

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

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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.



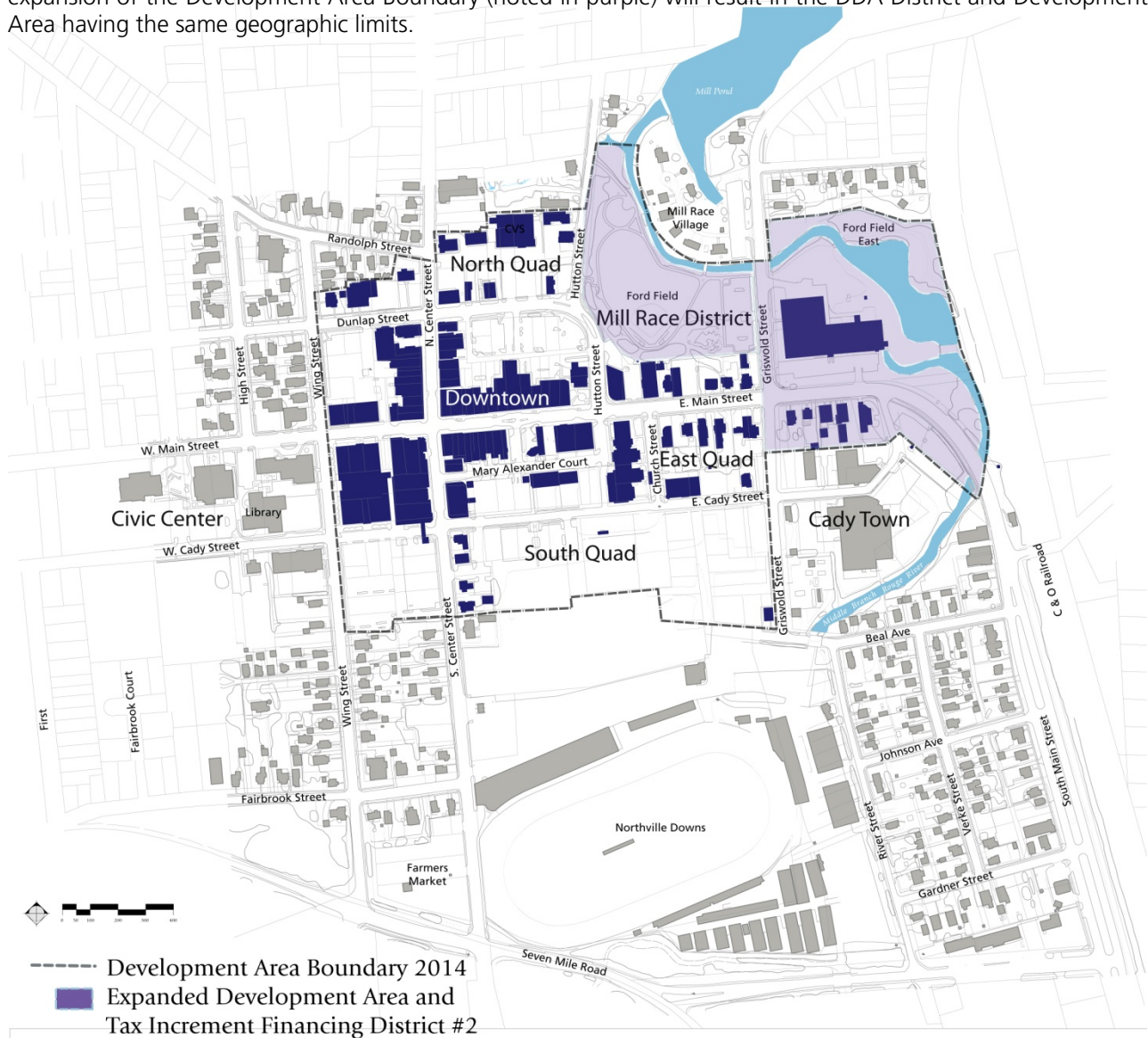
Map 1

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	Taxable Valuation Annual Growth	Annual Valuation	Annual Taxable Growth (+/-)	Total Valuation	Taxable Valuation Annual Growth		
- 1977 - 78		\$ 4,111,777		\$ -		\$ -		\$ -		\$ -	\$ 24,450,468
2014 15	12-31-78	\$ 28,562,245	0.00%	\$ 28,562,245	-	\$ 24,450,468		\$ 1,949,371	0%	\$ -	\$ 19,494
2015 - 16	12-31-13	\$ 28,562,245	1.00%	\$ 28,847,867	\$ 285,622	\$ 24,736,090	\$ 1,949,371	\$ 19,494	1.00%	\$ 1,968,865	\$ 24,755,684
2016 - 17	12-31-14	\$ 28,847,867	1.00%	\$ 29,136,346	\$ 288,479	\$ 25,024,569	\$ 1,968,865	\$ 19,689	1.00%	\$ 1,988,553	\$ 25,063,751
2017 - 18	12-31-15	\$ 29,136,346	2.00%	\$ 29,430,594	\$ 294,248	\$ 25,318,817	\$ 1,988,553	\$ 39,771	2.00%	\$ 2,028,324	\$ 25,397,771
2018 - 19	12-31-16	\$ 29,430,594	2.00%	\$ 29,730,728	\$ 300,133	\$ 25,618,951	\$ 2,028,324	\$ 40,566	2.00%	\$ 2,068,891	\$ 25,738,470
2019 - 20	12-31-17	\$ 29,730,728	2.50%	\$ 30,038,364	\$ 307,637	\$ 25,926,587	\$ 2,068,891	\$ 51,722	2.50%	\$ 2,120,613	\$ 26,097,829
2020 - 21	12-31-18	\$ 30,038,364	2.50%	\$ 30,353,692	\$ 315,327	\$ 26,241,915	\$ 2,120,613	\$ 53,015	2.50%	\$ 2,173,629	\$ 26,466,172
2021 - 22	12-31-19	\$ 30,353,692	2.50%	\$ 30,676,902	\$ 323,211	\$ 26,565,125	\$ 2,173,629	\$ 54,341	2.50%	\$ 2,227,969	\$ 26,843,723
2022 - 23	12-31-20	\$ 30,676,902	2.50%	\$ 31,008,193	\$ 331,291	\$ 26,896,416	\$ 2,227,969	\$ 55,699	2.50%	\$ 2,283,668	\$ 27,230,714
2023 - 24	12-31-21	\$ 31,008,193	2.50%	\$ 31,347,766	\$ 339,573	\$ 27,235,989	\$ 2,283,668	\$ 57,092	2.50%	\$ 2,340,760	\$ 27,627,378
2024 - 25	12-31-22	\$ 31,347,766	2.50%	\$ 31,695,829	\$ 348,063	\$ 27,584,052	\$ 2,340,760	\$ 58,519	2.50%	\$ 2,399,279	\$ 28,033,960
2025 - 26	12-31-23	\$ 31,695,829	2.50%	\$ 32,052,593	\$ 356,764	\$ 27,940,816	\$ 2,399,279	\$ 59,982	2.50%	\$ 2,459,261	\$ 28,450,706
2026 - 27	12-31-24	\$ 32,052,593	2.50%	\$ 32,418,276	\$ 365,683	\$ 28,306,499	\$ 2,459,261	\$ 61,482	2.50%	\$ 2,520,743	\$ 28,877,871
2027 - 28	12-31-25	\$ 32,418,276	2.50%	\$ 32,793,101	\$ 374,825	\$ 28,681,324	\$ 2,520,743	\$ 63,019	2.50%	\$ 2,583,761	\$ 29,315,715
2028 - 29	12-31-26	\$ 32,793,101	2.50%	\$ 33,177,297	\$ 384,196	\$ 29,065,520	\$ 2,583,761	\$ 64,594	2.50%	\$ 2,648,355	\$ 29,764,505
2029 - 30	12-31-27	\$ 33,177,297	2.50%	\$ 33,571,098	\$ 393,801	\$ 29,459,321	\$ 2,648,355	\$ 66,209	2.50%	\$ 2,714,564	\$ 30,224,514
2030 - 31	12-31-28	\$ 33,571,098	2.50%	\$ 33,974,744	\$ 403,646	\$ 29,862,967	\$ 2,714,564	\$ 67,864	2.50%	\$ 2,782,428	\$ 30,696,024
2031 - 32	12-31-29	\$ 33,974,744	2.50%	\$ 34,388,481	\$ 413,737	\$ 30,276,704	\$ 2,782,428	\$ 69,561	2.50%	\$ 2,851,989	\$ 31,179,322
2032 - 33	12-31-30	\$ 34,388,481	2.50%	\$ 34,812,561	\$ 424,080	\$ 30,700,784	\$ 2,851,989	\$ 71,300	2.50%	\$ 2,923,289	\$ 31,674,702
2033 - 34	12-31-31	\$ 34,812,561	2.50%	\$ 35,247,244	\$ 434,682	\$ 31,135,467	\$ 2,923,289	\$ 73,082	2.50%	\$ 2,996,371	\$ 32,182,466
2034 - 35	12-31-32	\$ 35,247,244	2.50%	\$ 35,692,793	\$ 445,549	\$ 31,581,016	\$ 2,996,371	\$ 74,909	2.50%	\$ 3,071,280	\$ 32,702,925
2035 - 36	12-31-33	\$ 35,692,793	2.50%	\$ 36,149,481	\$ 456,688	\$ 32,037,704	\$ 3,071,280	\$ 76,782	2.50%	\$ 3,148,062	\$ 33,236,395
2036 - 37	12-31-34	\$ 36,149,481	2.50%	\$ 36,617,587	\$ 468,105	\$ 32,505,810	\$ 3,148,062	\$ 78,702	2.50%	\$ 3,226,764	\$ 33,783,202
2037 - 38	12-31-35	\$ 36,617,587	2.50%	\$ 37,097,395	\$ 479,808	\$ 32,985,618	\$ 3,226,764	\$ 80,669	2.50%	\$ 3,307,433	\$ 34,343,679
2038 - 39	12-31-36	\$ 37,097,395	2.50%	\$ 37,589,198	\$ 491,803	\$ 33,477,421	\$ 3,307,433	\$ 82,686	2.50%	\$ 3,390,119	\$ 34,918,168
2039 - 40	12-31-37	\$ 37,589,198	2.50%	\$ 38,093,296	\$ 504,098	\$ 33,981,519	\$ 3,390,119	\$ 84,753	2.50%	\$ 3,474,872	\$ 35,507,020
	12-31-38	\$ 37,589,198	2.50%	\$ 38,093,296	\$ 504,098	\$ 33,981,519	\$ 3,390,119	\$ 84,753	2.50%	\$ 3,474,872	\$ 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	100%	
	\$ 51.13%	6.63%	24.98%	6.76%	0.93%	3.53%	0.81%	4.36%	0.88%			
	\$ 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

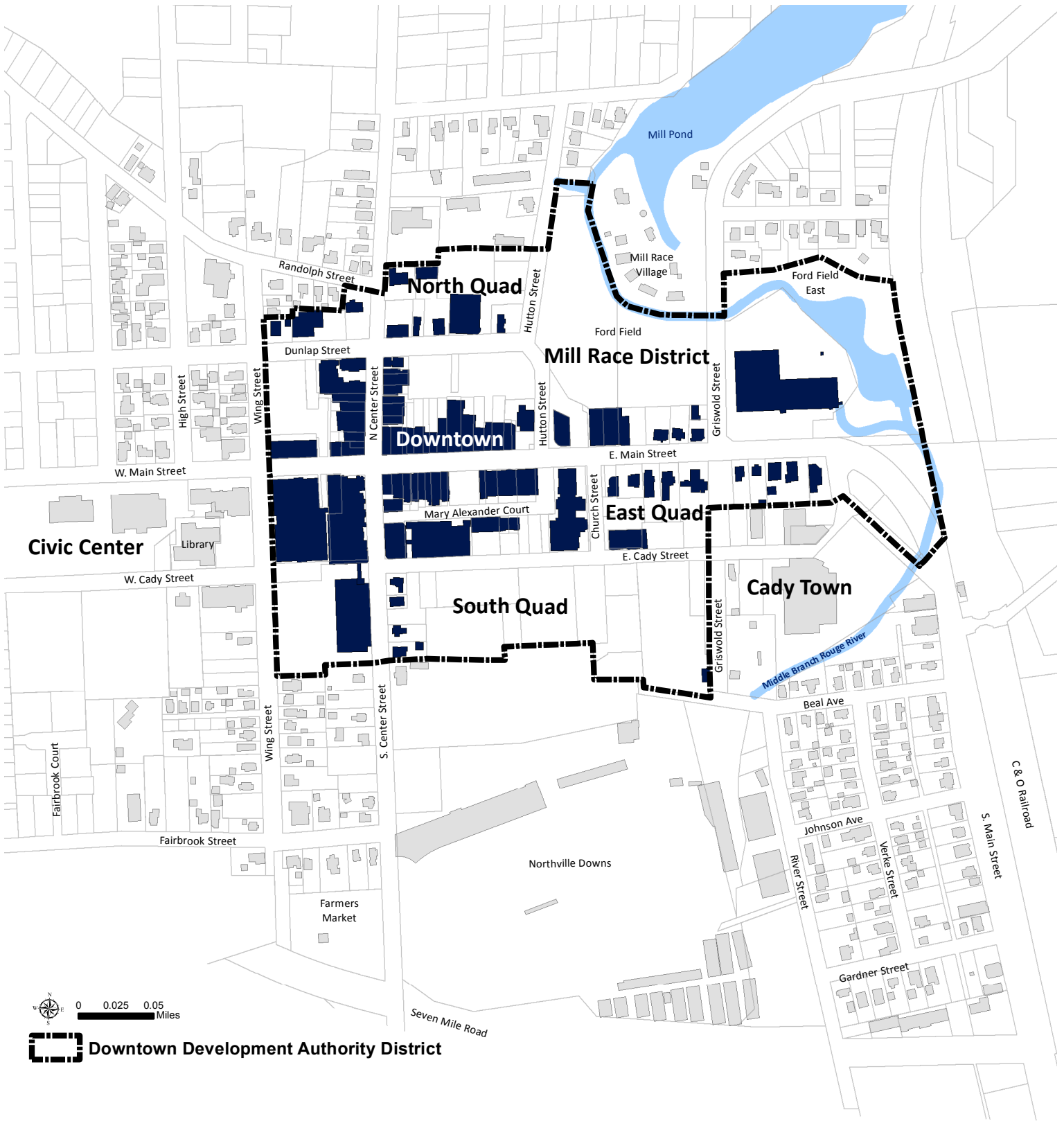
Board and Staff Communications

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



Map 1

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

Citizens District Council
Northville Downtown Development Authority

Date: February 9, 2015

To: Northville City Council

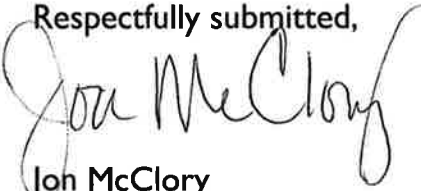
From: Jon McClory, Chairman, Northville Citizens District Council

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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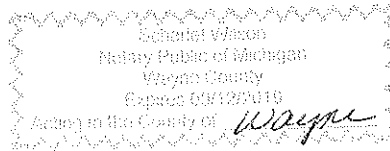
BE IT MADE KNOWN THAT THE FOLLOWING ADVERTISEMENT APPEARED IN:

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

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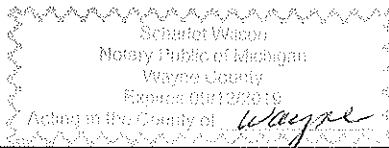
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Publication: Northville Record
Placed By: City of Northville
Subject: PO 15-04 Revised DDA Plan
Date of Publication: January 15, 2015

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COUNTY OF _____



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Novi boys bring home crown from West Bloomfield Invite

Taking 31 of 48 heats, Novi was able post a comfortable 72-point cushion Saturday to capture the six-team West Bloomfield Invitational boys swim meet.

The Wildcats scored 284 points, followed by the host Lakers (212), Rochester (122), Farmington-Harrison (115), North Farmington (65.5) and Dearborn (39.5).

Earning victories in the fastest heats for the Wildcats were Ryan Katulski in the 100-yard freestyle (50.09) and Phillip Billiu in the 100 backstroke (58.11).

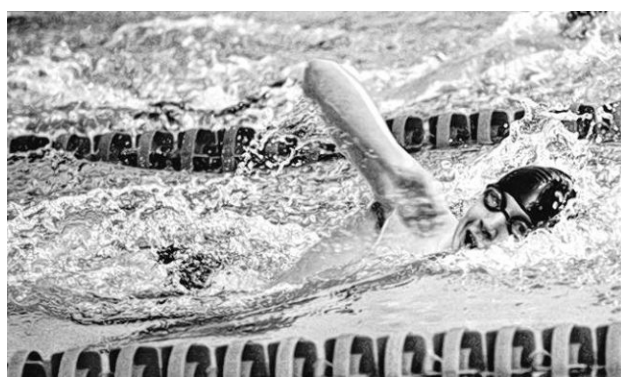
The Wildcats also had the top performer in 1-meter diving as James Ciolli scored 336.45 points for 11 dives.

Katulski leads way

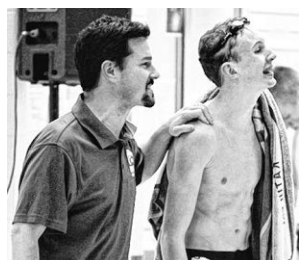
Ryan Katulski figured in three first-place finishes as he made it four straight dual meet victories in a row Jan. 6 at home with a 113-70 triumph over Hartland.

The junior swept the 50- and 500-yard freestyle events with times of 22.83 and 5:02.6, respectively. He also teamed with Phillip Billiu, Arthur Shi and Alexander Yuan for a first-place finish in the 200 freestyle relay (1:33.53).

"This meet showed the incredible depth that our team has this year," Novi coach Brent Pohlonski said. "Although we only



Novi's Ryan Katulski figured in three first-place finishes, including the 500-yard freestyle, against Hartland.



Novi coach Brent Pohlonski and Ryan Katulski check the scoreboard during the win over Hartland.

took first place in four out of the 12 events, we won the meet by 43 points."

Meanwhile, Marcus Grosso and Ryan Geheb each figured in four firsts for the Eagles.

Grosso captured the 100 butterfly (55.0) and 100 backstroke (55.39), while Ryan Geheb added firsts in the 200 individual medley (1:59.75) and

100 breaststroke (1:01.1). The two were also members of the Eagles' first-place 200 medley (1:42.86) and 400 freestyle (3:26.21) relay teams.

WEST BLOOMFIELD BOYS SWIM INVITATIONAL Jan. 10 at West Bloomfield
TEAM STANDINGS: 1. Novi, 284 points; 2. West Bloomfield, 212; 3. Rochester, 122; 4. Farmington-Harrison, 115; 5. North Farmington, 65.5; 6. Dearborn, 39.5.

HEAT RESULT WINNERS
200-yard medley relay (Heat A): West Bloomfield (Nick Neeley, Nathan Pasternak, Jacob Thoma, Josiah Bromley), 1:44.77. **(Heat B):** Novi (Gordy Williams, Andrew Kilponen, Maxwell Williams, Joel Kotyk), 1:50.11. **(Heat C):** Novi (Erik Halboth, Albert Tan, Brian Son, Tomoki Moriya), 1:54.09. **(Heat D):** Novi (Stephen Silitari, Maxwell Weng, Nathan Gilger, Calvin Liu), 2:01.21.

200 freestyle (Heat 4): Tyler Edwards (WB), 1:48.88; (3): James Popyk (N), 1:57.64; (2): Son (N), 2:01.61; (1): Justin Lee (N), 2:02.68.

200 individual medley (Heat 4): Keith Erichsen (NF), 2:06.69; (3): Joey Berman (N), 2:13.95; (2): G. Williams (N), 2:12.81; (1): Kotyk (N), 2:15.69.

50 freestyle (Heat 4): Matthew Morgott (NF), 23.01; (3): J. Thoma (WB), 23.7; (2): Bromley (WB), 23.75; (1): Derek Kepczynski (Roch.), 25.07.

1-meter diving (Heat 1): James Ciolli (N), 336.45 points (11 dives); (2):

Nathan Pellerito (N), 300.45 (11 dives); (3): Trey Richman (N), 163.60 (6 dives); (4): Gabriel Vergara (N), 145.80 (6 dives).

100 butterfly (Heat 4): J. Thoma (WB), 54.38; (3): Son (N), 59.99; (2): M. Williams (N), 59.62; (1): Halboth (N), 1:02.58.

100 freestyle (Heat 4): Ryan Katulski (N), 50.09; (3): Neeley (WB), 52.01; (2): Josh Plyer (WB), 52.97; (1): Tan (N), 55.78.

500 freestyle (Heat 4): Edwards (WB), 4:56.15; (3): Popyk (N), 5:21.17; (2): Lee (N), 5:27.96; (1): Ani Ramasesan (Roch.), 5:46.44.

200 freestyle relay (Heat A): West Bloomfield (Charlie Vincent, J. Thoma, Bromley, Edwards), 1:32.54. **(B):** Novi (Kotyk, Kilponen, Narayan Manivannan, Tan), 1:40.21. **(C):** Novi (Moriya, Ben Robbins, Halboth, Lee), 1:42.66. **(D):** Novi (Min Jae You, Arjan Raman, Osman Zuberi, Berj Vartanian), 1:50.68.

100 backstroke (Heat 4): Phillip Billiu (N), 58.11; (3): Toraki Maehata (N), 59.52; (2): M. Williams (N), 1:03.01; (1): G. Williams (N), 1:00.57.

100 breaststroke (Heat 4): Pasternak (WB), 1:07.59; (3): Kilponen (N), 1:07.37; (2): Bromley (WB), 1:12.36; (1): Tan (N), 1:12.99.

400 freestyle relay (Heat A): West Bloomfield (Plyer, Neeley, Vincent, Edwards), 3:22.5. **(B):** Novi (Billiu, Popyk, M. Williams, Berman), 3:37.68. **(C):** Novi (Kotyk, Son, G. Williams, Lee), 3:43.22. **(D):** West Bloomfield (Alex Chau, Jacob Schmitt, Noah Thoma, Caden Omron), 4:21.29.

DUAL MEET SUMMARY
NOVI 113, HARTLAND 70 Jan. 6 at Novi

200-yard medley relay: 1. Hartland (Marcus Grosso, Ryan Geheb, Jonathan Loshinskie and Corey Nelligan), 1:42.86; 2. Novi (Phillip Billiu, Narayan Manivannan, Siddhartha Kareddy, Toraki Maehata), 1:45.8; 3. Novi (Maxwell Williams, Gordy Williams, Joey Berman, James Popyk), 1:49.04.

200 freestyle: 1. Joshua Nickerson (H), 1:54.11; 2. Berman (N), 1:56.92; 3. Brian Son (N), 1:57.51; 4. Justin Lee (N), 2:00.15.

200 individual medley: 1. Geheb (H), 1:59.75; 2. Kareddy (N), 2:07.36; 3. Maehata (N), 2:10.02; 4. M. Williams (N), 2:15.29.

50 freestyle: 1. Ryan Katulski (N), 22.83; 3. Shi (N), 24.03; 4. Bradley Huang (N), 24.13.

1-meter diving: 1. James Ciolli (N), 194.15 points; 2. Nathan Pellerito (N), 178.55; 3. Trey Richman (N), 164.95.

100 butterfly: 1. Grosso (H), 55.0; 2. Kareddy (N), 56.9; 3. Son (N), 58.4; 4. Berman (N), 1:01.39.

100 freestyle: 1. Nelligan (H), 52.06; 2. Maehata (N), 52.16; 3. Billiu (N), 52.44; 4. Shi (N), 52.65.

500 freestyle: 1. Katulski (N), 5:02.6; 3. G. Williams (N), 5:21.43; 4. Lee (N), 5:24.82.

200 freestyle relay: 1. Novi (Billiu, Shi Yuan, Katulski), 1:33.53; 2. Novi (M. Williams, Huang, Andrew Kilponen, Popyk), 1:37.43.

100 backstroke: 1. Grosso (H), 55.39; 2. M. Williams (N), 1:01.95; 3. G. Williams (N), 1:02.02; 4. Billiu (N), 1:02.39.

100 breaststroke: 1. Geheb (H), 1:01.1; 2. Manivannan (N), 1:06.5; 3. Huang (N), 1:08.17; 4. Kilponen (N), 1:08.75.

400 freestyle relay: 1. Hartland (Nelligan, Grosso, Nickerson, Geheb), 3:26.21; 2. Novi (Katulski, Kareddy, Shi, Maehata), 3:26.9; 3. Novi (Berman, Popyk, Yuan, G. Williams), 3:36.9.

Novi's dual meet record: 4-0.

N'ville swimmers sweep quad meet after long layoff

After over a three-week layoff, the Northville boys swim team tested the waters once again Saturday and showed little rust by capturing its own quad meet.

The Mustangs scored dual wins over Hartland (127-53), Warren DeLaSalle (107-76) and Canton (150-30) to improve to 4-1 overall.

"It was nice to finally have a swim meet after 23 days, so I was glad to see the boys back into a competitive atmosphere," said Northville coach Rich Bennetts, whose team last competed Dec. 18 against No. 1 Brother Rice. "We had some pretty good swims. It seems like we are improving from week to week, which is what you are after as a coach."

Freshman Kirk Maibach figured prominently in the triple victory for the Mustangs, earning first-place finishes in the 50- and 100-yard freestyles with times of 22.77 and 50.61, respectively.

Junior James Xue also added a first for Northville in the 100 butterfly (55.63) and teamed up with Larry Zhao, Chris Geng and Fred Schulz for victory in the 200 medley relay (1:42.75).

The Mustangs' other first came from Christain Field in the 1-meter diving event (178.10 points).

"We have a long way to go, but we saw some positive signs today," Bennetts said. "I think the boys are starting to realize that good old-fashioned hard work is

what it takes. We need to continue to build on this so that we have an opportunity at a successful season."

Hartland's Ryan Geheb won the 200 individual medley (2:00.11) and 100 breaststroke (1:01.8), while DeLaSalle's Jack Kucharczyk swept the 200 freestyle (1:50.89) and 500 freestyle (5:00.07).

NORTHVILLE QUAD MEET Jan. 10 at Northville H.S.

TEAM SCORES: Northville 127, Hartland 53; Northville 107, Warren DeLaSalle 76; Northville 150, Canton 30; DeLaSalle, 114, Hartland 82; DeLaSalle 137, Canton 39; Hartland 108, Canton 62.

FINAL EVENT RESULTS
200-yard medley relay: 1.

Northville (Larry Zhao, Chris Geng, James Xue, Fred Schulz), 1:42.75; 2. Hartland, 1:44.77; 3. DeLaSalle, 1:48.39; 4. Northville (Trevor DeGroot, Yash Bajaj, John Duan, Nirek Sharma), 1:48.61.

200 freestyle: 1. Jack Kucharczyk (DLS), 1:50.89; 2. Matthew Schaefer (N), 1:52.45; Mark Kaminski (N), 1:54.39; 6. Troy Stacer (N), 1:55.75.

200 individual medley: 1. Ryan Geheb (H), 2:00.11; P.J. Desmet (DLS), 2:03.05; 3. Xue (N), 2:03.56; 5. Geng (N), 2:08.38; 6. Duan (N), 2:11.04.

50 freestyle: 1. Kirk Maibach (N), 22.77; 2. Marcus Grosso (H), 22.91; 3. Cory Nelligan (H), 23.41; 5. Schulz (N), 23.86; 6. Sharma (N), 24.21.

1-meter diving: 1. Christain Field (N), 178.10 points; 2. Josh Cormier (DLS), 128.70; 3. Thomas Rys (N), 124.60.

100 butterfly: 1. Xue (N), 55.63; 2. Stacer (N), 58.65; 3. Josh Hodges (DLS), 58.93; 4. Duan (N), 59.68; 5. Ancheng Da (N), 1:01.68.

100 freestyle: 1. Maibach (N), 50.61; 2. Desmet (DLS), 50.94; 3. Mitch Livingston (DLS), 50.94; 4. Schulz (N), 51.36; 6. Kaminski (N), 51.86.

500 freestyle: 1. Kucharczyk (DLS), 5:00.07; 2. Schaefer (N), 5:00.85; 3. DeGroot (N), 5:02.38; 6. Jack Breuch (N), 5:12.97.

200 freestyle relay: 1. DeLaSalle (Livingston, Tim Addy, Hodges Desmet), 1:32.96; 2. Northville (Schulz, Bajaj, Kaminski, Maibach), 1:34.92; 3. Hartland, 1:36.19; 4. Northville (Sharma, Geng, Stacer, Shane Boran), 1:37.02.

100 backstroke: 1. Grosso (H), 56.47; 2. Zach Milke (DLS), 58.71; 3. Zhao (N), 58.86; 4. Arthur Greenlee (N), 1:01.24; 5. John Monterosso (N), 1:02.22; 6. DeGroot (N), 1:02.3.

100 breaststroke: 1. Geheb (H), 1:01.8; 2. Geng (N), 1:02.16; 3. Kurtis White (DLS), 1:05.38; 4. Bajaj (N), 1:06.6; 6. Sho Kikumori (N), 1:08.95.

400 freestyle relay: 1. Northville (Xue, Zhao, Kaminski, Maibach), 3:26.41; 2. DeLaSalle, 3:28.23; 3. Hartland, 3:33.05; 4. Northville (Sharma, Schaefer, Stacer, Duan), 3:34.61.

Northville's dual meet record: 4-1 overall.

CITY OF NOVI NOTICE OF PROVISION OF THE SNOW EMERGENCY ORDINANCE

NOTICE IS HEREBY GIVEN that in accordance with Chapter 33, Article III, Division 5 of the Code of Ordinances, City of Novi, Michigan, a snow emergency shall be deemed to exist whenever: (1) freezing rain, sleet or four (4) or more inches of snow has been forecasted for the area by a newspaper circulated in the city, or by a radio or television station with a normal operating range covering the city; or (2) freezing rain or sleet has fallen or four (4) or more inches of snow have accumulated in the city.

Whenever any vehicle without an operator is found parked or left in violation of any provision of this Division, the Director of the Department of Public Services, or his designee, or the Police Department may immediately remove the vehicle or cause the vehicle to be removed to a place of safekeeping at the expense of the registered owner of the vehicle.

Failure to comply with the requirements set forth in Chapter 33, Article III, Division 5 of the Code of Ordinances, City of Novi, Michigan may also result in the prosecution for same, and liability to the extent of the penalty therein provided.

Rob Hayes, Director
Department of Public Services

Published: January 15, 2015

LD-000226887 3x2.5

Novi Community Schools Novi, MI

SECTION 00 11 13 ADVERTISEMENT FOR BIDS

Sealed bids for the Novi Community Schools' Bid Package #1, **Consisting of Additions & Remodeling Projects at:**

- Deerfield Elementary School
- Novi Meadows Elementary School
- Parkview Elementary School

will be received until **11:00 A.M. Local time on Tuesday, January 27, 2015** at the Novi Community Schools' Educational Services Building located at:

25345 Taft Road
Novi, MI 48374

ATTN: Mr. Steve Barr, Assistant Superintendent of Business and Operations

Bids received after this time and date will not be considered or accepted and will be returned to the bidder unopened.

Faxed proposals will not be accepted.

This Bid Package will consist of a separate sealed bid for the following Bid Divisions:

101: Earthwork / Site Utilities	102: Asphalt Paving / Exterior Concrete
103: Selective Demolition	104: Concrete Footings & Foundations
105: Interior Concrete Flatwork	106: Masonry
107: Steel	108: Carpentry / General Trades
109: Roofing / Sheet Metal	112: Caulking
113: HM Frames / Wood Doors / Finish Hardware	114: Aluminum Windows / Entrances / Glass & Glazing
115: Metal Studs / Drywall / EIFS	116: Hard Tile (Deerfield & Parkview Only)
117: Acoustical Treatments	118: Carpet / Resilient Tile Flooring
120: Painting / Wall Covering	121: Visual Display Boards
123: Operable Partitions	126: Metal Lockers (Novi Meadows Only)
128: Prefabricated Casework	130: Window Treatments
140: Plumbing	141: Fire Protection
142: HVAC	143: Electrical
148: Landscaping	149: Fencing

Bidding documents prepared by **TMP Architecture, Inc.** will be available for public inspection at the main office of the Construction Manager, **McCarthy & Smith, Inc.**, 24317 Indoplex Circle, Farmington Hills, MI 48335; the Dodge Plan Room; Construction Association of Michigan (CAM); Reed Construction Data; and Builders Exchange Lansing.

Bid Documents will be available beginning at 12:00 P.M. on Wednesday, January 7, 2015 via the following:

- Bidders may obtain one (1) set of 1/2 size bidding documents at the office of the Construction Manager, McCarthy & Smith, Inc., located at 24317 Indoplex Circle, Farmington Hills, MI 48335.
- Bidders may download bid documents from Gradebeam.com, free of charge, by contacting the Construction Manager, McCarthy & Smith at (248) 427-8400 to obtain log in information for access to the project documents.

There will be a Pre-Bid Meeting held on **Wednesday, January 14, 2015 at 3:00 p.m. at the Novi Community Schools' Educational Services Building**, located at 25345 Taft Road, Novi, MI 48374. The meeting will be held in the Board of Education Meeting Room. The meeting is **not** mandatory, but is highly recommended. Attendees desiring to visit the buildings, will have the opportunity to do so after the meeting.

All bids should include 2 copies (1 original, 1 copy) of the Proposal Pricing Form (Section 00 41 26), Proposal Execution Form (Section 00 42 00), and the Iran Economics Sanctions Act Affidavit. **The Proposal Execution Form provides a space for the bidder to disclose any familial relationship as required by Section 1267 of the Revised School Code, as amended, MCL 380.1267, and this form must be signed and notarized in order for the bid to be accepted. The Iran Economic Sanctions Act Affidavit form may be found in section 00 42 10 of the Bidding Requirements & General Conditions Manual.**

Each bid must be accompanied by a Bid Security in the amount of five (5) percent of the amount of the bid, payable to Novi Community Schools, as a guarantee that if the proposal is accepted, the bidder will execute the contract and file the required bonds within ten (10) days after notice of award of contract.

If awarded a contract, the successful bidder may be required to furnish a Performance Bond and Labor and Material Payment Bond in the amount of 100% of the contract price.

Novi Community Schools reserves the right to reject any or all bids received, to waive any informalities and irregularities in the bidding, and to accept a bid other than the lowest bid.

Publish: January 15, 2015

LD-000227011 3x10

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 vacant 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



MICHIGAN.COM – Serving the
OBSERVER & ECCENTRIC and HOMETOWN WEEKLY NEWSPAPERS
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 Plans
Date of Publication: January 22, 2015

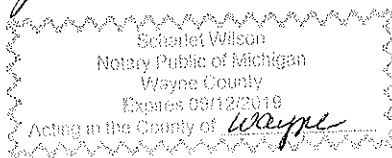
Susan Totoraitis

(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.

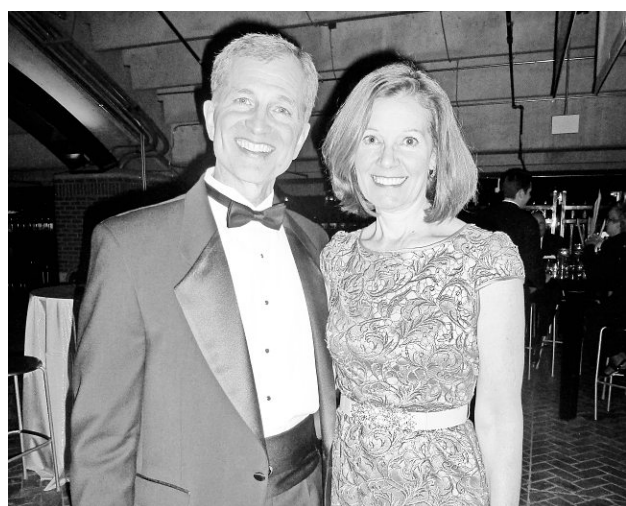
"The NAIAS is the pinnacle of auto shows all over the world," said NAIAS Chairman Scott LaRiche, a Northville resident and co-owner of Lou LaRiche Chevrolet in Plymouth. "It's all about family, teamwork and hope."

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



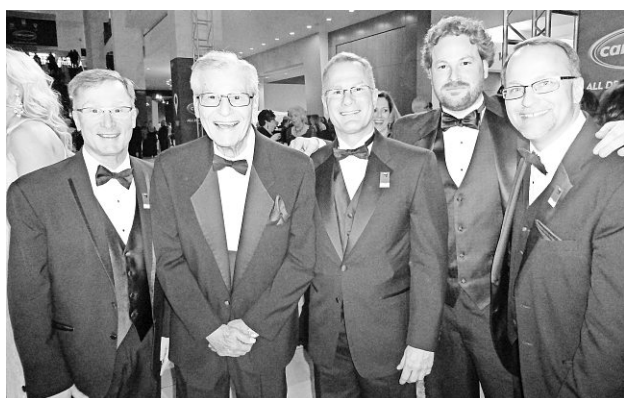
Novi resident Cynthia Haffey and Juan Pablo Rosas from Mexico City check out the E400 Cabriolet.



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

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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.

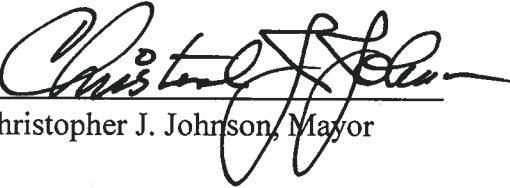
CERTIFICATES

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.

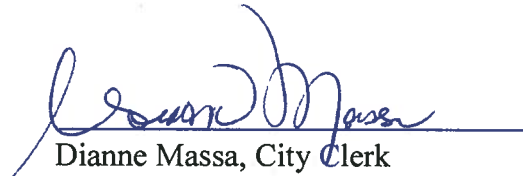
I further certify that the following Members were present at said meeting: Allen, Darga, Ekong, McKindles, and Johnson and that the following Members were absent: None.

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.

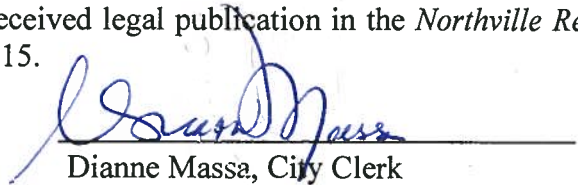


Christopher J. Johnson, Mayor



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]