

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Meeting of the DDA Board of Directors**  
**November 15, 2022**

The November meeting of the DDA Board was called to order at 8:02 am.

**ROLL CALL**

**Present:** *Mayor Brian Turnbull, DJ Boyd, Margene Buckhave, David Cole, Aaron Cozart, Steven Huprich, Mike Jaafar, Jim Long, Ryan McKindles, Greg Presley, Shawn Riley*

**Absent:** *None*

**Also Present:** *Lori Ward/DDA Executive Director, Jeri Johnson/DDA Marketing & Communications Director, Jessica Howlin/DDA Marketing & Administrative Assistant, Patrick Sullivan/City Manager, Sandi Wiktorowski/Finance Director, Marilyn Price/City Council, Barbara Morowski-Browne/City Council, Fred Shiell/Resident, Dave Gutman/Sustainability Committee, Bob Buckhave/Resident, Andrew Krenz/City Council, Nancy Darga/Sustainability Committee, Jeff Snyder/Resident, Joe Kowalski/Plante Moran, Nate Sherub/Plante Moran, Seth Herkowitz/Hunter Pasteur, Omar Eid/Hunter Pasteur, Richard Bahr/Honigman, Beth Saarala/Rosati, Schultz, Joppich, Amtsbuechler*

**AUDIENCE COMMENTS**

None

**APPROVAL OF AGENDA AND CONSENT AGENDA**

**Motion by McKindles, seconded by Boyd,** to approve the agenda and consent agenda.  
**Motion carries.**

**DDA BOARD MEMBER UPDATES**

Riley introduced David Cole as the newest member of the DDA Board. Cole replaces Greg Richards, who is no longer with Browndog Barlor. Cole is a resident and the owner of Great Harvest Bread in downtown Northville.

**2021-22 DDA AUDIT**

Ward introduced Joe Kowalski and Nate Sherub of Plante Moran, to present the latest audit results. Kowalski thanked the staff for assistance with the audit. The City is doing a great job with financial records and there were no internal control deficiencies or issues found. The audit was conducted fully in person this year and the DDA audit is done in conjunction with the city

audit. Sherub said some highlights include – the DDA fund balance is \$422,093, of which \$275,058 is unassigned.

Total revenues for the DDA were \$907,000 and expenditures were \$845,000, which created an increase in the fund balance of \$62,000. Revenues were down some from last year. The biggest decrease in expenditures was in the Design Committee, last year's budget included "Heat in the Street", which did not have a line item this year. Captured taxes were up slightly and are consistent with City and Wayne County. Sherub said one note is the commitment for debt service expires in 2025 and the DDA will not be able to capture the library millage in two years. Ward said the capture does not automatically go away, but that the library has an option to continue participating. There have been good discussions surrounding this and the DDA will continue to work on that relationship. Cole asked about Note 4 (page 25 in DDA Board Packet), where the uninsured assets are located. Sherub said they are in DDA bank accounts and are over the FDIC limits. Kowalski said it is not recommended to split these funds over multiple accounts for coverage as the banking systems are very stable, and it is common for a portion of funds to be uninsured.

**Motion by Boyd, seconded by Turnbull, to approve audit as presented. Motion carries.**

#### **CITIZENS DISTRICT COUNCIL**

Ward said DDA staff has been working over the past several months to locate nine members to serve on the Citizens District Council. As members were finalized, CDC member Maureen Szczypla moved out of the DDA and needs to be replaced. DDA staff is recommending replacing Szczypla with Chris Ponder, a downtown resident.

**Motion by McKindles, seconded by Buckhave, to follow recommendation of replacing Szczypla with Ponder. Motion carries.**

#### **NORTHVILLE DOWNS**

Presley is recusing himself from the discussion due to being a member of the HP development design team.

Ward said Seth Herkowitz of Hunter Pasteur (HP) is going to present the financial aspect of the Downs project. There is background information and financial statements also included in the board packet. Herkowitz said HP is happy to be able to present to the DDA board again, to follow their presentation to the DDA Board on August 23, 2022. The purpose of the August presentation was to walk through the site plan, there have been no changes since then. Over the last 60 days, HP had their first public reading at the City Council meeting on September 19, participated in active discussions with the City Manager's office, legal teams and the City's finance team. The last key issue to negotiate is the hard stop on the Brownfield Redevelopment Plan. The taper down approach would wind down with the developer capturing brownfield at 100% in 2031, 75% in 2032, 50% in 2033, 25% in 2034 and 100% to the City in 2035, regardless of whether the developer has been fully paid back. A second option is 100% to the developer in 2031-2033 and 100% to the City in 2034. The difference between the two options is the 100% capture timeframe. HP received a positive recommendation at DPAC last

night, with the condition that the DDA approve an interlocal agreement with the BRA and that the DDA amend their boundaries to include the river park area.

Herkowitz added that it is important to look at quantitative and qualitative benefits including an extension of commercial activity, diversity of housing, increased pedestrian connectivity, all aligned with the City's Master Plan. If HP is unable to proceed with the PUD, they are poised to move forward with an overall smaller scaled multi-family housing community without the community benefits that are currently included.

Richard Barr, from Honigman, said he would review financial framework on the brownfield and PA 210. Barr has been working with the team and City for a good part of the year, piecing together components to make the project feasible. DDA's participation is imperative to make the project successful, including daylighting the river and creating a Riverwalk. Herkowitz added that HP has created a brownfield plan that is going to be considered at the Brownfield Redevelopment Authority (BRA) meeting this afternoon.

Barr said that the brownfield plan focuses on two key components. The first being demolition of the current racetrack and buildings. The developer has spent the past 1.5 years working with Michigan Department of Environmental, Great Lakes and Energy (EGLE), to complete the work required to move forward on the project. The second key component is addressing the materials that were used previously to fill in the river. There will most likely be contaminated fill material that will need to be remediated. This is a substantial part of the brownfield plan budget. The estimated total reimbursement is about \$17.7 million, which includes approximately \$13 million in expected line-item expenditures based on a certain level of design and engineering. The reimbursement stream of the \$17.7 million will come from new taxes expected to be captured under the brownfield plan. A key point to note is it does not use any existing tax capture, only anticipated future revenues.

Barr again mentioned a key part of the project funding is DDA involvement. Barr referred to a map where the upper part in blue indicates the portion of the DDA that overlaps the project site. This is generally called south quad. The map shows the river park area is in pink. Barr said that HP is requesting that the DDA add the river park area to its boundaries to facilitate reimbursement of eligible expenses. Under the DDA Act, the DDA can only spend money on expenses within the DDA district. The Brownfield Plan is going to spend a substantial amount of money in the riverwalk area. Barr said in order to have the DDA legally permitted to use or commit any money toward the activities, the DDA needs to expand their boundaries to include the river park area. Barr added that they will have the boundary lines drawn up by a certified surveyor. The developer anticipates everything west to be privately owned; east would be owned by the City and not on the tax roll. The expenditures are estimated because of two variables - what is going to be collected and what is going to be spent. Barr said they have worked to be as accurate as possible with estimated costs and the only reimbursable costs are items that have been spent. The DDA is currently capturing about \$5,565 per year on the portion within the Downs project. If the DDA participates as requested, it will increase next year to \$18,000 and by 2037 the DDA capture would be approximately \$1,000,000 annually. This is an economic net benefit to the DDA, with indirect benefits including new residents living, shopping and investing in the DDA.

Barr said it is assumed the DDA boundaries will expand to include the Riverwalk/River Park area. Though not necessary, it is recommended that the DDA boundaries be amended to include all of the property north of the new Beal Street, bringing additional revenue and smoothing out the assessing program in the future. The second requested action is authorizing the DDA to enter into an interlocal agreement with the Brownfield Redevelopment Authority. During the course of the brownfield plan, the DDA would retain \$50,000 per year, beginning in 2026. It is estimated that about \$2.9 million of new DDA revenue would be assigned to BRA over the life of the plan.

The DDA will need to amend the Downtown Northville Development and TIF Plan to permit these funds to be spent by the DDA. The DDA will move forward with hiring a consultant and legal counsel to come up with a recommendation and next steps. This process will take time and Barr recommended that the DDA begin this process soon.

McKindles asked, if the DDA experiences a larger increase of TIF revenue and the plan is paid sooner, will the DDA be able to collect the full TIF revenue sooner? Barr said yes, the DDA is being held accountable for just the DDA portion of the \$17.7 million, so it is only based on inflation and actual numbers. McKindles asked if HP is fronting the entire \$17.7 million and is there any oversight or insight to what the actual costs will be. Barr said the developer is motivated not to spend more than necessary and the work plan will be submitted to BRA, EGLE and MEDC for review, to ensure operating oversight in the context of the plan. BRA would likely hire consultants from AKT for additional review. Barr said the disbursement request is reviewed, there are cost controls on the front end and the interlocal agreement could also include a stipulation that the DDA have the ability to review costs as they occur. McKindles asked where the funds sit until disbursement. Barr said the funds are advanced from the bank like a loan, and the receipts are then submitted and approved for future payments. Barr said the developer fronts the money, then over the next couple of years the money is spent and the developer brings receipts for reimbursement. Each year taxes are collected under the brownfield plan, the City's finance director collects, then disburses, funds pursuant to the brownfield plan.

Huprich asked what year is the construction project fully completed. Herkowitz said the goal is end of 2027. Herkowitz said the river component is one of the first segments to finish, with a target estimated completion in 2024. McKindles asked where most of the contamination is located. Barr said there are three contaminated area. First would be the maintenance area for the track, which is located under the track bed and needs to be dug up. Second, there are a couple areas where a heating oil tank may not have been removed. The third and most expensive area is along the river where it was filled in by soil from unknown sources. McKindles asked if the \$17.7 million cost will be reduced if no contamination is found in this area. Barr said yes, the goal is to take several additional samples that are all clean, which is part of the brownfield process.

Wiktorowski asked for clarification on the question of if eligible reimbursements are paid off early, will the DDA collect taxes earlier - that is true for the City but not the DDA because of the tax abatement. Barr said for the apartment building that is correct, however, the residential property is not abated and will go into full capture mode once paid. Wiktorowski said that figure is about \$300,000.

Boyd asked of the PA 210 conflicts with the \$50,000 tax support and if not, why not. Barr said the DDA is capturing on properties both with and without the abatement. The numbers shown on the presentation are net of the tax abatement. There would be more money if there wasn't a tax abatement. Barr added that the PA 210 is a commercial redevelopment tax abatement that has been around for 30-40 years and allows the reduction of the tax rate on commercial development/redevelopments and reduces it to only paying school taxes during the period of abatement. The tax abatement is on the apartment building only, none of the single family residential. Boyd asked the total cost of the project. Herkowitz said the total project cost is about \$300 million. Boyd said the \$17.7 million is such a small fraction, just 6%, of the total project cost, and asked why the HP development hinges on the approval of the tax abatement. Herkowitz said daylighting of the river is a unique component and in order to do the project the developer needs the brownfield and PA 210. Herkowitz added that HP provided a financial number early on in conceptual design phase, as they started to see progress in the project, HP engaged its contractor base and refined the estimates. HP has seen unprecedented increase in costs, resulting in the request for additional revenue.

Boyd asked what the hard stop is for the tax capture. Herkowitz said there will be a definite hard stop date for the transfer of money to HP whether HP has been reimbursed for all their eligible expenses. Boyd also asked referencing the school tax, does that have a direct impact on per pupil funding at Northville schools. Barr said there will be no impact on the per pupil funding. Barr said there are two school taxes, one is a 6-mill state education tax and the second is 18-mill local school operating tax. Under the state funding program, all schools are on a new formula (plan a) the actual school funding the state guarantees the schools a foundational amount, which is unaffected with the brownfield plan. The sinking fund does affect millages and supplemental millages. Ward asked what the typical state participation is. Barr said in terms of the school tax portion of the \$17.7 million, they believe a portion may be approved based on the way EGLE approves costs. It is estimated that MEDC will not want to approve everything. Barr said they think there is a \$1 to \$1.5 million swing in what may or may not be approved. MEDC may request brownfield to make up the difference, which would be less than one year of the capture.

McKindles asked in the hypothetical where the DDA makes up the difference for MEDC, is that the reason why there is 2032, 2033, 2034 included as fluff. Barr said it is more due to the future becoming increasingly difficult to predict. When first estimates were created 6 months ago, interest rates were very low. There have been several negotiations with the City regarding deferred collection of tax revenue. McKindles asked if the time period for the City's tax cap is typical for the end of a brownfield repayment period. Barr said, by law, the reimbursement period can be as long as 30 years, and 75 - 85% of Barr's projects have the longest time period permitted by law. The situation in Northville is different in that the hard stop is needed for maintenance reasons.

Long asked how the numbers were obtained on the one-line sheet in the presentation. Barr said one of the tabs in the calculations was an estimate of future taxable value annually and taxes generated annually. Long asked what if the DDA does not agree to participate in the HP plan, what is the DDA revenue in full without giving up some as financial assistance to the project. Barr said on the gross capture line, it would be approximately \$70,000 in 2025, \$298,000 in 2026, and increase 2% per year until 2031 when there is about \$650,000 in revenue. Once the PA 210 expires it would go up to slightly more than \$1 million in 2036. Long

said to clarify, from 2031-2035 the DDA revenue would be approximately \$650,000. When the tax abatement ends that number increases to \$1,000,000. Sullivan said yes, when all is done, it would amount to a little over \$3 million over the capture period.

Long asked if this financing plan was a new proposal. Barr responded that the developer has always assumed that the DDA would be a part of the financing plan. Ward responded that the PA 210 and the boundary expansions are new concepts in the past couple of months. Long stated that we are hearing much of this request for the first time. Long asked why the DDA needs to help the developer when HP has repeatedly said in the past that they are a big developer. Herkowitz said that HP has continued to be eager and willing to have discussions and the DDA participation is critical. Herkowitz added that without DDA participation, the project will not be able to proceed as designed. The choice is between a relative position, the current tax capture in the DDA is a little over \$5,565 per year; HP has committed \$50,000 throughout the reimbursement period to help with new costs for development and when the brownfield is finished, it will climb to approximately \$600,000 to over \$1 million after the PA 210 concludes.

Ward said the PA 210 is a newer concept and could there be an explanation of financial impacts to the DDA. Unlike the BRA TIF, the decision to approve a PA 210 is solely the discretion of the City Council. Barr said a PA 210 was part of the negotiation with city administration as to whether the developer could find funding for other requests from the City, including the roundabout and other public amenities. This was a response to the City's request on how to find funding for these amenities. During the brownfield reimbursement time period it should not affect what the DDA receives. For example - if the brownfield is fully paid in 2031, the taxes paid from then until the end of the PA 210 will be less, because the PA 210 is going to reduce amount of taxes captured by the DDA from the project. The reason the number is in the \$650,000 range is the impact of the PA 210. Ward asked how the PA 210 impacted the DDA financially. Barr said the difference in revenue for the DDA between \$650/\$680,000 to \$1.05 million is roughly \$400,000 annually.

Ward said there were negotiations with the City on how to find creative ways to help with the need for infrastructure support and the numbers show a net gain for developer; where is the rest of the PA 210 revenue? Barr said it is the impact to deferred realization of the DDA, it is not the entire savings. It is estimating the real dollar savings of the PA 210, if the developer keeps the project timeline is \$3.5 million, and added improvements would be about \$1.6 million. HP is fronting the money and will get it back on the back end under the PA 210. It is based on the value climbing each year. The second is the risk portion, everyone is worried about if the project is slower, or tax revenue doesn't come in as quickly. This risk is being realized by HP for the next 10 or so years.

Ward asked if the City has looked at other ways to find funding for infrastructure improvements, such as bonding, so there isn't so much contributed to the abatement. Wiktorowski said there could be additional options, one is the City will have additional jurisdictions helping to pay. Sullivan asked if revenues come in faster and property values increase quicker, and the brownfield is paid off in 2029-2030, what would happen if the estimates went from \$10 million to \$17.7 million and daylighting of the river comes in at \$22 or \$24 million, is the developer committed to completing the project and absorbing the difference in cost. Herkowitz said HP is eager to hear a response to the two proposals that were given to

the City last week and is open to a firm amount in the brownfield and understand this is an early concept and risk related to environmental testing and uniqueness of the project. HP would be open to having a discussion. Sullivan said the City needs an answer now, is the developer paying for the difference or is it going to be TIF capture and the City would have to come out with the shortfall on the project. Herkowitz reiterated that HP would be interested in further discussions on the hard stop of the amount.

Long said this has been brought up several times at Planning Commission (PC), that HP has been specifically asked who handles overage of items. Randy Wertheimer from HP has said before that HP would cover the overages and Thom Berry of the PC asked at a recent meeting why this has now changed. Long also said of the PUD, his understanding is when HP applied for the PUD there were a number of conditions, one of which was providing a space for the farmers market. Now it appears the City is trying to see if the property on 7 Mile will work, at a cost to the City of \$5 million. Herkowitz said there have been several hours of discussion on the farmers market and a task force has been created on where the best location would be. The site was evaluated in great detail and the property on 7 Mile was proposed as a new location. HP agreed as a condition of the PUD to provide a temporary home for the farmers market in 2023, 2024 and 2025. At that point the farmers market will hopefully be relocated to their new permanent home on 7 Mile. HP has committed \$3 million in TIF capture to help offset future environmental costs on that area and assist with that portion of the development.

Long added that the farmers market costs will increase when you consider the costs for parking, road improvements and more. Five million could be a low number and HP was supposed to provide for this on the PUD. Sullivan said the City does not currently have any answers to that, there are currently negotiations going on for this project and the City has a commitment from the Township to partner on this financial package. This brings the City contribution to approximately \$1.9 million. Ward said the farmers market area is not in the DDA and the DDA is not considering any financial investment for this portion of the project.

Boyd said on page 41 of the presentation, under the year 2031, the tax revenues are similar and the DDA will have a net positive. Wiktorowski said the City is using an increase of about 700 residents. Boyd asked what is the difference in the two numbers with or without the project and can the City handle the added expense. Sullivan said there is not currently a plan for that but the City will start receiving partial tax revenue in 2031. Long said there was a concern that the City would not be able to provide services including police, fire, etc. He added that, per Wiktorowski, the developer calculations are based on future year assumptions, but looking at future years is risky due to fluctuations in economy and costs. Long said the presentation lists revenues but doesn't have expenses and the proposed park is to be part of the DDA. This is out of character for the DDA, the DDA is here to keep the downtown going strong. Long also said based on this proposal, the DDA will have to hire a consultant to get legal advice. DDA staff will need to monitor the expanded area, this may also require additional staff. If the DDA makes the park part of the DDA there will probably also be more maintenance. Ward said that current negotiations include the HOA and apartment building contributing \$25,000 annually for Central Park and Riverwalk Park, with a total annual cost being \$125,000. Parks and Recreation will be picking up the difference at an 85/15 between the Township and City.

Boyd asked what the DDA punch list is for the project. Beth Saarala of Rosati, Schultz, Joppich and Amtsbuechler, said that once the brownfield is approved, the BRA and DDA will go into an

interlocal agreement for whatever percentage is agreed upon in the agreement. Looking at the presentation, other stipulations in the agreement include the ability to retain funds of \$50,000 annually and how costs get assigned. Herkowitz said the \$50,000 goes to the DDA during the reimbursement period to meet unexpected costs that may emerge. Saarala said another punch list item is to adjust the DDA boundary. The DDA needs to hire a consultant to put together a map, a development plan on the river park, an amendment to the TIF plan, and how that amended TIF plan works with the development plan. The Citizens District Council (CDC) will look at the TIF plan and development plan, then give an advisory opinion to the DDA board and City Council on whether the newly amended plan should be adopted. Ward said the plan was last amended in 2017 and the DDA hired consulting firm Beckett and Raeder. Ward said another key is who pays for the expansion of the DDA boundaries, in 2017 the cost was approximately \$7,000 and included the consulting fees. Saarala said there will then be a public hearing process, at least 20 days in advance to taxing jurisdictions.

Cozart said if the DDA is looking at an expanding the boundary, should the DDA also consider other areas that have previously been discussed as part of an expansion. Ward said that all potential areas will be considered. McKindles said it is unknown whether the land is contaminated and it is not currently generating much revenue. Barr said if the project does not happen and tax revenue drops, the City will have even less revenue. McKindles said the City/DDA is partnering with HP and the development is a shared risk and partnership. The developer could go ahead and develop the project but the City has a chance to improve on some items that they want as well. There is an opportunity for HP to do a great project and the community could have some great amenities, but there somehow needs to be some type of cap on time.

Herkowitz said, to clarify, HP originally did not have a cap and did come up with a cost sharing plan starting in 2031, of a 50/50 split to allow for some tax revenue. The City then asked for a hard cap, and since that time, the hard cap was 2033 with 50% going to the City in 2032 and a hard cap to end in 2033. HP responded with two options: first being the developer would develop 100% of TIF in 2031, 75% in 2032, 50% in 2033, 25% in 2034 and a hard stop in 2035. The second option would be 100% in 2031-2033 and the City getting 100% in 2034. The hard stop is same but the percentages are different. Herkowitz added that this is an historic and significant investment into the community. HP is fronting all of the funds over many years, which brings up an added risk. McKindles asked if the DDA isn't paid back in 2031 and bottom out in 2028, and the DDA needs to bridge the gap, is the City in a good spot to cover and bond through until the hard stop in 2034, and is the City comfortable with either proposal. Sullivan said the City evaluated the proposal and is uncomfortable going past 2031 without revenue; a counter proposal from the Executive Committee was to extend to 2033 and HP had responded with an even longer timeframe.

Boyd asked if there was a time certain end date in the future; Herkowitz said it currently is in 2033 where the City then captures 100%. Boyd asked to Saarala, what are the open items. Saarala said the DDA needs to hire a consultant to prepare documents relative to district boundary expansion to include the Riverwalk Park. This includes three documents to amend – district boundary map, development plan, and TIF plan. The second is, once the brownfield plan is approved by the BRA, the DDA needs to enter into an interlocal agreement with the BRA to determine how tax capture will pay for the Riverwalk. The third item is the statutory process, for the CDC to give an advisory stance and have public hearings. Saarala added that



the requested action today would include the first two items. Boyd asked about the existing DDA sunset in 2040. Ward said it is recommended to extend the sunset on the DDA.

Buckhave said if the project did not move forward for whatever reason and agreements have been made, do the agreements remain in effect if someone else takes on the project. Saarala said if for some reason it was transferred to another developer, the agreement is binding by the development and would go to the next developer. Long said the DDA is fragile, and has hired a consulting firm to look at the street closures in partnership with the City due to not being able to pay fully for a consultant. Ward said that is inaccurate statement, the DDA has reserves but did a 50/50 split with the City as a good faith partnership. Long also said the development will create millions in expenses for the DDA to create parking for people coming in to town. Herkowitz said there will be \$400,000 of additional revenue to the City to support parking and other infrastructure improvements.

Cole asked what will happen to the property that HP currently owns if the development is not approved. Herkowitz said HP is hopeful on the approvals, and HP has done everything possible over the past four years to make the project happen. If HP is not able to get an approval, HP would pursue the option of a multifamily residential plan with a unit count of approximately 280 units and 580 parking spaces. The future of the south portion would be questionable, Toll Brothers would walk away, the track would leave and the property would be vacant. Herkowitz added that there are very few developers that would be able to handle a development of this size and caliber. It needs to be rezoned and the only way to do so is with the PUD.

Jeff Snyder, resident in Beal Town, said he wants to bring to light some direct impacts due to the development. Beal Street would run all the way through Beal Town once complete. The rendering of the site plan as an observation, shows the river moved east to run along River Street. The slope down to the river is right at the edge of River Street. The rendering from meetings shows about a 160' wide space which includes the slope down the river. By moving it to the east HP is impacting the neighborhood. When the neighborhood is in a flood stage, traffic could veer off into a flood plain. Snyder said he is concerned about the dangers of the drop from Beal to 7 Mile and hopes the proposed expansion area would be expanded to the west or keep the river in its current historical position.

McKindles said that this is a good point and the DDA should consider this when discussing boundary expansion. Herkowitz said this issue will be exhausted and there is an ongoing engagement with OHM and Seiber Keast Engineers. There will also be a public engagement process before submitting final site plans.

Bob Buckhave, downtown resident, said as an investor he would never buy a piece of property that would not offer a return on investment. In essence, the DDA would be buying a piece of land that creates no revenue. B. Buckhave added that the DDA is acting as a flow through benefit of the TIF and this will be an expense to the DDA in the long run. B. Buckhave said he is nervous about the source of income to the City.

**Motion by Long, seconded by McKindles,** to table the discussion until the DDA Board has an opportunity to further study the information. **Yea:** Buckhave, Long. **Nay:** Cole, Riley, McKindles, Jaafar, Huprich, Cozart, Boyd, Turnbull. **Abstain:** Presley. **Motion fails.**

**Motion by Boyd, seconded by McKindles**, to authorize staff to retain appropriate counsel to prepare documentation necessary for boundary expansion and interlocal agreement with intention of executing financial support of the Northville Downs project as presented. **Yea:** Turnbull, Boyd, Buckhave, Cozart, Huprich, Jaafar, McKindles, Riley, Cole. **Nay:** Long. **Abstain:** Presley.

Presley abstained as he is part of the development team on the Downs project, and did not vote on the DDA boundary expansion and interlocal agreement.

#### **COMMITTEE INFORMATION AND UPDATES**

With respect to scheduling, committee updates will be conducted at the next meeting.

#### **BOARD COMMUNICATIONS**

None

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

**Meeting adjourned at 10:54 am.**

Respectfully submitted,  
Jessica Howlin, Marketing & Administrative Assistant  
Northville DDA