

Northville DDA Economic Development Committee

Monday, July 16, 2018 – 8:00 am

City Council Chambers – City Hall

Meeting Agenda

1. Meeting Notes
 - A. March - June 2018 Meeting Minutes
 - B. Volunteer to take minutes
2. Master Plan and Sub Area Plan Updates – Carol Maise
3. Updates
 - A. Creative Many Update – (Attachment 3.A)
 - B. Downtown Project Updates (Attachment 3.B)
4. Main Street School Update (Attachment 4)
5. DDA Boundary Expansion Discussion
6. Next Meeting – August 20, 2018
7. Meeting Adjourned

Christy Summers <csummers@bria2.com>

6/25/2018 3:59 PM

RE: Creative Many

To John Iacoangeli <jri@bria2.com> • Lori Ward <loriwarddda@comcast.net>

Hi Lori.

The Farmington DDA received a grant from Oakland County Main Street for a Public Art Master Plan. The grant was small and Jennifer and I worked on a scope that basically utilized a 3-step input process that culminated in a Public Art Blueprint. The blueprint took the form of a brochure that is intended to guide public art installations in the downtown.

The process began with invited stakeholders comprised of elected/appointed officials and other key contributors downtown (library, business owners, select city staff, etc.). In the first meeting, the stakeholders were shown a presentation about various forms of public art so we were all speaking the same language, and then a tour of downtown was led by Annette Knowles, and then we went through a couple of brainstorming exercises to identify goals for public art and the types of public art that were of interest in Farmington. In the second stakeholder meeting, the results of the first meeting were used in a collective priorities exercise to identify public art priorities in Farmington, and that resulted in a list of primary and secondary priorities. This information was then shared in a public forum (open house style) where the public was invited and asked to respond to these goals/priorities and make their own thoughts known. All of that input informed the final deliverable, the attached brochure.

The community seemed very much on board with the process and result, as did Oakland County Main Street. Admittedly though, their budget only allowed something very high level, as you can see. Hopefully the next steps are being championed, because I did think that the process showed a lot of community support.

Hope that helps!

Christy

From: John Iacoangeli
Sent: Monday, June 25, 2018 3:16 PM
To: Lori Ward <loriwarddda@comcast.net>
Cc: Christy Summers <csummers@bria2.com>
Subject: RE: Creative Many

Lori,
I am going to ask Christy to send you a short narrative on her and Jennifer's work.

From: Lori Ward <loriwarddda@comcast.net>
Sent: Monday, June 25, 2018 10:25 AM
To: John Iacoangeli <jri@bria2.com>
Subject: RE: Creative Many

John, what type of project did Christy and Jennifer work on in Farmington? LW



enVision the Possibilities



May 2006



Arts, Culture, & Humanities

Arts and cultural opportunities are of immense significance to Manistee County..

Museums, musicians, festivals, artists and other art and culture assets are important to the community's social and economic health. A thriving arts and culture community benefits residents, visitors, and businesses alike. It is vital to education and brings depth, perspective and diversity to the County. It is a factor that can increasingly differentiate Manistee County's quality of life.



enVision Statement:

"In the year 2015, Manistee County boasts a thriving arts and cultural environment that reflects a dynamic quality of life. People of all ages participate in diverse forms of creative expression flowing through and strengthening communities. Arts, culture, and humanities encompass a way of thinking and living that identify Manistee County as a place to live the arts."

Work Group Activities:

This work group held six meetings to discuss the current status of Manistee County, review trends, identify present and future needs, and to recommend implementation options relating to the arts, culture, and humanities in Manistee County.



In the beginning of the work group phase, the Arts, Culture, and Humanities Work Group identified strengths and challenges including:

Strengths:

- Natural beauty of the area;
- The presence of theater arts;
- Community support for the arts;
- Residents with artistic talent;
- Multitude of cultural opportunities in a variety of venues.

Challenges:

- Cooperation among various arts and cultural groups;
- A feeling of disconnect from the arts in general;
- Funding;
- Opportunities for younger people.



Work Group Activities *cont.*:

Using maps of the Manistee County area, the Arts, Culture, & Humanities Work Group also identified primary assets and visions, including:

Assets:

- County-wide library system;
- Downtown City of Manistee cultural opportunities;
- Artistic scenery;
- Music festivals;
- Strong cultural base.

Visions:

- County cultural center;
- Downtown City of Manistee movie theater;
- Lake Michigan shoreline visual and performing arts center;
- Additional library branches;
- Scenic cleanup of Manistee Lake.



The Arts, Culture, and Humanities Work Group spent significant time creating a vision statement that would best reflect the ideal state of arts, culture, and humanities in 2015.

Individually and as a group the work group was asked to describe a realistic, ideal state for arts, culture, and humanities in 2015. Through facilitated discussion, the group created a consensus vision statement. Finally, the group used the vision statement to define action strategies.

The Arts, Culture, & Humanities enVision Statement can be found on the preceding page.

Action Planning:

The Arts, Culture, and Humanities Work Group identified twelve action items that support their vision for the future.

Of the twelve action items developed by this work group, four were considered to be priorities, including:

- Create a Manistee County Arts Alliance;
- Create an Arts Resource Directory;
- Implement a “Random Acts of Art” Program;
- Create a Manistee County Arts & Culture promotional package.



enVision Manistee County Arts, Culture, & Humanities Action Matrix

enVision Statement:

"In the year 2015, Manistee County boasts a thriving arts and cultural environment that reflects a dynamic quality of life. People of all ages participate in diverse forms of creative expression flowing through and strengthening communities. Arts, culture, and humanities encompass a way of thinking and living that identify Manistee County as a place to live the arts."

enVision Statement Focus Area: Boasts a thriving arts and cultural environment								
Strategy	Seek coordinated and collaborative efforts towards enhancing Manistee County's artistic and cultural activity.				Timeline			
Action 1.1	Description	Potential Partners	enVision Partners	Possible Funders	<2006	2006-2009	2010-2013	2014+
Manistee County Arts Alliance	Create and implement a county-wide "arts alliance" to support and promote collaborative arts and cultural activities throughout Manistee County.	Area schools, Beautification Committee, Chamber of Commerce, CVB, Dickson School Cultural Center, DDA, galleries, local units of government, LRBOI, MAI, Manistee Civic Players, Manistee Historical Society, Ramsdell Theatre, Shoreline Showcase, Spirit of the Woods, WSCC	Youth & Education Work Group	MCCF, member fees, public & private grants, MI Arts Council, Revenue Sharing Board, sponsorships, Traverse Arts Council	X	>	>	>
Action 1.2	Description	Potential Partners	enVision Partners	Possible Funders	<2006	2006-2009	2010-2013	2014+
Grant Writing Resources	Create a non-competitive environment for grant application skill building and joint ventures relating to the arts and cultural activities of Manistee County.	Area schools, Manistee County Arts Alliance, Beautification Committee, Chamber of Commerce, CVB, Dickson School Cultural Center, DDA, galleries, local units of government, LRBOI, MAI, Manistee Civic Players, Manistee Historical Society, NWMCOG, Ramsdell Theatre, Shoreline Showcase, Spirit of the Woods, WSCC	All enVision Manistee County Work Groups	MCCF, member fees, public & private grants, MI Arts Council, Revenue Sharing Board, sponsorships, Traverse Arts Council		X	>	>
Action 1.3	Description	Potential Partners	enVision Partners	Possible Funders	<2006	2006-2009	2010-2013	2014+
Arts Resource Directory	Create and implement a local arts resource directory (hard copy and Internet based) where information can be easily found by subject or artist name.	Area schools, Manistee County Arts Alliance, Beautification Committee, Chamber of Commerce, CVB, Dickson School Cultural Center, DDA, galleries, local units of government, LRBOI, MAI, Manistee Civic Players, Manistee Historical Society, Ramsdell Theatre, Shoreline Showcase, Spirit of the Woods, WSCC	Economy & Employment Work Group	MCCF, member fees, public & private grants, MI Arts Council, Revenue Sharing Board, sponsorships, Traverse Arts Council		X	>	>

enVision Statement Focus Area: People of all ages participate								
Strategy	Seek cross-generational arts / culture training and demonstration in the school system.				Timeline			
Action 2.1	Description	Potential Partners	enVision Partners	Possible Funders	<2006	2006-2009	2010-2013	2014+
Local Art in Education Program	Create and implement strategies focusing on integrating local artist knowledge into the classroom through demonstration and educational forums specific to the artist's area of expertise.	Area schools, Manistee County Arts Alliance, Beautification Committee, Chamber of Commerce, CVB, Dickson School Cultural Center, DDA, galleries, local units of government, LRBOI, MAI, Manistee Civic Players, Manistee Historical Society, Ramsdell Theatre, Shoreline Showcase, Spirit of the Woods, WSCC	Youth & Education Work Group	MCCF, member fees, public & private grants, MI Arts Council, Revenue Sharing Board, sponsorships, Traverse Arts Council		X	>	>
Action 2.2	Description	Potential Partners	enVision Partners	Possible Funders	<2006	2006-2009	2010-2013	2014+
Historic Preservation Programs`	Create and implement historic preservation programs that encourage and strengthen public awareness to historic preservation in Manistee County.	Area schools, Manistee County Arts Alliance, Beautification Committee, Chamber of Commerce, CVB, Dickson School Cultural Center, DDA, local units of government, LRBOI, MAI, Manistee Historical Society, Ramsdell Theatre, Shoreline Showcase, Spirit of the Woods, WSCC	Economy & Employment / Government & Infrastructure Work Groups	MCCF, member fees, public & private grants, MI Arts Council, Revenue Sharing Board, sponsorships, Traverse Arts Council		X	>	>
Action 2.3	Description	Potential Partners	enVision Partners	Possible Funders	<2006	2006-2009	2010-2013	2014+
Youth Music Showcase	Create and implement a youth music showcase to regularly highlight local, youth bands in the area.	Area schools, Arts Council, Manistee Arts Institute, Ramsdell Theater, local governmental units, Manistee Civic Players, Jaycees, Big Brothers/Sisters, Junior Achievement, parent groups, YAC	Natural Environment & Recreation Work Group	Local, private foundations, YAC, revenue sharing board, schools, service organizations		X		

Please note:

- Every action item supports a key focus area (underlined in the enVision statement) and strategy;
- Assigned numbers are meant for referencing purposes only;
- All acronym definitions can be found in the Appendix section of this document.

LEGEND:

- o =Implemented
- x =To be implemented
- > =Ongoing
-  =Priority Item

enVision Statement Focus Area: Diverse forms of creative expression								
Strategy	Seek unique ways to represent Manistee County's artistic and cultural base.				Timeline			
Action 3.1	Description	Potential Partners	enVision Partners	Possible Funders	<2006	2006-2009	2010-2013	2014+
"Random Acts of Art" Program	Create and implement a "random acts of art program" that would allow local artists to display their creations in highly visible, unique locations.	Area schools, Manistee County Arts Alliance, Beautification Committee, Chamber of Commerce, CVB, Dickson School Cultural Center, DDA, galleries, local units of government, LRBOI, MAI, Manistee Civic Players, Manistee Historical Society, Ramsdell Theatre, Shoreline Showcase, Spirit of the Woods, WSCC	Economy & Employment / Government & Infrastructure Work Groups	MCCF, member fees, public & private grants, MI Arts Council, Revenue Sharing Board, sponsorships, Traverse Arts Council		X	>	>
Action 3.2	Description	Potential Partners	enVision Partners	Possible Funders	<2006	2006-2009	2010-2013	2014+
Manistee County Brand Identification	Seek ways to creatively enhance Manistee County's "brand" through local artist input and collaboration.	Area schools, Manistee County Arts Alliance, Beautification Committee, Chamber of Commerce, CVB, Dickson School Cultural Center, DDA, galleries, local units of government, LRBOI, MAI, Manistee Civic Players, Manistee Historical Society, Ramsdell Theatre, Shoreline Showcase, Spirit of the Woods, WSCC	Economy & Employment / Government & Infrastructure Work Groups	MCCF, member fees, public & private grants, MI Arts Council, Revenue Sharing Board, sponsorships, Traverse Arts Council		X		X
Action 3.3	Description	Potential Partners	enVision Partners	Possible Funders	<2006	2006-2009	2010-2013	2014+
Manistee County Cultural Center	Seek strategies towards the creation of a county cultural center that would celebrate Manistee County's cultural heritage.	Area schools, Manistee County Arts Alliance, Beautification Committee, Chamber of Commerce, CVB, Dickson School Cultural Center, DDA, galleries, local units of government, LRBOI, MAI, Manistee Civic Players, Manistee Historical Society, Ramsdell Theatre, Shoreline Showcase, Spirit of the Woods, WSCC	Government & Infrastructure Work Group	MCCF, member fees, public & private grants, MI Arts Council, Revenue Sharing Board, sponsorships, Traverse Arts Council		X		

enVision Statement Focus Area: Arts, culture, and humanities encompass a way of thinking and living								
Strategy	Promote Manistee County arts, culture, and humanities as a strength of the community.				Timeline			
Action 4.1	Description	Potential Partners	enVision Partners	Possible Funders	<2006	2006-2009	2010-2013	2014+
Arts / Culture Promotional Package	Create and implement a local arts / culture promotional package that effectively communicates the county's creativity base.	Area schools, Manistee County Arts Alliance, Beautification Committee, Chamber of Commerce, CVB, Dickson School Cultural Center, DDA, galleries, local units of government, LRBOI, MAI, Manistee Civic Players, Manistee Historical Society, Ramsdell Theatre, Shoreline Showcase, Spirit of the Woods, WSCC	Economy & Employment Work Group	MCCF, member fees, public & private grants, MI Arts Council, Revenue Sharing Board, sponsorships, Traverse Arts Council		X		
Action 4.2	Description	Potential Partners	enVision Partners	Possible Funders	<2006	2006-2009	2010-2013	2014+
Local Artist Celebration	Create and implement a county-wide art celebration that highlights the works of local artists.	Area schools, Manistee County Arts Alliance, Beautification Committee, Chamber of Commerce, CVB, DDA, galleries, local units of government, LRBOI, MAI, Manistee Civic Players, Manistee Historical Society, Ramsdell Theatre, Shoreline Showcase, Spirit of the Woods, WSCC	Economy & Employment Work Group	MCCF, member fees, public & private grants, MI Arts Council, Revenue Sharing Board, sponsorships, Traverse Arts Council		X	>	>
Action 4.3	Description	Potential Partners	enVision Partners	Possible Funders	<2006	2006-2009	2010-2013	2014+
ACH Outreach & Education Program	Create and implement a regular appearance in local media to highlight and educate the public on current and upcoming artistic /cultural activities.	Area schools, Manistee County Arts Alliance, Beautification Committee, Chamber of Commerce, CVB, Dickson School Cultural Center, DDA, galleries, local units of government, LRBOI, MAI, Manistee Civic Players, Manistee Historical Society, Ramsdell Theatre, Shoreline Showcase, Spirit of the Woods, WSCC		MCCF, member fees, public & private grants, MI Arts Council, Revenue Sharing Board, sponsorships, Traverse Arts Council		X	>	>

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July Project Update

EV Charging Station

A ribbon cutting ceremony was held on June 28th to celebrate the installation of the EV Charging Stations. Approximately 30 people were in attendance. A reception was held



after the ribbon cutting and was hosted by Up2Go. A The EV charging stations are activated! Directional signs have been installed on Center and Main Streets. DPW striped the two spaces green and stencil an EV plug in the middle of the space, similar to a handicapped parking space stencil.

Parking RFP

The City/DDA has received a draft report of the MainCentre and Cady Street parking decks and associated cost estimates for both. An updated schedule was provided by the consultants. Mark Sampson, project manager for Carl Walker/GWI will be meeting with DDA/City staff on Tuesday, July 17th to go over the consultant's findings and to gain input on the Life Cycle Assessment and Maintenance schedule from the City.

After the DDA/City has the opportunity to review the report, the DDA will request a proposal from Sampson to provide services to develop bid specifications for the project, assist in the bidding process and provide construction inspection services.



North 320, 320 Center Street

All utilities have been installed for the building of 16 luxury townhomes. The building is slated to be ready in spring/summer 2019. Phase I faces Center Street while Phase II overlooks the creek. Homes range from 1,885 to 2,816 square feet, with four different floor plans. Prices start in the low \$600,000s. Some feature private rooftop terraces, with views of downtown and Ford Field. DW Development, owned by former Lions defensive end Dewayne White, and Tekton Development are behind the project. NextHome All Pro Realty is handling sales.

Mary Kay Gallagher
Superintendent



Michael Zopf
Assistant Superintendent
Finance and Operations

June 27, 2018

Dear Northville School Families and Community Members,

For your information, the Northville Public Schools Board of Education will continue its discussion and evaluation of the proposals received for the sale of its 501 West Main Street property at the Tuesday, July 10, 2018 meeting. The meeting will take place at Hillside Middle School, 775 North Center Street, Northville, at 6:30 p.m. in the Forum, and will offer an opportunity for additional public comment.

An initial discussion of the proposals by Board members took place at the Tuesday, June 26, 2018 meeting and included a presentation by the district's real estate consultant and legal counsel detailing the seven proposals under consideration, along with discussion of the key factors the Board may consider in the decision-making process. (The slide presentation is available on the district website at [Main Street Proposals](#).) There also was a first opportunity for public comment at the June 26th meeting with several community members providing input and asking questions.

A list of the bids, including the developer, option, price and a brief description of the project, is included with this letter. Please note that interested parties had three options to bid on:

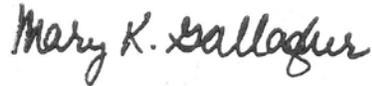
- Option 1 – Purchase of Main Street building and all available property in the RFP.
- Option 2 – After demolition of the Main Street building, purchase all five lots.
- Option 3 – After demolition of the Main Street building, purchase one or more lots.

Located three blocks west of downtown Northville, the district's Main Street facility (formerly Main Street Elementary School) is adjacent to Old Village School. The district is currently renovating the previously moth-balled Old Village facility to house Early Childhood classrooms and the district's central office functions currently at the Main Street facility. Renovation and restoration of the historic Old Village School is part of a \$104.85 million, multi-year bond approved by voters in November 2017 that will allow the district to update aging facilities, enhance security, and provide modern learning facilities across the district. In our planning for Old Village School, we have worked together with the Historic District Commission and the City of Northville to ensure the integrity and historic significance of the 101-year-old Old Village School.

With the impending move from the Main Street building (501 West Main Street) to the adjacent Old Village School (405 West Main Street), the district and Board of Education in March issued a Request for Proposal for the sale of the soon-to-be-vacant Main Street structure

and a portion of the surrounding property. In April, the district received eight proposals, with one of the developers later withdrawing their offer. The detailed bid proposals also are available for review by the public in the district's Finance Office, Room 307 at 501 West Main Street during the hours of 7:30 a.m. – 4:00 p.m. Monday through Friday. Questions or comments can also be sent via e-mail to NPS@NorthvilleSchools.org, and will be shared with the Board of Education.

Sincerely,



Mary K. Gallagher
Superintendent

501 Main Proposal Chart

DEVELOPER	OPTION	OFFER	PROJECT
Cambridge Homes	Option 2	\$1,825,000 for all five lots or \$1,460,000 for four lots	Five single family homes
Old Village LLC, Mike Miller and Greg Morad	Option 3 but all five lots	Base of \$1,700,000	Four single family homes on five lots. (Propose a small, dedicated green space as buffer to school.)
Brett Russell /Design House	Option 1 with partial demolition of Main Street School facility	\$1,750,000	Keep the front and side façade of building and sell as condominiums.
Curtis Building	Option 1	\$1,405,000	Renovate building for apartments
DW Development, Hosey Development, Tekton	Option 1	\$1,200,000 pending \$1,000,000 from Michigan Strategic Fund.	Renovate building for apartments
Malloure Family LLC	Option 2	\$1,250,000	Two single family homes and a park dedicated to the city.
Northville District Library	Option 3	\$300,000	Purchase Lot 5 for additional library parking

Cady Street Developments

The Planning Commission has approved plans for two condominium projects: the Corner House at Griswold and Cady, and the Cady Project, at Center and Cady, which also plans to have first-floor commercial. Both projects have completed city approvals but start dates for the project are uncertain.

Northville Downs

A pre-application meeting between the City and the development team involved with the redevelopment of the Northville Downs site has been set for Monday, July 23rd to discuss plans for the 48 acre site and other parcels included in the option agreement.

Foundary Flask Site

In conversations with the City, Singh Development has indicated that they are still committed to moving forward with the Foundary Flask Project.