

# MAYOR'S MEMO

News of Interest to Southfield Residents from Mayor Ken Siver

## City Council adopts 2022-23 Budget

On June 12th, the Southfield City Council adopted the city’s budget for the 2022-23 fiscal year that begins on July 1. Once again, the city has a balanced budget and adequate cash reserves.

Thirty-seven percent of the new budget is based on revenues from property taxes, followed by water and sewer revenues at 27 percent. Although General Fund revenues have increased, revenues from all funds have decreased slightly.

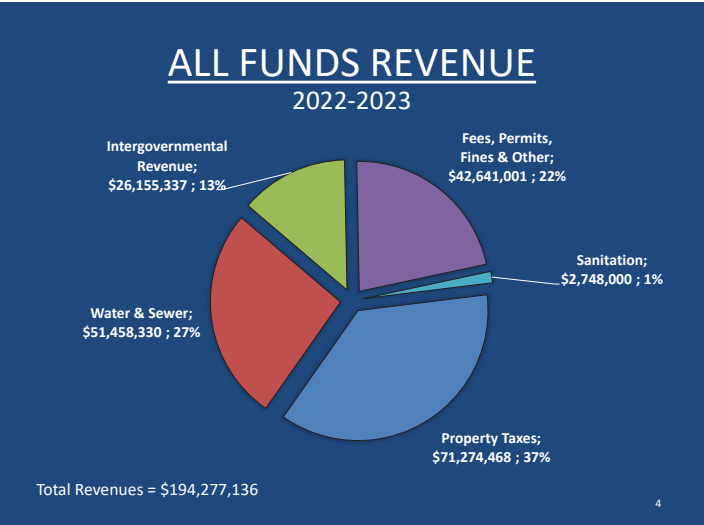
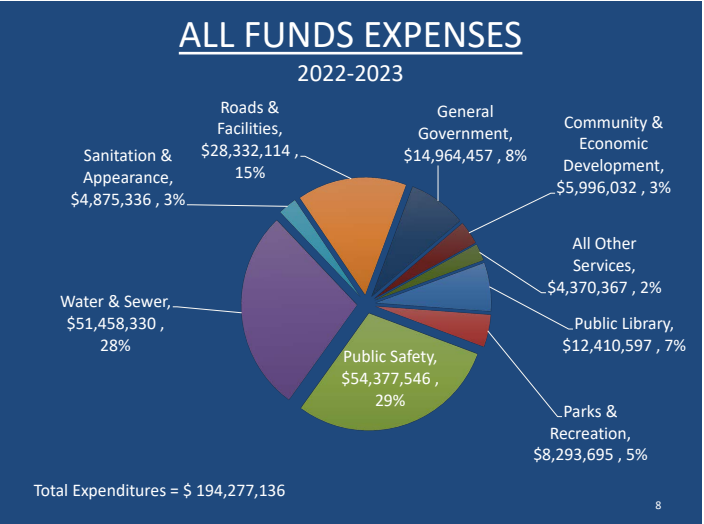
The city millage rate will be decreased by 0.7526 mills comprised of a 0.2342 reduction due to the Headlee rollback and a 0.5173 reduction in the Police & Fire Pension rate. The resultant property tax levy is 27.3746 mills for the city’s General Fund. Other taxing jurisdictions, including Southfield Public Schools, will also have millage rates lowered. (See chart below.)

State shared revenues increased by approximately 14 percent compared to the prior budget year. Constitutional and statutory revenue payments from the State of Michigan are projected at \$7,354,620 and \$1,052,779, respectively and represent 10 percent of the General Fund revenues.

While the overall budget totals out at \$194.2 million, the General Fund is \$84.96 million. The largest portion of the General Fund, \$59.87 million, is dedicated to public safety.

Proposed infrastructure Investments for roads, sewer and water mains total approximately \$19.5 million for the coming year.

The budget includes approximately \$15 million for general government expenditures. These costs comprise approximately 18 percent of the General Fund expenditures and include Administration, elected officials, City Clerk, City Attorney, City Treasurer, Assessing, Fiscal Services, Technology Services, Human Resources, and Community Relations.



**Summer property taxes decline**

Millage	2021	2022
City General	27.9122	27.1591
County General	04.0132	03.9688
Oakland Schools	03.2012	03.1658
OCC	01.5057	01.4891
State Education	06.0000	06.0000
School Supplement	07.5554	00.0000
School Operating	09.0000	05.3406
School Debt	01.1500	01.1500
School Sinking Fund	00.3500	00.3456
<b>TOTAL MILLS</b>	<b>69.6877</b>	<b>48.6188</b>



*The former JC Penney's store has been demolished. Stored dirt on the site is now being used to fill in what was the store's basement. The original 1954 Northland structures are being save for new uses.*

## 11 months in, great progress evident on Northland redevelopment

In the 11 months that have passed since Contour Companies of Bloomfield Hills took ownership of the former Northland Center, work has progressed steadily.

### **What has been accomplished so far:**

- The former Downtown Police Station has been demolished.
- The 12-bay, Montgomery Ward Auto Service Center on Greenfield has been demolished.
- The long-vacant JC Penney department store has been demolished.
- The former Kohl's store has been demolished along with other newer additions to the mall.
- The roof which enclosed the mall in 1974 has been removed.
- The original 80-store mall and the JL Hudson's store have been gutted.
- Blacktop from thousands of parking spaces has been removed and will be recycled.
- Thousands of feet of new water, storm and sanitary sewer lines have been installed.
- Foundations have been poured for the first two new buildings on Greenfield.
- The former Vibe Credit Union (once Stouffers restaurant) has been readied for demolition.

Leases for the first apartments at Northland City Center are expected to be available in late spring/early summer of 2023. The first two new buildings will be five stories with ground floor retail and rooftop ameni-

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*The addition to the west side of Northland Center facing Northwestern Highway has been demolished. The former Hudson's department store will become Hudson City Market with food, dining, entertainment, home furnishings and retail. Upper floors will house loft apartments and a boutique hotel.*



*The foundation has been poured for the first five-story apartment tower on Greenfield Road. The building will have first floor retail with apartments above.*

ties. These buildings will contain one- and two-bedroom apartments.

Contour is saving the original 1954 Northland and putting it to adaptive reuse. Built during the Korean War and designed as a bomb shelter, Northland Center was extremely well constructed. The foundations and basement remain in excellent condition. The basement is noteworthy for its 384 rooms, a plethora of loading docks and 25-foot ceilings. The Hudson's store alone had five tractor trailer bays. Merchandise deliveries were all made underground at Northland.

**See NORTHLAND**  
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***At one time Northland Center had 10,000 surface parking spaces. Contour Companies has lifted the blacktop and milled it for reuse. Milled blacktop is in piles in photo above. Steel, aluminum, concrete and bricks are also being recycled.***



***The end may be near for the blighted, vacant Plaza Hotel***

## Contour Companies options closed Plaza Hotel

For many years an eyesore on the edge of Magnolia and Northland Gardens neighborhoods, the Plaza Hotel (originally Michigan Inn) has been optioned by Contour Companies for an undisclosed sum. If the sale goes through, Contour plans to demolish the hotel and add the ten acres it sits upon to its Northland City Center development.

The owners of the Plaza Hotel have been in an out of court with the city of Southfield and the Oakland County Treasurer's Office for many years. The 440-room hotel built in 1974-75, had carried the Westin flag. Longtime residents will recall its Red Parrot bar and the spacious meeting facilities.

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## NORTHLAND REDEVELOPMENT

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The Hudson's Department Store building will become Hudson City Market with food, dining, entertainment, home furnishings and retail on the first floor. A boutique hotel is planned for the second and third floors and luxury loft apartments for the fourth floor. The basement will provide underground parking for visitors, shoppers and residents. It is expected that Hudson City Market will open in 2024.

In other developments, Contour Companies has secured a Business Costco for the southwest corner of the property at Northwestern Highway and Northland Drive. This Costco will be geared toward commercial customers purchasing in bulk. It will bring hundreds of jobs to the area. Emagine Theaters has also signed on for Northland City Center. Retail/commercial spaces are now being pre-leased in the buildings under construction.

Persons interested in leasing commercial space at Northland City Center should contact Friedman Real Estate in Farmington Hills.

As a community benefit Contour Companies will be building a new Downtown Southfield Police Station at Northland and leasing it a no charge to the city.



***Long-time Northland shoppers will recall arriving to the center on Northwestern Highway. Buses and cars dropped off visitors on the upper level, right outside the JL Hudson's store. Package pickup was immediately below. Plans call to bring back this entrance to the new Hudson City Market with the removal of the addition that reconfigured that entrance.***





## City pilots speed bumps in several neighborhoods

The Southfield City Council approved \$500,000 last fall for the installation of speed bumps, or alternatively called “speed tables” or “speed humps,” in a number of Southfield neighborhoods.

This move came in response to chronic citizen complaints of drivers going at speeds well above the posted 25mph in residential areas. The Southfield Police Department rotates traffic enforcement throughout the city but cannot possibly cover every neighborhood daily. The police department reports that on average 70 percent of the speeding tickets issued in neighborhoods are to local residents.

The city is testing a variety of speed bumps for effectiveness. While many residents asked the city to look into installing speed bumps, not everyone likes them or thinks they are necessary. Consequently, the city is testing them out on streets that have had a high number of speeding complaints and are “straight-aways” ... longer through streets.



## Southfield 2022 Garden Walk to be held Sunday, June 26

The Southfield Parks & Garden Club will hold its 15th Annual Garden Walk on Sunday, June 26 from 2-5pm. The walk will feature 15 yards in the Beacon Square Neighborhood, bounded by 11 Mile & Winchester, west of Evergreen Road.

Tickets for the Garden Walk are \$10 and may be purchased on the day of the event or from the Southfield Mayor's Office. The Garden Walk starts at the former Leonhard School (Winchester & Devonshire). A shuttle bus will make a continuous loop through the neighborhood. Yards on display are clustered in several areas.

The Southfield Parks & Garden



Club originated the annual walk to showcase some of Southfield's beautiful and unique home gardens and garden art; to offer tips and ideas to homeowners; provide information on annuals, perennials, shrubs and trees; and to promote Southfield's housing stock.

Parking at the former Leonhard School is free, as are refreshments. For further information contact Garden Walk Co-Chairs: Mayor Ken Siver ~ 248.796-5100 or [ksiver@cityofsouthfield.com](mailto:ksiver@cityofsouthfield.com) or Noreen Koslowskii ~ 248,229.3553 or [landarcnoreen@yahoo.com](mailto:landarcnoreen@yahoo.com)



## Southfield receives 2022 Project of the Year Award for Tamarack Creek Stream & Wetland Restoration Project from American Public Works Assn.

Southfield has won the 2022 Project of the Year Award from the Michigan Chapter of the American Public Works Association (APWA) for the Tamarack Creek Stream & Wetland Restoration Project.

The award was presented at the APWA Annual Conference on May 26, 2022.

The city of Southfield partnered with the Alliance of Rouge Communities (ARC) and the Great Lakes Restoration Initiative (GLRI) to restore Tamarack Creek Stream & Wetland. Grant funds totaling \$2,718,183 were provided by GLRI through the Environmental Protection Agency for design and implementation of the project to rejuvenate the wetland and stream to manage invasive species, as well as to provide habitat for fish and wildlife.

"We are extremely pleased to be recognized for this important environmental restoration project," commented Southfield's Storm Water Manager Brandy Siedlaczek. "We are very appreciative of our project partners and grant funding that will greatly improve overall water quality of the stream and wetlands, as well as wildlife habitat."

### MAYOR'S MEMO

The Mayor's Memo is an occasional newsletter produced by Mayor Ken Siver and not done at city expense. The Memo provides city news & updates to residents. To subscribe, send an email to [vperry@cityof-southfield.com](mailto:vperry@cityof-southfield.com). Feel free to pass this newsletter on to others.



The Rouge River watershed is considered a designated Area of Concern (AOC) under the Great Lakes Water Quality Agreement (GLWQA).

In March 2016, the Rouge River Advisory Council (RRAC) and the Public Advisory Council (PAC) for the Rouge AOC approved a list of projects to re-mediate the Rouge River's habitat. Due to the large quantities of uncontrolled storm-water runoff, the banks of the stream have experienced erosion and the stream itself sedimentation of its in-stream habitat. Increased volume of drainage water in such an urbanized area destabilizes vital substrates that are important for fish and other habitat.

The project will help construct habitat structures to allow for species diversity and improve water quality within the Rouge River watershed. Finalization of the Tamarack Creek Stream & Wetland Restoration Project will provide:

- 20 constructed habitat structures;
- 2 acres of restored wetland;
- 1,000 feet of restored floodplain; and
- 1,800 feet of restored stream.

The project won in the category of Environment \$1 Million to \$5 Million with the assistance of the contractor Anglin Civil and the consultants Environmental Consulting & Technology, Inc. For more information regarding the Tamarack Creek Stream and Wetland Restoration Project, contact The Engineering Department at (248) 796-4810.