

AGENDA

REGULAR MEETING OF THE COUNCIL (CONDUCTED AS A COMMITTEE-OF-THE-WHOLE MEETING) TO BE HELD IN THE COUNCIL CONFERENCE ROOM OF THE MUNICIPAL BUILDING, 26000 EVERGREEN ROAD, SOUTHFIELD, MICHIGAN, ON MONDAY, JULY 9, 2018, AT 6:00 P.M. LOCAL TIME, PURSUANT TO SECTION 4.3 OF THE CITY CHARTER.

FOLLOWING ITEMS WILL BE DISCUSSED:

1. Presentation and Discussion regarding Proposed Special Use Request for a Restaurant in a Retail Center of Less than Four Tenant Spaces (PSLU18-0005) – Home Depot Plaza
2. Due Diligence – General Development Company
Former Northland Mall
3. Northland Redevelopment Infrastructure Support Expenditure – Pacific Medical Buildings and Edward Rose
4. Approval of Extension of Due Diligence Agreement with Edward Rose
5. Acceptance of the Community Foundation of Southeast Michigan's Grant

COMMUNICATIONS:

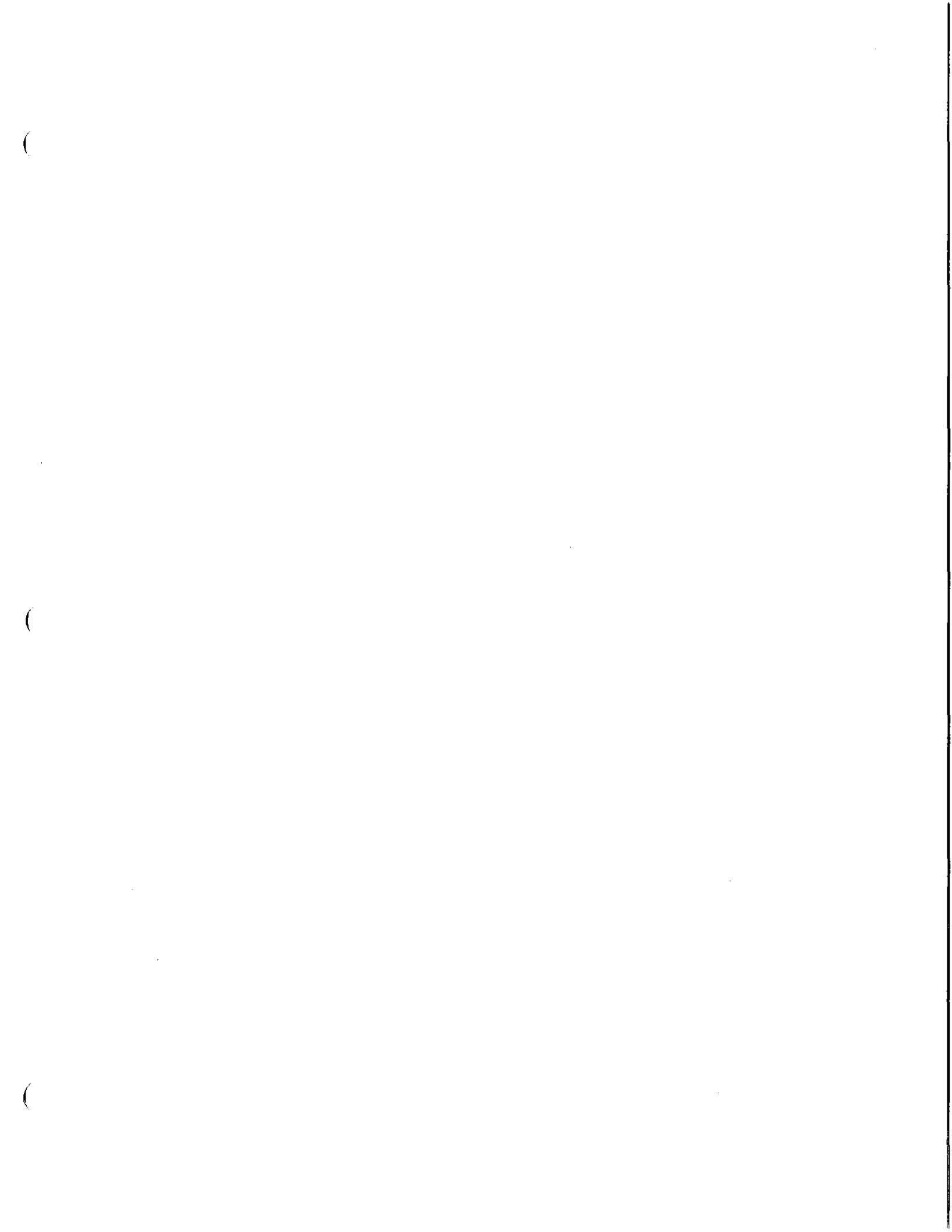
1. Request for Recognition – Pamela Gerald
2. Request for Recognition – Gerard Mullin
3. Request for Recognition – Richard Lucas
4. Request for Recognition – Ervin Posner
5. Request for Recognition – Harold Hill

AND OTHER ITEMS COUNCIL DEEMS NECESSARY

Sherikia L. Hawkins, CMC
City Clerk



Individuals with special needs who plan to attend this meeting should contact the City Clerk's Office at 248-796-5150 (voice) or 711 (TDD). If auxiliary aids or services are needed, reasonable advance notice is required.



July 9, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

**RE: Presentation and Discussion Regarding Proposed Special Use Request for a
Restaurant in a Retail Center of Less than Four (4) Tenant Spaces (PSLU18-0005) –
Home Depot Plaza**

Dear Sirs and Mesdames:

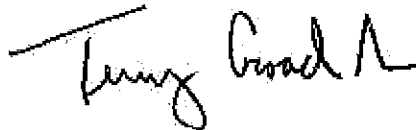
Mr. Matthew Berke would like to be placed on your July 9, 2018 Study Meeting agenda to discuss his proposed Special Use Request to allow for a restaurant in a retail center of less than four (4) tenant spaces.

This project was originally approved by the City Council in 2016 as a Site Plan because the retail center was proposed to have four (4) tenant spaces and a restaurant is a permitted use under that scenario. The building is currently under construction and the owner, in leasing the spaces, has found a tenant that needs more square footage and would like to combine two of the four tenant spaces into one thus creating three tenant spaces. Should Council approve of this Special Land Use, the retail center would be fully leased.

The property is located at 29775 Southfield Road on the west side of Southfield Road between W Twelve Mile Road and Webster in front of the Home Depot store. If Council finds the project satisfactory at this Study Meeting, this item will come back to you at your July 30, 2018 Regular Meeting for final review. Planning Department Staff will also be available to answer questions on the proposal.

In the meantime, should you have any questions, do not hesitate to contact me.

Respectfully submitted,



Terry Croad, AICP, ASLA
Director of Planning

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July 9, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

**Re: Due Diligence – General Development Company
Former Northland Mall**

Dear Sirs and Mesdames:

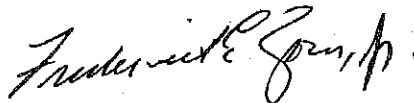
Background: General Development Company (“GDC”), is a Southfield, Michigan privately held commercial real estate development firm specializing in industrial, office and build-to-suit projects. Services include build-to-suit development, construction management, general contracting, real estate consulting and more. GDC has experience developing numerous projects including Oakland Technology Park in Auburn Hills, MI. Examples of projects located in Auburn Hills include Corporate Headquarters for U.S. Farathane, Henniges Automotive and Faurecia North America.

GDC is requesting authorization to enter into a 6-month due diligence agreement, with an option, by the City, to extended it 3 months if need. GDC is interested in 20 acres on the south west side of the property referred to as “The Boundary District” (see attached map). This agreement would permit GDC the ability to perform due diligence on the subject property with intent to consider a future purchase agreement. The due diligence would include, but not limited to, investigating the site, undertaking demographic market analytics, developing financial pro-forma and other relevant documentation. This arrangement would be a non-binding agreement and would not require a financial exchange by the City or company during this period. After the 6-month period and possible 3-month option both GDC and the City would review the work product and evaluate development purchase options.

Fiscal Impact: During the 6-month period, with a 3-month extension option, for the “Boundary District” property the City will have the ability to sell the subject property should an alternative development opportunity occur.

Recommendation: It is recommended that your Honorable Body find an immediate need to act under the Council Rules of Procedure and adopt the following resolution to approve a 6-month non-binding agreement with a 3-month extension option of the City with General Development Company to perform due diligence on 20 acres located at the southwest corner known as the “Boundary District”.

Respectfully submitted,



Frederick E. Zorn, Jr., CECD

City Administrator

Honorable Mayor and Council

Due Diligence-General Development Company/Former Northland Mall

Page 2

RECOMMENDED RESOLUTION:

BE IT RESOLVED: That City Council does hereby authorize the Mayor and City Clerk the authority to sign a 6-month, with a 3-month extension option of the City, non-binding agreement with General Development Company following review and approval as to form by the City Attorney's Office, for performing due diligence on 20 acres located at the southwest of the former Northland property, more commonly referred to as "The Boundary District".

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July 9, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

**Re: Northland Redevelopment Infrastructure Support Expenditure
Pacific Medical Buildings and Edward Rose**

Dear Sirs and Mesdames:

Background: As previously discussed, Pacific Medical Buildings (PMB) and Edward Rose continue to move forward with their development plans on the former Northland Mall property. Each has progressed to various stages of their respective due diligence process. A continuing issue of discussion relates to the cost of infrastructure (roads, sanitary and storm sewer, water) improvements necessary to support each development

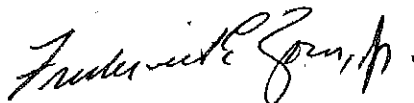
At its June 27, 2018 meeting the Northland Steering Committee reviewed a Source and Use of funds analysis regarding these infrastructure improvements. The attached document will show a total use of funds totaling \$7,750,000. These expenditures are delineated among sanitary sewer, water, storm sewer, road improvement (JL Hudson Drive-Greenfield to Providence), and demolition (northern part of the mall). The analysis also shows the source of funds coming from Water and Sewer Bond funds (\$4,000,000) and the Northland Fund Balance (\$3,500,000).

It is expected the city infrastructure expenditures will be repaid through the sale or lease of the Northland property and the Tax Increment Finance Authority. Repayment is predicated on a taxable development taking place at the former Northland property.

Fiscal Impact: Funds for the report were provided in the General Fund Support Services Account (No. 101-950-9500-38180).

Recommendation: It is recommended that your Honorable Body find an immediate need to act under the Council Rules of Procedure and adopt the attached resolution that Council authorize up to \$3,500,000 from the Northland Fund balance to support the infrastructure improvements for PMB and Edward Rose development.

Respectfully submitted,



Frederick E. Zorn, Jr., CEcD
City Administrator

Honorable Mayor and Council
Northland Redevelopment Infrastructure Support Expenditure
Pacific Medical Buildings and Edward Rose
Page 2

RECOMMENDED RESOLUTION:

BE IT RESOLVED, That Council authorize up to \$3,500,000 from the Northland Fund balance to support the infrastructure improvements for PMB and Edward Rose development.

BE IT FUTHER RESOLVED That funds are provided in the General Fund Support Services Account (No. 101-950-9500-38180) incorporated in the proposed 1st quarter budget adjustment.

Northland Redevelopment
Infrastructure Development Source and Use of Funds

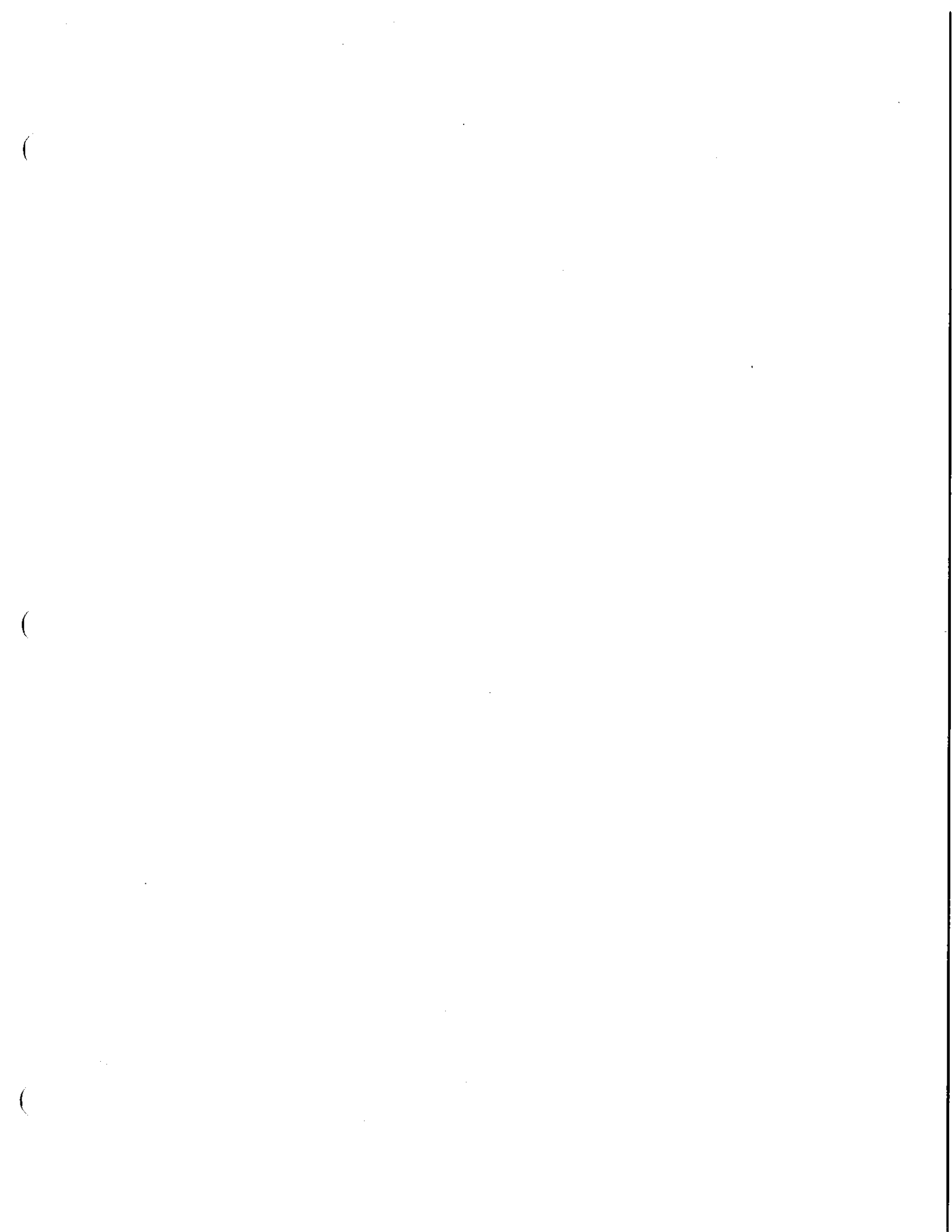
Northland Fund Balance
as of May 2018
\$9,020,478

Estimated Costs for Phase 1 (PMB & Rose) - \$7.2 million

1. Sanitary Sewer (PS & Sewer)	\$ 2,300,000
2. Water (Phase 1 Loop)	\$ 1,200,000
3. Storm Sewer (JL Hudson Relocation)	\$ 750,000
4. Roads (JL Hudson Drive, Greenfield to Providence)	\$ 2,750,000
5. Demo (North part of the mall)	\$ 750,000
Total	\$ 7,750,000

Sources of Funding

1. Water & Sewer Bond Funds	\$ 4,250,000
2. Northland Fund Balance	\$ 3,500,000
Total	\$ 7,750,000



July 9, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

Re: Approval of Extension of Due Diligence Agreement with Edward Rose

Dear Sirs and Mesdames:

On February 26, 2018, City Council approved entering into an agreement with Edward Rose and Sons ("Edward Rose") pursuant to which Edward Rose was given an exclusive ninety-day option on approximately 30 acres of the former Northland Mall property to undertake its due diligence activities. Edward Rose has been actively performing its due diligence activities with respect to the property; however, the ninety-day period has now expired. Edward Rose is requesting a ninety day extension of the due diligence agreement to continue its activities preliminary to potentially entering into a purchase agreement with the City relative to a portion of the former Northland Mall property. Staff is recommending that the City Council approve a ninety-day extension of the due diligence agreement with Edward Rose.

Recommendation: It is recommended that your Honorable Body find an immediate need to act under the Council Rules of Procedure and adopt the attached resolution authorizing the Mayor and City Clerk to sign the proposed ninety-day extension of the due diligence agreement with Edward Rose and Sons, upon review and approval by the City Attorney.

Respectfully submitted,

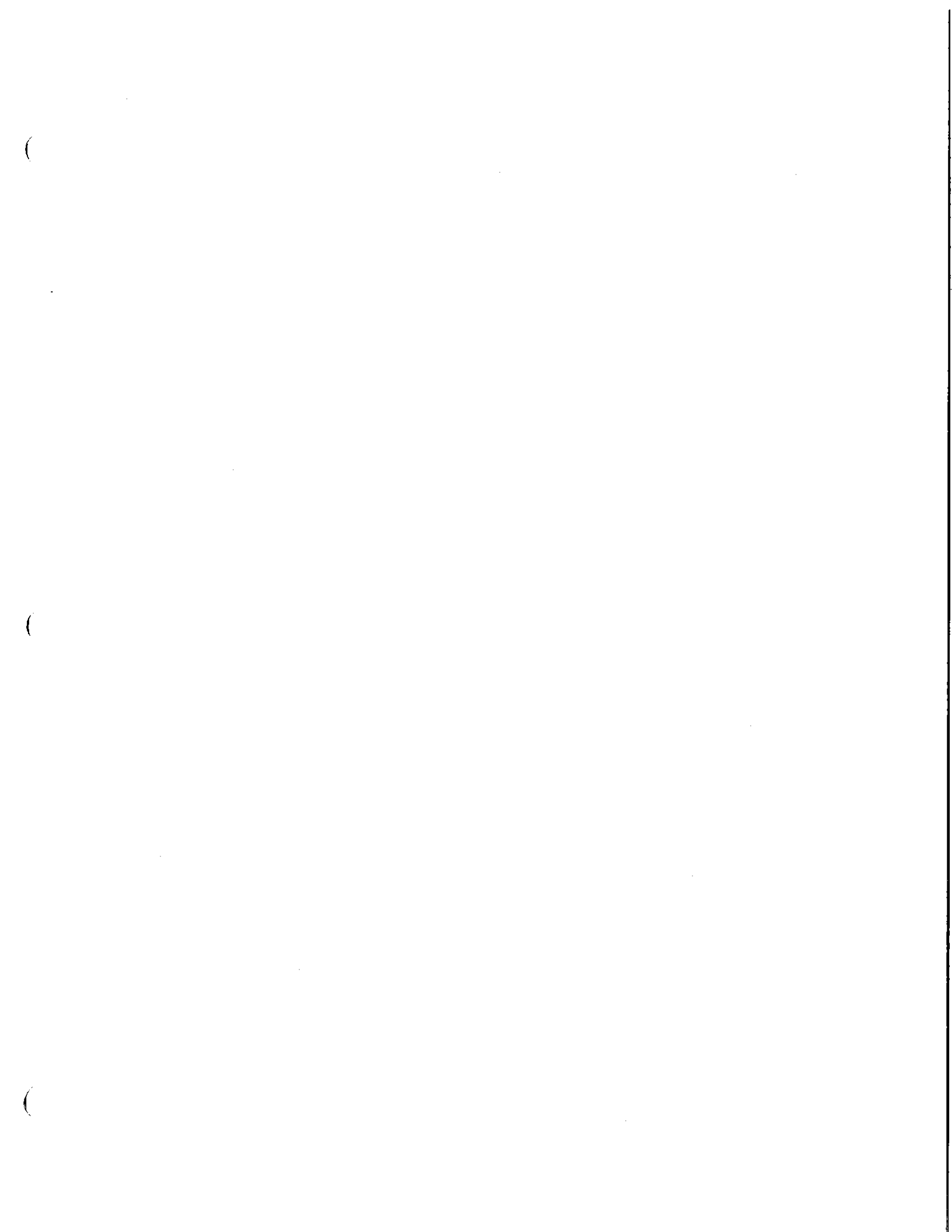


Susan P. Ward Witkowski
City Attorney

RECOMMENDED RESOLUTION:

BE IT RESOLVED that City Council does hereby approve a ninety-day extension of the due diligence agreement with Edward Rose and Sons regarding approximately 30 acres of the former Northland Mall property;

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the extension agreement with Edward Rose and Sons on behalf of the City of Southfield, upon review and approval by the City Attorney.



July 9, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

Re: Acceptance of the Community Foundation of Southeast Michigan's Grant

Dear Sirs and Mesdames:

Background: At its February 12, 2018 meeting, Council voted to assist the Martin Luther King Taskforce in applying for a Community Foundation of Southeast Michigan grant. The intent of the grant was to aid the Martin Luther King Taskforce in developing a program to create education curricula programs and activities that will preserve and share the history of the civil rights movement and introduce, inform and illuminate the next generation of powerful lessons learned to make an impact on society.

The Community Foundation of Southeast Michigan approved a \$25,000 grant to aid the Martin Luther King's Taskforce's youth education program. It is now necessary for the city to accept the grant on behalf of the taskforce and act as the fiduciary in its administration.

A representative of the taskforce will be present at tonight's meeting to discuss the grant and the taskforce's youth education program and answer any questions.

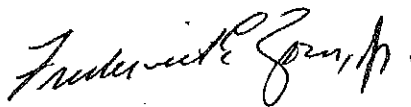
Fiscal Impact:

The City is proposing to act as a fiduciary agent on behalf of the Dr. Martin Luther King, Jr. Task Force, Inc. There is not likely to be a financial impact.

Recommendation:

It is recommended that Council find an immediate need to act under the Council Rules of Procedure and approve accepting the Community Foundation of Southeast Michigan's \$25,000 grant intended to aid the Martin Luther King Taskforce's youth education program and acting as the fiduciary in the administration of the grant.

Respectfully submitted,



Frederick E. Zorn, Jr., CEcD
City Administrator

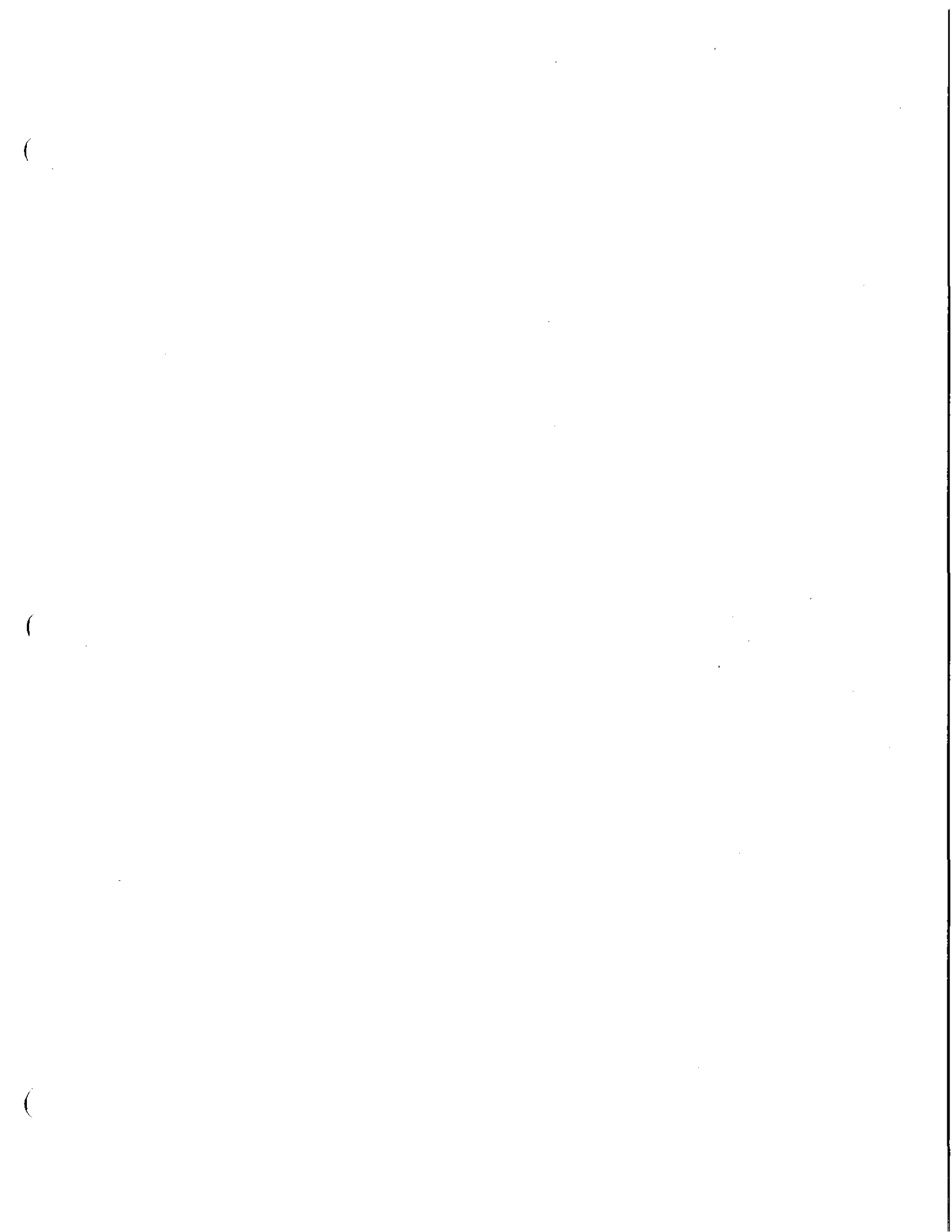
Honorable Mayor and Council
Acceptance of the Community Foundation of Southeast Michigan's Grant
Page 2

RECOMMENDED RESOLUTION:

BE IT RESOLVED, that Council does find an immediate need to act under the Council Rules of Procedure, and

BE IT FURTHER RESOLVED, that Council does hereby agree to accept the Community Foundation of Southeast Michigan's \$25,000 grant intended to aid the Martin Luther King Taskforce's youth education program and act as the fiduciary in the administration of the grant, and

BE IT FINALLY RESOLVED, that Council does hereby authorize the Mayor and Clerk to sign all related documents on behalf of the City.



CITY COUNCIL PROCEDURES – Request for Recognition

If you wish to address the City Council at a meeting with regard to a matter not listed on its agenda, please comply with the following:

1. You must submit a written request to address Council to the City Clerk's Office prior to 12:00 p.m. on the Wednesday preceding the meeting at which you wish to speak.
2. You have the option of addressing Council at:
 - A. A regular meeting which is conducted in the Council Chambers and is televised on the City's local cable television channel; or
 - B. A regular meeting conducted on a less formal, committee-of-the-whole format, which is held in the Council Conference Room and is not televised.
3. It is recommended that you describe the matter that you wish to address before Council. This will allow City staff to review the issue and provide Council with relevant information which might assist it in better understanding and dealing with your concern.
4. You will be limited to a period of three (3) minutes in which to address the Council.

SHERIKIA L. HAWKINS
CITY CLERK

I, Pamela Gerald, do hereby request to be recognized by the Southfield City Council, at the meeting scheduled for Monday, July 9, 2018, for the purpose of discussing "What Matters" in Southfield
Check out the Southfield Citizens Oversight Committee on You-Tube and Like Us on Facebook.

Name: Pamela Gerald
Address: P.O. Box 155
City: Southfield
State: Michigan
Zip: 48037-0155
Phone: 248-346-0439
Email: NA

18 MAY 18 PM 1:11

RECEIVED

MAY 18 2018

CITY CLERK
CITY OF SOUTHFIELD



Individuals with special needs who plan to attend this meeting should contact the City Clerk's Office at 248-796-5150 (voice) or 711 (TDD). If auxiliary aids or services are needed, reasonable advance notice is required.

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SHERIKIA L. HAWKINS
CITY CLERK

I, Gerard Mullin, do hereby request to be recognized by the Southfield City Council, at the meeting scheduled for JULY 9, 2018, for the purpose of discussing
"WHAT'S MATTERS"

2018 05 18 10:01 AM

RECEIVED

MAY 18 2018

CITY CLERK
CITY OF SOUTHFIELD

Name: GERARD MULLIN
Address: P.O. Box 155
City: SOUTHFIELD
State: MI
Zip: 48037
Phone: 248-346-0439
Email: gerardmullin2012@GMAIL



Individuals with special needs who plan to attend this meeting should contact the City Clerk's Office at 248-796-5150 (voice) or 711 (TDD). If auxiliary aids or services are needed, reasonable advance notice is required.

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SHERIKIA L. HAWKINS
CITY CLERK

I, RICHARD LUCAS, do hereby request to be recognized by the Southfield City Council, at the meeting scheduled for JULY 9, 2018, for the purpose of discussing REGARDING SEWAGE PORTION OF WATER BILL HAVE RECYCLE SYSTEM.
WATER MAINTENANCE

RECEIVED

JUN 29 2018

CITY CLERK
CITY OF SOUTHFIELD

Name: RICHARD LUCAS
Address: 23160 VALLEY CREST LANE
City: SOUTHFIELD MI
State: MICHIGAN
Zip: 48034
Phone: 313-204-2803
Email: ZICK AND NEDRA @ MSN.COM

CITY COUNCIL PROCEDURES – Request for Recognition

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SHERIKIA L. HAWKINS
CITY CLERK

I, Erwin Posner, do hereby request to be recognized by the Southfield City Council, at the meeting scheduled for July 9th, for the purpose of discussing Code enforcement

RECEIVED

JUL 02 2018

CITY CLERK
CITY OF SOUTHFIELD

Name: Erwin Posner
Address: 28422 Tavistock Jr
City: Southfield
State: MI
Zip: 48034
Phone: 248 354 4153
Email: erwinrph@gmail.com



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SHERIKIA L. HAWKINS
CITY CLERK

I, HAROLD Hill, do hereby request to be recognized by the Southfield City Council, at the meeting scheduled for July 9th, 2018, for the purpose of discussing 911 outsourcing of service.


RECEIVED

JUL 03 2018

CITY CLERK
CITY OF SOUTHFIELD

51:21:15 PM '18

Name: HAROLD Hill
Address: 22300 SEMINOLE
City: SOUTHFIELD
State: MI
Zip: 48033
Phone: 248 905-1429
Email: HAROLD.Hill@Council.gmmail.com

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