

AGENDA

SPECIAL MEETING OF THE COUNCIL (CONDUCTED AS A COMMITTEE-OF-THE-WHOLE) TO BE HELD IN THE COUNCIL CONFERENCE ROOM, 26000 EVERGREEN ROAD, SOUTHFIELD, MICHIGAN, ON MONDAY, NOVEMBER 17, 2008, AT 5:30 P.M., EASTERN STANDARD TIME, PURSUANT TO SECTION 4.4 OF THE CITY CHARTER.

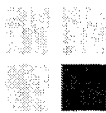
FOLLOWING ITEMS WILL BE DISCUSSED:

1. CDA Overview Presentation

and other items Council deems necessary

Nancy L. M. Banks
City Clerk

CORNERSTONE DEVELOPMENT AUTHORITY



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MEMORANDUM

FROM: Mr. Frank M. Brock, Executive Director
Cornerstone Development Authority

TO: Honorable Mayor Brenda Lawrence and
Honorable Members of City of Southfield City Council

SUBJECT: Requirement to Form a Development Area Citizens Council for the CDA

DATE: October 23, 2008

The Downtown Development Authority Act (P.A. 197 of 1975) requires that if a development area has 100 or more residents, a Development Area Citizens Council (DACC) must be created at least 90 days before the public hearing is held on a proposed development and/or tax increment financing plan. When the Cornerstone's Development and TIF Plans were first adopted, the development area boundaries were drawn so as to avoid residential uses; however the subsequent construction of the Village at Cornerstone and The Vistas condominiums have added over 100 residents to the development area. Therefore, in order for the CDA to proceed with amendment of its TIF and Development Plan, a DACC must be established.

The purpose of the DACC is to advise both the CDA and the City Council during the process of preparing and adopting the amended Development and TIF Plans. One simple way to ensure that the DACC is consulted, is to schedule their meetings at the same time as the CDA's meetings. That way they can participate and be part of the discussions. Ultimately, the DACC must make a recommendation to the City Council on whether or not to approve the proposed TIF and Development Plan.

According to statute, the DACC must be established by the City Council. There shall be no fewer than 9 members, all of whom shall be residents of the development area and at least 18 years old. In our case, the DACC members must be residents of the Village at Cornerstone or The Vistas, since those are the only two residential areas in the development area.

To keep to the CDA's target date for City Council to hold a public hearing on the TIF Plan at the end of March, the DACC would have to be appointed no later than the end of November. If a DACC is not able to be formed before then, we will need to move the public hearing into April (or later) so that we can meet the 90 day requirement.