyers and renters; products for empty nesters, young families, millennials who choose to rent and millennials who choose to be homeowners. Design revisions are still taking place to reflect comments offered at the August 30, 2021 conceptual review meeting of the Planning Commission. The Downs development team will also continue to follow the work of the City of Northville Riverwalk, Farmer's Market and Sustainability Task Forces as they relate to this property.

As encouraged in the City's ordinance, the developer has conducted multiple community meetings, with over 100 residents, and has endeavored to reflect that input in the currently proposed plan.

We respectfully offer our assessment of the criteria for PUD approval, as follows:

The PUD Criteria

1. PUD Eligibility Criteria: The applicant for a PUD must demonstrate all the following criteria as a condition to being entitled to planned unit development treatment:

1. Granting a PUD will result in one of the following:

- **The planned unit development will result in a recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations.**
 - The proposed development plan creates 15.94 acres of open park space, which is 33.1% of the entire site. Including a new “Central” park along Hutton between Cady and Beal streets, which will provide a new programmable venue and recreational space for the community along with an adjacent 20’ wide pedestrian promenade. The open park space on the site also includes a 9.5-acre river park, and an internal residential 1-acre park south of Fairbrook Street, which will be able to host community gatherings and neighborhood functions. For reference, the Central park will be larger than Kellogg Park in downtown Plymouth and the Fairbrook park will be approximately the same size as Kellogg Park. Central Park and River Park will be public parks.
- **Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations.**
 - Creating the 9.5-acre park on the east side of the site will require the developer to daylight over 1,100’ of the Rouge River which has been artificially covered for decades. Additional pocket parks and greenspace are provided throughout the master plan. Daylighting of this river is a significant restoration of a community and regional natural resource. In addition, the approximately 16 acres of proposed green space, and other “green design” features will significantly improve storm water related contamination and enhance natural plant and wildlife habitat. The development will also apply Leadership in Energy and Environmental Design (LEED) guidelines, as feasible.

2. The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads, and utilities.

- The development has been designed to upgrade numerous infrastructural needs for the City including the replacement of a potentially hazardous sanitary sewer pipe currently located in the river.
- Creation of 244 parking spaces available to the public in close proximity to the downtown shopping area, including a 17-car surface lot at Cady Street and Hutton.
 - 26 parallel spaces on Cady Street
 - 17 spaces in Cady Street surface lot
 - 8 parallel spaces on Griswold Street
 - 55 parallel spaces on Beal Street
 - 27 parallel spaces on Hutton Street
 - 111 on-street spaces south of Beal Street on Toll Brother’s site.

- Creation of 1,381 parking spaces for residents of the Downs development
 - 295 parking spaces for resident of the Northwest for-rent apartments
 - 108 parking spaces for residents of the Northeast condominium
 - 74 parking spaces for residents of the row houses on Cady & Griswold
 - 680 Parking spaces for residents of the townhomes by Toll Brothers
 - 224 Parking spaces for residents of the single-family homes by Toll Brothers
- Parking spaces in the Cady Street neighborhood will be underground or screened by architecture and landscaping from public view.
- In total, the Development will provide 1,605 parking spaces
- The development team has committed to continue collaboration with City and County traffic engineers to identify any necessary measures and to participate in the cost of implementation. The Developer will provide an updated traffic study by a third-party consultant to the City upon completion.

3. The proposed planned unit development shall be harmonious with public health, safety, and welfare of the City.

- The development team has worked diligently to create a plan designed to meet the principles and vision of City's Master Plan, incorporating all the elements vital to City residents, as voiced during the several community meetings, with over 100 residents, conducted by the developer, including public spaces, vehicular traffic, increased commercial development, flexible commercial space, variety of housing options, pedestrian, and bike accessibility to activate continuation of the City's street-grid pattern.
- The City of Northville is currently preparing a plan to provide a River Walk from Ford Field to the pedestrian path connection to the Hines Park Trailhead at the corner of 7 Mile Road and River Street. The Downs development will help facilitate the River Walk by providing the 9.5-acre park along River Street and the daylighted Middle Rouge River. Pedestrian path connections will be provided at Beal Street to connect to the River Walk on the north end of the park and a new sidewalk along River Street will provide the connection to the south at the Hines Park Trailhead. Additionally, pedestrian sidewalks will be provided throughout the 9.5-acre park for public use, as well as throughout the development.

4. The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land.

- The site is largely covered by impervious pavements and gravel parking areas. Additionally, the existing site does not currently have any storm water detention facilities or sediment removal capabilities. Rather, storm water is collected in storm sewers that outlet directly to the Johnson Drain and the Middle Rouge River untreated and undetained.
- The proposed PUD will improve existing conditions on the site through a proposed stormwater management system including a storm water retention pond and bio-swale improvements that will filter stormwater runoff into the Rouge River, creating infrastructural and environmental sustainability. Current

conditions allow the runoff to enter these important water areas unfiltered across the 48.12-acre site from the current racetrack operations, the racetrack's parking lot, and its' maintenance facilities. In its current condition and assuming average annual rainfalls, it is estimated that tens of millions of gallons of contaminated stormwater currently enter the Rouge watershed, adversely affecting environmental, habitat and flooding conditions.

- Daylighting the 1,100' of the Rouge River will also improve the environmental condition of the site and its surrounding area.
- The developer has already received Federal Emergency Management Agency approval of a reduction in the floodplain designation on the existing site from appx. 26.5 acres to 3.4 acres, and we believe that the future floodplain designation will be contained within the banks of the banks of the daylighted Middle Rouge River as a result of the proposed development plan.
- There is a "cabin" structure on the property facing River Street. The developer will work with the Riverwalk Task Force to determine whether there is a feasible and desirable adaptive use of this feature.

5. The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties.

- The proposed PUD is designed to add various types of high-quality housing units, increasing the value of the surrounding properties, as well as adding a stronger residential base in short walking distance to the downtown commercial area, significantly increasing the use and support of the downtown merchants from the 478 rooftops that the development will create.
- The proposed PUD will also significantly increase tax revenue to the City of Northville, public school district, Wayne County and Downtown Development Authority (DDA).

6. The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this Ordinance.

- The proposed PUD is being proposed by a single ownership entity and the ultimate development will be governed by a development agreement between the City and the ownership incorporating strict design and construction criteria pursuant to approved plans. Furthermore, the ongoing use and maintenance of the development will be governed by master deeds and bylaws borne by the residents of the development. All approvals, plans, legal terms, and conditions will ultimately need approval by City officials, its various consultants, engineers, and attorneys.

7. The proposed planned unit development shall be consistent with the Goals and Policies of the City of Northville Master Plan.

- The proposed has been designed to meet the principles and vision of the City's master plan and will feature mixed-use product types including quality apartments, townhomes, single family residences, commercial uses as well as a host of amenities to meet the needs of both The Downs community as well as City residents at large.
- The developer is aware that the Master Plan, as in effect at the time of this application, has been under study and revision. We have endeavored to follow the Master Plan work of the Planning Commission and believe that we are submitting a plan which is consistent with that work to the best of our understanding.

8. The proposed use or uses shall be of such location, size, density and character as to be in harmony with the zoning district in which it is situated and shall not be detrimental to the adjoining zoning districts.

- The proposed PUD uses are consistent with and are complimentary to the adjoining zoning districts and great care has gone into the design, which is of benefit to the adjacent uses and natural features of the surrounding properties.
- The proposed site plan includes mixed use and higher density development in the Cady Street area and lesser density single family and multi-family housing in the area south of Beal Street, consistent with the Master Plan. Density north of Beal Street is 29.31 DU/AC (net) and density south of Beal Street is 6.85 DU/AC (net).
- Natural high water table elevations are a constraint on the location of single family and multi-family housing in the area south of Beal Street.

9. The planned unit development is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.

- The proposed PUD is not proposing to circumvent the zoning standards and has been designed with those standards in mind, consistent with Northville's Master Plan.

2. Neighborhood Review - The applicant is encouraged to meet with Neighborhood Associations and surrounding landowners prior to submittal of preliminary plans to the Planning Commission.

- In addition to multiple meetings with the City's planning staff and consultants, the development team has met with neighborhood and specialty taskforce groups over numerous times throughout the Site Plan development process for additional input. The current plan reflects community input in multiple areas including but not limited to:
 - Increased pedestrian accessibility
 - Bicycle accessibility
 - Orientation of public spaces
 - Additional parking locations to service community places of worship and schools.
 - Improved architectural design elements.

Proof of ownership has previously been provided to the City with the pre-application package submission.

In conclusion, we respectfully submit that The Downs proposed development plan substantially satisfies all of the criteria set forth in the City of Northville Zoning Ordinance, and respectfully request that the Planning Commission grant the requested application for PUD eligibility. The Downs development team understand that further review of site design, traffic improvements, architecture, and other important details will occur during the stages of preliminary and final site plan approvals, and we look forward to working with the City of Northville in those respects.

~ DDA Communications ~

To: Northville DDA

From: Lori Ward, DDA Director

Subject: Extension of Road Closure for Downtown Northville

Date: October 19, 2021

Background:

The DDA, working with the business owners, developed a Reopening Plan for Downtown that has been in effect since June 16, 2020. The Plan provided the businesses the opportunity to reopen safely and with the maximum capacity allowed under the Governor's Executive Orders. The DDA/City approved a Special Event Application that closed E. Main Street between Center and Hutton and N. Center Street between Main and Dunlap. This allowed the restaurants to expand their outdoor dining areas onto public property including the sidewalks, parking lanes, streets, and city plazas. Retail establishments were allowed to display merchandise on City sidewalks. The DDA has provided background music on Friday and Saturday nights.

In August 2020 the DDA/City established the Northville Social District – The Twist which allowed participating restaurants to sell alcohol, in a special cup, that can be carried out of the restaurant and consumed in a delineated Commons Area. The DDA/City was one of the first Social Districts in Michigan, now there are 76 Social Districts established in 37 counties with over 500 participating restaurants – 11 in Northville.

The City has approved the Special Event Street closure through February 28, 2022.

Analysis:

The City's Executive Committee met last week to discuss the process for community input on the street closures. The consensus from the Committee was to extend the existing street closures through November 7, 2022 in order for the DDA/City to collect information on how well used the outdoor dining is now that the businesses are fully opened. It is uncertain as to whether residents and visitor will be willing to sit outside in an outdoor structure to dine when they could be inside. By extending the street closures by another 8 months, the DDA/City will be able to view the actual use of the structures through all 4 seasons and determine need for keeping the streets closed.

In the early fall of 2022, the DDA/City would begin surveying the downtown business and building owners, as well as the residents to determine whether to keep the streets closed or open them to vehicular traffic. In addition, the DDA/City would hold a Town Hall meeting(s) to listen to comments from the community. After information is gathered

the DDA/City can determine whether one, or both, of the street will remain closed, whether the closures will be year-round or seasonal, and the design of the Social District, if the road remains closed. This will involve discussions with the Historic District Commission on the design of the DDA's Pods and Stands and the business owners' outdoor structures along with other changes to the streetscape amenities.

The Executive Committee recognizes that the extension of the street closures will have an impact on special events and circulation and that not all businesses benefit the same from the road closures. However, before the DDA/City moves forward with a permanent decision on the street closures, they want to understand how the businesses being opened to full capacity indoors will impact the use and need of outdoor structures and expanded dining and retail areas.

Budget:

The DDA will continue to cover the costs associated with the street closures which are largely related to labor. The DDA is responsible for wiping down tables taking out garbage and general care of the Social District each Friday, Saturday and Sunday all year long. The DDA has also more than doubled its budget for live music, sponsoring performances each Friday and Saturday nights May – October.

With the streets remaining closed through the holidays, the DDA has also increased activities in the downtown through the winter months adding ice carving, music, carriage rides, live reindeer visits and other activities all funded by the DDA. In addition, the DDA will decorate the pods and stands, add lighting and decorate the entrances into the social district.

Recommendation:

DDA staff recommends the DDA Board discuss the proposed extension of the street closures through November 7, 2022 and provide direction to staff on how to move forward.



To: Northville DDA Board of Directors

From: Lori M. Ward, DDA Executive Director

Subject: EV Charging Stations

Date: October 19, 2021

Background:

In 2017, the DDA entered into a partnership with Up2Go to provide 2 EV charging stations in the parking area behind 120 W. Main Street. Up2Go agreed to pay for the purchase and installation of the 2 dual units and all of the electrical costs for 18 months. At the end of the 18 months, the DDA took over the electrical costs that average around \$5,000 year. The units have had trouble and currently have to be reset several times a week. The DDA has been exploring the possibility of upgrading the 2 units and adding a payment feature for some time now.

Analysis:



The City's engineers, F & V, assisted the DDA in the process of selecting a vendor that could assist with the replacement and maintenance of the EV units. F & V reviewed a list of area vendors provided by Detroit Edison and reached out to several of them that appeared to have the qualifications that the DDA/City desired. After discussing the DDA/City project F & V recommended vendor, Hage Auto out of Detroit. Hage Auto has teamed up with Enel X Red E Charging. Hage would assist the DDA/City in acquisition, installation and maintenance of the charging units. A pay station would be installed and the DDA would receive 10% of the revenue produced by the units (Attachment A). In addition to the two charging stations behind 120 W. Main Street, Hage suggested that the DDA/City install charging stations at two additional locations - 4 units at the lower level of the Cady Street Parking Deck and 4 units on the west side of the MainCenter Parking Deck at the north end.

DDA Board members requested that the DDA staff solicit additional proposals so the DDA Board could compare the proposals. Ward used the list provided by Detroit Edison of qualified vendors in Michigan as the list to seek proposals (Attachment B).

Of the 7 vendors, Ward has spoken to 5 of them. Only two of the vendors provide the type of service that the DDA is looking for where the vendor provides the equipment, installation, maintenance and had a revenue sharing program. These two vendors are Hage Auto and Rivian. Rivian is a new company that Wayne County has just begun discussions with as a partner for the county and their communities. They are just beginning putting together a program, and David Scheiber, Wayne County EDC thinks they are still 1 ½ - 2 years from having a program to offer. Currently they are looking for the program to “break even” with no revenue going back to the hosting communities. DDA staff prepared a matrix of the potential vendors for review by the Board (Attachment C).

At the DDA’s September Board meeting the Board authorized the replacement of the two existing charging station with 1 center mounted dual port pedestal with retractable cords by Hage Auto. If the DDA Board decides to go with another vendor, the DDA will only be responsible for the installation costs.

Budget:

There will be no out of pocket expenses for the DDA and the DDA will receive 10% of the revenue generated by use of the EV Charging stations.

Recommendation:

DDA staff recommends that the DDA/City enter into a contract with Hage Auto for a contract term of 10 years with an annual cost sharing of 10% of the revenue generated going back to the DDA.



Northville Red E EV Charging Proposal



WHY EV CHARGING

With automakers investing billions of dollars into Electric Vehicles, it is clear that the future of the car will be electric



PROMOTE SUSTAINABILITY

Electric Vehicles are **zero emissions which are better for the environment** and promote a sustainable lifestyle. EVs are also silent creating a large reduction in noise pollution.



GENERATE REVENUE

Drive **additional revenue** through EV charger use and increased traffic to your destination



BUILD BRAND AWARENESS

Increase **brand awareness** about your location by promoting EV initiatives ad presence on apps and various driver platforms.



DRIVE TRAFFIC

EV Chargers drive **additional traffic to your distinct stores, restaurants and entertainment**

WHY RED E CHARGING

➤ **LAUNCHED IN 2020**, Red E Charging is an Electric Vehicle Charging Network providing the **easiest to use** chargers, at the **most high-value locations**, with the **most competitive pricing**



15+ Years Experience

- Vehicle design
- Public + private sector advisory
- Fleet conversions
- Charging infrastructure
- A HAGE Automotive Company



Strategic Partnerships

- Enel X Strategic Partner
- Best-in-class technology
- Preferred technology vendor for multiple utility providers



80+ Site Hosts

- Majority municipal downtown parking
- Located throughout eight states
- On track to be Michigan's largest public charging network in 2021

SITE HOST PROGRAM

NO COST

We pay for all hardware, installation, insurance, utility bills, and connectivity

STRATEGIC CONSULTATION

We leverage our extensive experience and work with our hosts to find the best site to maximize usage and impact while minimizing disruption

COMPREHENSIVE SERVICE

We handle all aspects of the paperwork needed to get a site online including permitting, new address applications, inspections, and commissioning

NO MAINTENANCE

Our team operates and maintains all equipment ensuring 97%+ up time

GROW REVENUE

We provide monthly usage reports and deposit a share of the revenue earned directly to the site host each month



TECHNOLOGY OVERVIEW

Best-in-class technology future-proofed and designed for user friendliness



LEVEL 2 CHARGERS

Application: Destination sites

Charging Speed: 19.2 kW

Time to Full Charge: ~2-4 hours

Installation: Wall Mount, Pedestal

Typical use case: “Destination” EV charging offered to locals and downtown visitors to charge while shopping, dining out, enjoying parks, etc. EV guests typically spend 1-2 hours at destination

Project Overview



Existing EV Lot

Replace 2 existing charger stands with 1 center mounted dual port pedestal with retractable cables. Chargers will be upgraded to 80A 19.2kW from existing 32A 7.6kW. Intended for downtown visitors and short term employee charging.

W Cady St Lot

Install 2 dual port 80A, 19.2kW pedestal chargers with retractable cables. Intended for downtown visitors and longer stay employees.

E Cady St Parking Deck

Install 4 wall mounted, 80A, 19.2kW chargers on the north wall of the first floor of the parking deck. Intended for longer stay parking and employees. Reduced rate to incentivize longer stay regular users.

NEXT STEPS

Next steps detailed below for Red E Charging to bring EV charging to Northville

Contract Review

- Term length (10 years)
- Revenue share \$0.03/kWh (~10%)
- Location and technology review

Project Kick-Off

- Prep hardware
- Pull permits
- Break ground



CONTACT

Abass El-Hage

Founder & CEO

abass@hageauto.com

Kevin M. Kardel

Chief Operating Officer

kkardel@hageauto.com

Alphonse Nepi

VP of Business Development

alphonse@hageauto.com

recharge.com





THANK YOU

RED E Charging | *The EV Charging network that's always ready*



Charging Forward eFleets

Contact Information for Network Providers

Network Provider	Contact Info
ChargePoint	Ian McGill - ian.mcgill@chargepoint.com
Enel X	Luis Castro - luis.castro2@enel.com
EV Connect	Ram Ambatipudi - rambatipudi@evconnect.com
Greenlots	Michael Smucker - msmucker@greenlots.com
Kitu Systems	Brad Juhasz - bjuhasz@kitu.io
Power Electronics	Jacob Marshall - jmarshall@power-electronics.com



To: Northville DDA Board of Directors

From: Lori M. Ward, DDA Executive Director

Subject: Mural Project

Date: October 19, 2021

Background:

As part of the DDA's Wayfinding project, project designer, Buzz Bizzell suggested the use of murals in Downtown Northville and included some suggested graphics should the DDA



want to move forward. The DDA Board and the Design Committee both embraced the idea. The past few years most of the DDA's design projects have been put on hold due to Covid. Recently the Design Committee has started meeting again and addressing the backlog of projects that have built up. The mural project has been on the DDA's Goals and Objectives for the past 4-5 years. The Design Committee, over the years has explored various design concepts for the downtown and convened a mural placement

subcommittee to explore various locations where murals could be installed. Through all of this, the Design Committee kept returning to the graphic that Bizzell developed called Race Day in Northville that depicted a harness racing scene. The proposed location for the mural was the west elevation of the building located at 102 E. Main Street.



Analysis:

The Design Committee met with a representative of the building's owners, Stacey Tardich, to discuss the project. Tardich was familiar with the projects as



DDA staff has discussed the concept with her over the years (Attachment A). An Easement was drafted by Plunkett and Cooney that would allow the DDA to place the mural on the west elevation of the building. (Attachment B)

The mural would be installed by printing the graphic out on a thin material and using heat to mold it to the bricks on the building. This method is a more desirable method of installation over painting the mural on the building's façade.

This method of installation was used to install the Stinson airplane mural on the side of the Village Workshop and was previously approved by the Historic District Commission.

At the Design Committee's October meeting the group discussed the proposed dimensions of the mural (Attachment C) and decided on a mural roughly 15' x 25', the exact dimensions would be worked out with the final graphics with Bizzell.

Budget:

Bizzell has provided a proposal to the Design Committee (Attachment D) to complete the graphic drawings for reproduction, producing 2 - 24" x 72" original artwork prints, fabrication and installation in the amount of \$11,670. The project is not currently budgeted and would require a budget amendment to provide funding for the project.

Recommendation:

DDA staff recommends that the DDA Board approve the proposal submitted by Buzz Bizzell to complete the graphic package, print and install the mural.

From: [Stacey Tardich](#)
To: [Lori Ward](#)
Cc: johnlineman@aol.com
Subject: Re: Mural
Date: Monday, September 27, 2021 3:29:15 PM
Attachments: [Outlook-1505245779.png](#)

Hi Lori, so nice to see you last week! It was a pleasure talking with you and Chuck. My dad also asked about you and is hoping you are doing well.

It's a go! How could we not say yes! Just my humble input, I hope the next one can be more contemporary and engaging. A "Northville" mural where people can stand in front of and take pictures would be so cool in our town! We appreciate all the work the committee has done.

We will complete the contract and return it. Just to confirm, we are just giving permission to put on building, we are not responsible for any financial aspect of the project, maintenance, repairs, etc. We understand an insurance policy exists for this project that covers any damage to the building. My dad inquired if previous projects using this application has ever damaged the building facade. Can you confirm that. I know it is the same application used on the mural at the Village Workshop but that has not been up long enough to determine if there is any brick damage.

Thank you Lori! Again, we appreciate all your time, work and effort that goes into this town!! I will drop off contract this week!

Stacey

Stacey Tardich
Director of Outreach
LoveWell Home Care
248.773.7660



From: Lori Ward <lward@ci.northville.mi.us>
Sent: Friday, September 24, 2021 2:14 PM
To: Stacey Tardich <stacey@lovewellcare.com>
Subject: Mural

Hi Stacey, I appreciate you taking time to meet with me and Chuck on Wednesday to discuss the

possibility of installing a mural to the side of your family's building at Main and Center. As I mentioned, the DDA has been talking about this mural for years and we are anxious to just pull the trigger and get it moving. Please let me know if there is any additional information that we can provide your parents to help them make their decision.

Below is the link to the Historic District requirements and application for the painting of your Center Street door. Please let me know if you have any questions.

https://www.ci.northville.mi.us/services/building_and_planning/historic_district/applications_and_meeting_dates

Application:

[https://p1cdn4static.civillive.com/UserFiles/Servers/Server_11895878/File/Services/Building&Planning/HistoricDistrict/HDC%20Application%20\(2021\).pdf](https://p1cdn4static.civillive.com/UserFiles/Servers/Server_11895878/File/Services/Building&Planning/HistoricDistrict/HDC%20Application%20(2021).pdf)

Historic District Staff contact: Sally Elmiger – Carlise Wortman Sally Elmiger (selmiger@cwaplan.com) or 734-662-2200

Have a great weekend. Lori

Lori M. Ward
Director, Northville DDA
215 W. Main Street
Northville, MI 48103
Phone: 248-349-0345

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (“Agreement”), made this ____ day of ____, 2021, between Joseph Lineman as Owner of 102 East Main Street, as amended (“Grantor”), whose address is _____ and THE CITY OF NORTHVILLE, a Michigan municipal corporation, a body corporate in the County of Wayne and State of Michigan, whose address is 215 W. Main Street, Northville, Michigan 48167 (“Grantee”).

WITNESSETH:

WHEREAS, Grantor is the owner of a certain parcel of land (the “Parcel”) located at 102 E. Main St., in the City of Northville, Wayne County, Michigan and more particularly described on the attached Exhibit “A”;

WHEREAS, Grantee is a municipality; and

WHEREAS, Grantee desires to obtain and Grantor is willing to grant to Grantee an easement for a period of ____ years on the Parcel for the purpose of granting access, ingress and regress for the purpose of contracting, installing, maintaining, repairing, altering, replacing and inspecting a mural (the “mural”) on the west elevation of the building (the “Building”) located on the Parcel.

NOW, THEREFORE, in consideration of the payment of One Dollar and no/100 (\$1.00) by Grantee to Grantor and the mutual covenants and promises of the parties as expressed herein, the parties agree as follows:

1. Establishment of Easement

Grantor hereby grants to Grantee, its agents, successors and assigns, a perpetual, non-exclusive easement (the “Easement”) for the purposes and uses set forth below, over, under, and across the Parcel.

2. Purposes and Uses of Easement

The Easement is granted by Grantor to Grantee for the purposes of allowing Grantee access, ingress and agrees to construct, install, maintain, repair, alter, replace and inspect the Mural at the Parcel. Grantee and its agents, successors and assigns shall have the continuing right of access to the Parcel for such purposes.

3. Improvements

Grantor may not construct any alterations on the Parcel or permit the demolition of any existing

structure including, but not limited to, the Building, which would have the effect of interfering with the Grantee's access to or maintenance of the Mural. Grantee shall have the right to utilize the Easement Area for the purposes set forth in Section 2 and construct related improvements necessary to and appropriate in Grantee's judgement to facilitate the proper installation and improvement of the Mural. The cost of any such improvements shall be borne by Grantee.

4. Maintenance of Mural

Except for those repairs caused by the negligent acts or omissions of the Grantor and its agents, successors and assigns, Grantee shall be responsible for all maintenance of the Mural.

5. Insurance

Grantee shall obtain and keep in effect a policy of public liability and property damage insurance resulting to one person, \$1,000,000 for damages resulting from one casualty and \$100,000 for property damage. Grantor shall be named as an additional insured on such policy. Upon Grantor's written request, Grantee shall furnish Grantor with a certificate issued by the insurance company indicating such coverage is in effect.

6. Indemnification

Except for the willful acts or negligence of the Grantor, its agents, successors and assigns, Grantee shall indemnify and hold harmless Grantor and its successors and assigns from and against any and all liability, loss, damages, costs and expenses (including reasonable attorneys' fees) for any injury to any third person or any property damage sustained by any third person arising out of or resulting from the constructing, installing, maintaining, repairing, altering, replacing and inspecting the Mural.

7. Running of Benefits and Burdens

All provisions of this instrument, including the benefits and burdens, run with the Parcel and are binding upon and inure to the benefit of the successors and assigns of the parties hereto.

8. Entire Agreement; Governing Law

This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect. Any modification of this Agreement must be in writing and must be signed by the parties to the charged. This Agreement shall be construed in accordance with and governed by Michigan law.

9. Binding Effect

This Agreement shall bind and inure to the benefit of the parties and their successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the ____ day of June, 2015.

“GRANTOR”

**JOSEPH LINEMAN, Owner of 102
East Main Street, Northville, MI 48167,
as amended**

By: Joseph Lineman

**STATE OF MICHIGAN)SS.
COUNTY OF WAYNE)SS.**

Acknowledged before me in Wayne County, Michigan on June _____, 2015 by Joseph Lineman.

Notary’s Stamp _____ Notary’s Signature _____

“GRANTEE”

The City of Northville

By: _____

**STATE OF MICHIGAN)SS.
COUNTY OF WAYNE)SS.**

Acknowledged before me in Wayne County, Michigan on June _____, 2015 by _____,
the _____ of The City of Northville, a Michigan municipal corporation, on behalf of the
municipality.

Notary’s Stamp _____ Notary’s Signature _____

Property Address:. 102 E. Main St.	Tax Identification No.:
Instrument Drafted By: Lori M. Ward, 215 N. Main Street, Northville, MI 48167	
When Recorded Return to: Lori M. Ward, 215 N. Main Street, Northville, MI 48167	

EXHIBIT A

Legal Description

Property located in the City of Northville, Wayne County, Michigan, legally described as follows:

Lot 711, Assessor's Northville Plat No. 7, as recorded in Liber 66 of Plats, Page 47, Wayne County Records.

Tax Parcel ID No. 48-001-04-711-000.

Commonly known as 102 E. Main Street.



14'x20'



12'x36'



CITY OF NORTHVILLE MURAL CONCEPT
OCTOBER 15 2021



BIZZELL DESIGN INC.

**Proposal
#52418**

May 24, 2018



BIZZELLDISIGN
WAYFINDING PROGRAMS
BRAND / IDENTITY
URBAN IDEAS

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

Northville MI, Northville Downtown Public Art - Mural (Raceday in Northville)

Scope of Design Services:

As the initial study of the Northville wayfinding signage process began, we developed the program with a vision that included many elements of style that would shape a consistent graphic language linking together a branding effort that connected visitors to Northville’s hometown culture, unique destinations and events. The mural concept, which was the springboard to the color systems and style guide for the graphic plan has served us well and with the final installation of the mural will become a memorable visual element that will truly reflect the character and unique history of the town.

We classify this artwork in the same category as a sculpture, a fountain or historic monument. The initial concept is different from the next steps required where we create an actual artist rendering. This 24” x 72” original art will be a valuable work of art on its own. We can produce archival prints for use by the town as framed artwork, gifts and awards. This artwork can also become items for sale in Northville’s retail shops and galleries. We have had success in the same way for Davidson.

The artistic team combines the talents of HL (Buzz Bizzell) and John White. Bizzell is known as one of the leading artist in the creation and adaptation of unique civic artworks, murals signs and monuments. John White is one of the country’s top historic illustrators. Recreating historic events and places in countless books.

Cost of Art, Design & Production Services

A- Art Direction and final composition of the mural concept.....	\$2500.00
B- 24” x 72” original artwork (includes two archival prints).....	\$3000.00
C- Digitizing the scaled image for full scale printing.....	\$500.00
D- Printing the grand scale image on alumagraphics media.....	\$3290.00
E -Installation at the building Central & Main.....	\$2380.00
Total Investment.....	\$11,670.00

Total fees include full color image & digital patterns full ownership copyright by the Town of Northville

Respectfully Submitted:

HL (Buzz) Bizzell, IDSA, SEGD
President-Creative Director
Bizzell Design, Inc.

Accepted: _____ Date

Lori M. Ward, AICP
Director, Northville Downtown Development Authority

10/20/2021

INTERVIEW SCHEDULE

- Joe Corriveau (8:15am) [vested stake / at large position]
- Michelle Aniol (8:30am) [member at large position]
- Mike Jaafar (8:45am) [vested stake position]
- Paul DeBono (9:00am) [member at large position]
- Ana Resce-Klein (9:15am) [member at large position]
- Grant Baidas (9:30am) [vested stake position]
- Greg Richards (9:45am) [vested stake position]
- Tom Gudritz (10:00am) [member at large position]



MEMORANDUM

To: Members of the House Regulatory Reform Committee
Date: October 11, 2021
Subject: Support House Bills 5062, 5090 and 5093

On behalf of the Michigan Downtown Association, I urge you to support House Bills 5062, 5090 and 5093.

The hospitality industry has been disproportionately impacted by the global pandemic. In 2020 the decisive action by the Legislature to pass legislation to support Social Districts, outdoor dining and more undoubtedly saved numerous Michigan restaurants.

These bills seek to continue this work and support the ongoing recovery in downtowns, important commercial corridors and neighborhood business districts.

House Bill 5062 (Rep. Bolden) – Development District Licenses

Downtown Development Districts and Corridor Improvement Districts have been vital tools in promoting investment in key areas and one important tool has been the redevelopment district liquor license. These \$20,000 licenses are available to businesses related to dining, entertainment and recreation who invest at least \$75,000 in a qualified district. The interpretation that new builds do not qualify has created uncertainty from businesses who believed they would qualify for a license. It is a major impediment to businesses who are unable to afford a traditional license and is a barrier to investment in districts whose purpose is to promote new construction and rehabilitation. This bill clarifies that business spaces in new construction projects are eligible if they meet the requirements.

House Bill 5090 (Rep. Clements)-Social Districts & Special Events

The bill eliminates the sunset on the local authority to establish Social Districts, authorizes local units to set operating hours or individual Social Districts and allows for special events to occur concurrently within a Social District commons area. These changes extend and improve upon the highly-successful Social Districts tool that has been used to increase vibrancy and activate business districts in municipalities across Michigan.

House Bill 5093 (Rep. Outman) - Outdoor Patio Service

The popularity of outdoor dining has stayed strong even after a return to traditional dining. Many businesses have invested and will continue to invest in outdoor service areas. This bill provides clarity and predictability in outdoor patio service permitting.

Contact Dana Walker, director@michigandowntowns.com, or 248-838-9711 with any questions.