

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Meeting of the DDA Board of Directors**  
**October 19, 2021**  
**Zoom Meeting**

The October meeting of the DDA Board was called to order at 8:03 a.m.

**ROLL CALL**

**Present:** *Brian Turnbull, DJ Boyd, Margene Buckhave, John Casey, Aaron Cozart (Key West, Monroe County), Jim Long, Ryan McKindles, Greg Presley (Emmett County), Shawn Riley, Mary Starring*

**Absent:** *None*

**Also Present:** *Lori Ward/DDA Executive Director, Jeri Johnson/DDA Marketing & Communications Director, Jessica Howlin/DDA Marketing Assistant, Patrick Sullivan, City Manager, Marilyn Price/City Council, Dave Gutman/Resident, Barbara Morowski-Brown/City Council, Fred Sheill/Resident, Tim O'Brien, Seth Herkowitz, Andy West, Randy Wertheimer, Andrew Parin, Brett Yuhasz, Randy Metz, Omar Eid, Adam Katzman, Robert Miller, Nancy Darga, AnnaMaryLee Vollick, David Schrieber, John Carter, Kathy Spillane, Kyle Mattson, Patrick Geisa, Susan Haifleigh, Michelle Aniol, Abass El-Hage*

**AUDIENCE COMMENTS**

*None*

**APPROVAL OF AGENDA AND CONSENT AGENDA**

**Motion by Turnbull, seconded by McKindles** to approve the Agenda and Consent Agenda. **Motion carried unanimously.**

**NORTHVILLE DOWNS PRESENTATION**

Randy Wertheimer of Hunter Pasteur Homes presented the Northville Downs development project. Wertheimer highlighted changes made to the project, including adding more green space, decreasing the residential units from 599 units to 478, adding underground parking, storm water detention, and daylighting 1,100 feet of the river with an approximately 9.5 acre public park. There is also a focus on planning for pedestrian path connections connecting the new development, river walk and the Hines Park Trailhead. The majority of the northern end of the development site is located within the DDA boundaries. Randy Metz highlighted walkability and vehicular connectivity within the development, including proposed shared bike lanes and shared use pathways. The proposed Central Park space would be a community gathering spot for concerts,

markets and other events. There will also be a 20-foot promenade along the sides of the Central Park connecting the neighborhoods.

The Cady Street neighborhood as proposed, features mixed use residential and commercial development, with a variety of residential including luxury apartments, row houses and townhomes. Analysis has shown that the approximately 17,000 square feet of commercial space would take about 3 years to fill, but Hunter Pasteur is already in discussions with retailers for space leasing. Herkowitz said the developer is meeting with the Planning Commission on November 2, 2021 to seek PUD eligibility approval. The changes made from 2018 to the current 2021 proposed development is stronger basis for approval. The PUD criteria includes being harmonious with public health, safety and welfare of the City, no negative environmental impact of historic structures, no negative economic impact on surrounding properties, be consistent with City of Northville Master Plan, and no attempt to circumvent the strict application of zoning standards. The proposed development will improve floodplain management and storm water management, in addition daylighting the river will promote habitat and plant life restoration.

Herkowitz added that the PUD as proposed would generate approximately 37% less traffic throughout the day and 25% less traffic during the PM peak hour as compared to the original 2018 PUD. In 2020, City Council created both a River Walk Task Force and Sustainability Committee, which have jointly created a mobility task force. This joint task force will focus on mobility, walkability and decongestion throughout the development and the current neighborhoods.

Herkowitz added that the current tax revenue would increase from approximately \$420,000 to approximately \$4.5 million. Approximately \$300,000 of the revenue would be channeled to the DDA. Andy West, of Elkus Manfredi Architects, added the architecture plans of the development were inspired by downtown Northville's current streetscape, including scale and height variety of buildings and storefronts. Wertheimer added that the tax revenue projections completed by Hunter Pasteur include DDA tax revenue being as follows, with brownfield tax increment financing:

2022 - \$8,732	2026 - \$9,452	2030 - \$759,761
2023 - \$8,907	2027 - \$9,641	2031 - \$775,104
2024 - \$9,085	2028 - \$9,834	
2025 - \$9,267	2029 - \$546,196	

Hunter Pasteur is applying for a brownfield grant, asking between \$5 million and \$9 million, however, a plan has not been finalized. Sullivan added that Carlisle Wortman will be continually inspecting the development as it progresses. Audience comments included recommendation to the City/DDA to take action on becoming a Redevelopment Ready Community and to seek additional grant dollars for the development.

**Motion by Casey, Boyd seconded** to approve the PUD eligibility as proposed, as meeting all criteria outlined by the City, and recommend approval to the City Council. **Presley abstained; motion carries.**

## **STREET CLOSURE EXTENSION**

Ward said 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 utilization of outdoor dining now that the businesses are fully opened. It is uncertain as to whether residents and visitors will be willing to sit outside in an outdoor structure to dine when the inside is open to capacity. By extending the street closures by an additional eight months, the DDA/City will be able to view the usage of the structures through all four seasons to determine a need for keeping the streets closed. Presley asked if restaurants are able to close all sides of the pods. Ward clarified that there are currently no restrictions on outdoor dining. The Executive Committee recognizes the impact street closures will have on special events and circulation and not all business will benefit the same from street closures. Ward added that Tom Berry sent a letter that encourages the DDA to make a decision on the street closures as soon as possible. Presley added that the approach should be integrated in long term thinking starting now and the DDA should start collecting data throughout the winter to generate feedback and information that is needed to make a decision next fall. Presley said he would like to see a subcommittee formed to assist in gathering data.

Riley said the traffic study from Hunter Pasteur is from 2018, and that a new traffic study is also needed since the streets have been closed. Sullivan added if the polls are done too early, opinions from the public might vary because it is unclear how the streets will look this upcoming winter. The Committee would like to wait at least one year from the original closures to gather more accurate feedback. Sullivan further clarified that the shelters are able to be four-sided but the restaurants still need to follow health department guidelines. Long said the street closures should be evaluated annually and not be a permanent closure. Sullivan clarified that the closures will not be indefinite. Ward said the street closure decision could be seasonal, annual or other hybrid option. McKindles said that the original survey completed by the business owners on Main and Center was overwhelmingly positive in feedback in favor of keeping the streets closed. Ward said some service businesses and business outside the social district are not in favor of continuing the closures.

Nancy Darga, the current chair of the Riverwalk Task Force, said the City needs to focus on a resolution for walkability and traffic challenges, and work with Wayne County to plan accordingly. Darga added they are encouraging the DDA to start the surveys no later than March 1, 2022. John Carter, of both the Sustainability Committee and EDC, agrees that data is needed, however the feedback he is receiving is still overwhelmingly positive. Carter added that proactive planning is necessary as long as possible so businesses can plan accordingly. Walkability needs to be looked at in addition to thinking about traffic and signage, along with parking accessibility into the downtown. Kyle Mattson, said the street closure decision affects not only downtown but also residents surrounding the DDA boundaries, and would like to see opportunities for larger community feedback before considering longer term closures. Kathy Spillane said motorists are very impatient at 4-way stops, creating hazards for pedestrians, and the prolonged use of Wing Street as a detour might affect property values if it becomes a primary pass through.

**Motion by Boyd Turnbull seconded**, for the DDA to recommend to City Council to extend the street closures through November 7, 2022 and task the Economic Development Committee to review this in more detail. **Motion carries unanimously.**

### **EV CHARGING STATIONS UPDATE**

Ward said upon recommendation of the DDA Board, the DDA staff solicited additional proposals so the DDA Board could compare proposals. Ward used the list provided by Detroit Edison of qualified vendors in Michigan as the list to seek proposals. Of the seven vendors, Ward has spoken to five 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 Red E Charging, LLC and Rivian. Rivian is a new car company that Wayne County has just begun discussions with as a partner for the county and their communities. Rivian is just beginning to put a program together, and David Scheiber, Wayne County EDC, thinks they are still 1 ½ - 2 years from having a program to offer. Currently Rivian is 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. The contract terms through Red E Charge would be 10 years with 10% revenue, 7 years with a 7% revenue or a 5-year contract with 5% revenue. The proposal would include ten charging stations. Abass El Hage, owner of Red E Charge, said Red E Charge will be monitoring the data monthly on the EV charging stations, to determine when and if additional chargers will be needed. In terms of technology, Red E Charge will be installing 20kw chargers, which are the highest speed available. The EV boxes are modular and interchangeable to allow for ease in replacement and upgrades. The current charging stations will be replaced with one charger with two ports. Red E Charging, LLC offers a 24-hour support line for any charging issues, which will eliminate the DDA staff troubleshooting maintenance glitches. Hage clarified that at contract end, City will have three options; renew the contract, keep the stations and find an alternative servicing provider, or have Red E Charge remove the charging stations.

**Motion by Boyd, Casey seconded**, to recommend to City Council to negotiate a contract with Red E Charge for a 5-year term contract subject to review by city attorneys. **Motion carries unanimously.**

### **MURAL INSTALLATION**

This will be moved to November’s board meeting.

### **COMMITTEE INFORMATION AND UPDATES**

- a. *Design Committee:*  
Updates in November.
  
- b. *Marketing Committee:*  
Updates in November.

- c. *Parking Committee:*  
Updates in November.
- d. *Organizational Committee:*  
Updates in November.
- e. *Economic Development Committee:*  
Updates in November.
- f. *Sustainability Committee:*  
Updates in November.

#### **BOARD AND STAFF COMMUNICATIONS**

Long said he would like the DDA to consider local artists for the mural installation. Ward replied that the recommendation has been made by the Design Committee and would be reviewed by the Board at the November DDA meeting.

**Motion by Turnbull, seconded by Presley,** to adjourn the DDA Board meeting.  
**Motion carried unanimously.**

**Meeting adjourned at 10:27 a.m.**

Respectfully submitted,  
Jessica Howlin, Administrative Assistant  
Northville DDA