

AGENDA

REGULAR MEETING OF THE COUNCIL OF THE CITY OF SOUTHFIELD TO BE HELD AT 6:00 P.M., LOCAL TIME, IN THE COUNCIL CONFERENCE ROOM AND 7:30 P.M., LOCAL TIME, IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, 26000 EVERGREEN ROAD, SOUTHFIELD, MICHIGAN, ON MONDAY, JANUARY 22, 2018, PURSUANT TO SECTION 4.3 OF THE CITY CHARTER.

ROLL CALL

CLOSED SESSION

1. Discussion of Pending Litigation

STUDY SESSION

(Presentation and discussion of each study item will be limited to ten minutes)

1. Planning Commission 2017 Annual Report
2. Red Pole Park Easement and Authorization to Bid Discussion
3. Water Leak Program

MOVE TO COUNCIL CHAMBERS

PLEDGE OF ALLEGIANCE

PRESENTATIONS

Annual Update from the Commission on Senior Adults

APPOINTMENTS

MINUTES

- A. Regular Meeting of November 27, 2017
- B. Regular Meeting of December 4, 2017
- C. Committee-of-the-Whole Meeting (Visioning Session) of December 15, 2017
- D. Regular Meeting of December 18, 2017
- E. Committee-of-the-Whole Meeting January 8, 2018

SUMMARY OF ACTIONS TAKEN AT COMMITTEE-OF-THE-WHOLE MEETINGS

CONSENT AGENDA ITEMS FOR DISCUSSION

CONSENT AGENDA

- A. Accept and File 2017 Planning Commission Annual Report
- B. Red Pole Park Easement and Authorization to Bid
- C. Water Leak Program
- D. Authorize Request from Michigan Department of Transportation for Variance of the City of Southfield Noise Ordinance for Construction Projects on EB and WB I-696 between Drake and I-75 (MDOT Job No. 132113, 202055, 124865, 132246 and M71840)
- E. Publicly Funded Health Insurance Contribution Act Deduction Correction

PUBLIC HEARINGS

- A. Downtown Development Authority 2017 Restated Development Plan and Tax Increment Financing Plan

SITE PLANS

COMMUNICATIONS

- A. Request for Recognition – Joseph Person
- B. Request for Recognition – Pamela Gerald
- C. Request for Recognition – Gerard Mullin
- D. Request for Recognition – Richard Kendricks
- E. Request for Recognition – Debra Browder
- F. Request for Recognition – Fred Bunker

COUNCIL

- A. Approve Travel Expense Report for Linnie Taylor: MML Newly Elected Officials Seminar, December 12, 2017.

MAYOR

ADMINISTRATION

ATTORNEY

CLERK, TREASURER, PLANNER, ASSESSOR, ENGINEER

SCHEDULE

ORDINANCES

- A. Enact Ordinance No. 1687, rezone 7.695 acres of land from R-2 Single Family Residential to B-2, Planned Business for development of a conference center and banquet facility (PZR17-0003)

January 22, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan 48076

RE: Discussion of Pending Litigation

Dear Sirs and Mesdames:

I would appreciate the opportunity to consult with you regarding trial or settlement strategy in connection with specific pending litigation against the City at your meeting scheduled for Monday, January 22, 2018. I would ask that this review take place in a closed session, pursuant to Section 8(e) of the Open Meetings Act.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Susan P. Ward-Witkowski', written in a cursive style.

Susan P. Ward-Witkowski
City Attorney

CLOSED SESSION

January 22, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

RE: Planning Commission 2017 Annual Report

Dear Sirs and Mesdames:

In accordance with requirements of the Michigan Planning Enabling Act (Act 33 of 2008), as amended, the Planning Department on behalf of the Planning Commission respectfully submits the attached 2017 Planning Commission Annual Report to your Honorable Body concerning its operations and the status of past and future planning activities, including upcoming planning and zoning items that may require Council action.

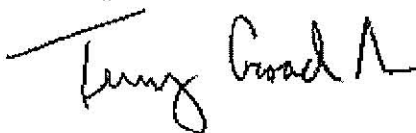
In 2017, the Planning Commission held 26 meetings where they acted on 11 site plans; 15 special land uses; seven zoning map amendments (including Northland ODD amendment); two Master Plan amendments and two zoning text amendments (including Green Infrastructure and landscape regulations). In addition, the Planning Commission reviewed and made recommendations on the one grant application, the 2017-2021 Parks & Recreation Master Plan; Northland Mall Design guidelines; Zoning Map Certification; Redevelopment Ready Certification semi-annual reports and many other planning and zoning items.

Significant planning initiatives in 2018, include, but are not limited: annual Capital Improvements Plan update; *Sustainable Southfield* Master Plan implementation progress report; extension of the non-motorized pathway network; Northland Redevelopment Plan implementation; future art installations; 2018 TAP grant submittal and Zoning Ordinance technical review, alignment with adopted Master Plan and comprehensive text amendments.

Planning Staff would like to take the opportunity at your Study Meeting scheduled for January 22, 2018 to review the Annual Report with the Council prior to the Regular Meeting scheduled for the same evening. Attached please find a copy of that report dated December 20, 2017 for your review.

Should you have any questions, do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Terry Croad". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Terry Croad, AICP, ASLA
Director of Planning



Department: Planning Dept
 Phone: 248-796-4150
 Fax: 248-796-4105

MEMO

To: Planning Commission
 From: Planning Staff
 Date: December 20, 2017
 Re: **2017 Annual Report**

Below, please find an outline of issues discussed in 2017 and recommendations for action in 2018:

A. 2017 PC Activities:

*Site Plan/Special Use/Rezoning*s

Name of Development	Reference #	Details
New Commercial Development (All Star Desk) 29111 Telegraph Road	PSP16-0008	Demo of the existing building and construction of a 9,880 gsf retail center with restaurant with drive thru.
Dorchen/Keech End of Mapleridge Section 35	PSLU16-0008	On-site production, manufacture and storage of landscape mulch, and storage of road salt.
Organic Roots Day Care 28031 Everett	PSLU16-0009	To use the existing single-family house for a Group Child Care Home.
Real Estate Office 30825 Greenfield	PSLU16-0011	To use the existing building for General Office Use in B-3
Southfield Sleep Lab Vacant land on north side of W Twelve Mile just east of Pierce	PSP16-0006	To construct a 11,550-gross square foot medical office building.
Meade-Lexus/Star Theater 25333 W Twelve Mile Road	PZR16-0005 PSLU16-0010 PSP16-0009	Rezoning Request to B-3 General Business and Special Use and Site Plan to convert half of the existing theater to a Meade-Lexus Dealership and retain other half for theater use.
Dorchen Martin Sidwell Parcels 2435-351-022 thru -025, 2435-352-010 & -011, and 2435-352-030	PSLU16-0008	For on-site production, manufacture and storage of landscape mulch, and storage of road salt.
P&R Master Plan and Grant Application		Review P&R Master Plan for recommendation to Council and discuss Grant Application for Evercentre Park

Super Car Wash 19708 and 19740 West Ten Mile Road	PSLU17-0001 PSP17-0001	Demo Existing Northwest Boat Building and expand Special Use of car wash and Site Plan for 22 vacuum arms
Baby Genius Daycare 20320 Alhambra	PSLU17-0002	Use of existing single-family house for Group Childcare of 7-12 children
inFORM studio 21000 & 21222 W Ten Mile Road	PSP17-0002	Construction of a 93,000gsf student housing facility with 320 rooms on the LTU campus.
P&R Grant Application		Evercentre Park grant review
Southfield Signs 18940 W Eight Mile Road	PZR17-0001	Rezone .91 acres of land from OS Office Service to I-L Light Industrial
Northland Mall Subarea Redevelopment Plan	MP-06	Amendment to the <i>Sustainable Southfield Comprehensive Master Plan</i> to incorporate the <i>Northland Concept Vision Redevelopment Plan, Northland Design Guidelines, and Northland Hudson's Building (and Power Plant) Mixed Use Feasibility Study</i> into the Northland Subarea Redevelopment Plan.
Northland Mall Subarea Redevelopment Overlay Development District Regulations	PZRODD17-0001	Public Benefit Rezoning to rezone from RC, Regional Center, RS Regional Shopping, ERO Education Research-Office, and RMU Multiple Family (High Rise), to Overlay Development District (ODD) (underlying Central Park, Shopping, Lifestyle, Innovation, Boundary, and Greenspace districts), and to establish regulations for the redevelopment of the Northland Subarea District
Dorchen Martin 27566 Northwestern Hwy	PZR17-0002 PSP17-0003	Rezoning Request for 2.808 acres of land from RS Regional Shopping and RMU Multiple Family (High Rise) to B-3 General Business; and site plan for interior/exterior renovation to the existing New Seoul Garden Restaurant and future construction of a 9,016 gsf Korean grocery store.
Southfield Conference Center	PZR17-0003 PSLU17-0004 PSP17-0004	Rezoning of 7.99 acres from R-2 Single Family to B-2 Planned Business,

Sidwell Parcels 2407-351-042, 2407-351-044, 2507-351-045, & 2407-351-107		Special Use for a conference center and banquet facility, and Site Plan Review for construction of a 20,000 gsf conference center and banquet facility
Whirl of Entertainment (Unit 25851 Lahser) on property located at 25843 Lahser	PSLU17-0003	Use of tenant space for a dance studio and dance events
IXL Learning Center 15600 W Twelve Mile and Parcel 2412-479-029	PSLU17-0005	To use residential property for a playground associated with proposed use of the existing building for a child care and learning center
Yeshiva Beth Yehudah 25761 Greenfield Road, Sidwell Parcels 2424-427-007 and -008	PZR17-0004	Rezone 1.84 acres of property from OS, Office Service to R-2 Single Family Residential
Metric Motors LLC, at 23125 and 23151 Telegraph Road, Sidwell Parcels 2429-476-021 & -022, Lot 50 and Lot 51 of Churches Acres Subdivision	PSLU17-0006	To use the property for a Class B Used Vehicle Dealership.
Mr. Alan's, 21170 and 21200 W Eight Mile Road, Sidwell Parcels 2434-376-019, -020 and -021	PSLU17-0008	Mr. Alan's Men's Bootery Retail, Warehouse and Distribution Center.
Autoliv Corporate Headquarters and Office and research facility, Sidwell Parcels 2418-476-009 & -011, American Commerce Centre Unit 10 and Unit 12 of Oakland County Condominium Plan No 1121	PSP17-0005	Construction of a 179,300 gsf Autoliv Corporate Headquarters and Office and research facility with associated parking.
Al Wazeer Medical Office, Sidwell Parcels 2412-478-027, -028 and -036, Lots 431 and Lot 432 Meadowvale Subdivision & N 10 Ft Of Vacated Alley Adj To Same, and S 40 Ft Of Lot 346 & 1/2 Vac Alley Adj To Same of Meadowvale Sub	PZR17-0005	To rezone .21 acres of property from R-A Single Family Residential to P Vehicular Parking and construct a 8,008 gsf medical office building with associated parking.
Spring Haven Communities LLC, Sidwell Parcel 2412-153-021	PSP17-0006	For the construction of a 378gsf maintenance building.
Noah's Event Venue, undeveloped portion of property located at 20700 Civic Center	PSP17-0007	Construction of an 8,181 gsf Noah's Event Venue with associated parking.

Drive, Sidwell Parcel 2422-201-017		
Lions Auto Group LLC, on behalf of the owner, Luxury Holdings LLC, 24130 Telegraph Road, on the east side of Telegraph Road between Nine and Ten Mile Roads	PSLU17-0010	To establish a used vehicle lot with a Class B License.
Advance Building Retail, 23077 Greenfield Road on the northwest corner of Greenfield Road and W Nine Mile Road	PSLU17-0012 PSP17-0010	To allow for a free-standing restaurant in B-3 and Construction of an 8,980gsf retail center with 2,900 gsf free-standing restaurant
Metro City Auto Sales 23390 Telegraph Road	PSLU17-0011	To establish a used vehicle lot with Class B License

Zoning Ordinance Text Amendments

Reference #	Details
PSLU17-0003	Amend the Zoning Ordinance to include Green Infrastructure and landscape and parking revisions.

Discussion/Initiatives/Review/Research Topics:

- 910 Radio Interview with Karen Dumas (6/11) RE: Placemaking
- Adjacent Community Master Plan Reviews
- Almost Home Animal Shelter Design Assistance
- Art Guideline Updates
- Art Installations' coordination
- Bike Share Start Up
- CCAB Expansion/SAD Renewal
- City Centre Parcel Redevelopment: EverCentre
- Codes and Ordinance Review
- Drone Regulations' Research
- Easement Coordination
- Extend Non-Motorized Pathway Network Mapping
- EverCentre Park Grant Application Submittal Assistance
- Green Infrastructure and Landscape Regulations amendment
- Interpretive Panel Design (3)
- LTU Podcast (8/14) RE: Placemaking
- LID/GI/Stormwater Bus Tour host 5/23
- MAP Awards Submissions (Evergreen Road Corridor & EverCentre Vision) and Presentation (Northland Redevelopment Vision)
- MEDC: Q-Line Preview 5/4

- Medical Marihuana Regulations research and recommendation
- MI Sites Article Submission: EverCentre Vision
- Northland Site Design Guidelines and ODD Regulations adoption
- Northland Transit (transfer stops) Relocations Coordination
- Parks & Rec Master Plan Adoption Assistance
- Patronicity Crowd Funding Campaign: Red Pole Park
- Northwestern Highway Pathway Project completion
- Redevelopment Ready Certification Quarterly Reports
- Southfield Community Cup Challenge
- Streetscape Master Plan for CCAB
- *Sustainable Southfield* Master Plan Amendment (MP-06): Northland Sub-Area
- Zoning Map Amendments & Certification (11/20/17)
- Wayfinding Signage Master Plan for CCAB

B. Planning Commission Meetings:

- 11 Study Meetings
- 12 Regular Meetings
- 3 Long Range Study Meetings

C. Training, Special Projects & Workshop attendance by PC & Planning Team Members:

- 8MBA Leadership Luncheon, Detroit – May 2017
- American Planning Association's Annual Conference: APA NYC 2017
- Michigan Connected & Automated Vehicle Working Group: Macomb County – Jan. 2017
- BCBSM Meetings (3)
- City Council Visioning (12/15)
- CERT
- Crowdfunding Grant Opportunity w/MEDC & MML
- Keep Michigan Beautiful Award Ceremony
- *Making Bikeshare Work Outside the Big City* Webinar
- Medical Marihuana Facilities Licensing Workshops (2)
- Michigan Association of Planning's 2017 Annual Conference
- Michigan Association of Planning Spring Institute, Lansing – May 2017
- Michigan Airline Trail Dedication
- The MI Congress for the New Urbanism: Neighborhoods: Placemaking's Building Block Lecture
- Michigan Modernism Art Show
- Northland Visioning Workshops
- Oakland County Heritage Conference-Sept. 2017

- Oakland County Planning & Economic Development Services (Oakland County PEDS) Planner's Gathering Workshops
- Oakland County Trail, Water and Land Alliance (TWLA) Quarterly Meetings
- Oakland County One Stop Ready Sessions
- Raymond James Sustainability Fair
- SEMCOG University:
 - i. Reimagining Transportation: Transforming SE MI (4/20)
 - ii. Green Infrastructure Champions Workshop & Presentation (10/11)
 - iii. Transportation Alternatives Program (TAP) (12/13)
- Southfield Park & Garden Club
- SE Chapter of the MI Society of Professional Surveyors Presentation-4/13
- SPLGG
- Technoblock Brick/Block Paver Seminar
- Villa Barr Steering Committee

D. 2018 Planning Initiatives:

- Arts Commission: Support Funding, Restoration and Installation
- Capital Improvement Plan Update prior to 2018 City Budget adoption (goal by end of March 2018)
- City Centre Development: Continued Placemaking, support of Special Events and Economic Development Initiatives
 - i. 2018 TAP Grant submittal for LTU pathway
- Redevelopment Ready Certification Quarterly Reports as required
- Northland Redevelopment Master Plan Implementation
- Zoning Ordinance Technical Review and alignment with adopted Master Plan
- Zoning Ordinance Amendments as required by above
- *Sustainable Southfield* Master Plan Implementation Progress Report

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January 22, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

RE: Red Pole Park Easement and Authorization to Bid Discussion

Dear Sirs and Mesdames:

Representatives of the Planning Department would like to be placed on your January 22, 2018 Committee-of-the-Whole Meeting agenda to discuss acceptance of an additional 7.5 ft. wide easement and authorization to bid the Red Pole Park art installation.

Background:

As you may recall, over \$55,000 was raised through the City's Patronicity campaign in the summer of 2017, which exceeded our target of \$50,000. Thus, the Michigan Economic Development Corporation provided the City with a match of \$50,000. Additional funds will be provided by the Southfield City Centre.

After the grant was awarded, the City has secured an additional 7.5 ft. wide easement to install the balance of the Red Poles within the designated landscape setback and prepared bid documents.

With your approval, the Purchasing Department will put this project out to bid by the end of January with an anticipated completion of installation by June 1, 2018.

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

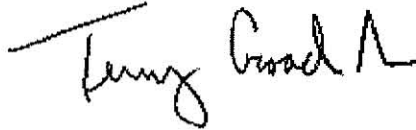
Fiscal Impact: The requested art installation will cost approximately \$110,000-\$130,000 to be paid from Red Pole Park Fund (Account No. 771-0381) and balance from Southfield City Centre (Account No. 880-901-1174-27400).

RECOMMENDATION: This office recommends that you Honorable Body put this on your Consent Agenda for your January 22, 2018 Regular meeting to approve the additional required easement, per City Attorney's approval, and authorize the Purchasing Department to go out to bid for the installation of Red Pole Park.

**Honorable Mayor and Council
Discussion on Red Pole Park Easement and Bid Authorization**

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Terry Croad". The signature is written in a cursive style with a long horizontal stroke at the beginning.

Terry Croad, AICP, ASLA
Director of Planning

Encls.

RECOMMENDED RESOLUTION:

BE IT RESOLVED: That Council does hereby approve the additional Red Pole Park Easement subject to review and approval by the City Attorney; and,

BE IT FURTHER RESOLVED: That Council authorizes the Purchasing Department to seek qualified bidders for the installation of Red Pole Park.

January 22, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

Re: Water Leak Program

Dear Sirs and Mesdames:

Background: Southfield water customers occasionally suffer leaks or other malfunctions of the water supply system on the customer side of the meter. When this occurs, it can result in substantial unintended water use and water bills of up to several thousand dollars. These bills can constitute a substantial financial burden on the resident or property owner and have previously contributed to residents losing their home to tax foreclosure as water bills are eventually added to property taxes if unpaid.

The proposed program will lessen the impact of these aberrant water bills in the following manner. In instances where a leak or other water system failure results in an unusually high water bill, up to two billing periods may be adjusted downward by one half of the amount of the bill(s) in excess of the normal bill(s) for the same period of time. To qualify for this one-time adjustment, the customer would have to confirm that a leak or other water system failure had caused the high bill(s) and that the failure had been repaired.

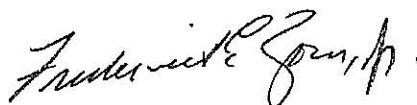
Based on a similar program that has operated administratively, it is estimated that this program may result in one adjustment a month averaging about \$1,000 each. It should be noted, however, that only a small percentage of customers will ever qualify for this program because only customers who suffer an actual leak or water supply system failure will qualify for it.

It should also be noted that once Southfield institutes its planned live water meter reading and can notify water customers of excessive water use in a matter of days instead of weeks, that the number of customers qualifying for this program will substantially decrease. A few days of unusually high water flow is not enough to move the bill beyond normal year-to-year variation.

Fiscal Impact: While even partial downward adjustments of unusually high water bills will result in decreased water fund revenue, the impact will be partially offset by the number of water bills that will not be rolled over onto the tax bill and potentially result in a tax foreclosure where back water bills are sometimes written off. Preventing these foreclosures will benefit the water fund and the city as a whole

Recommendation: If there is a consensus on this agenda item, it will be included on the consent agenda for tonight's meeting

Respectfully submitted,



Frederick E. Zorn, Jr., CEcD
City Administrator

FZJM

RECOMMENDED RESOLUTION:

WHEREAS, there are instances where a water leak occurs on the customer's side of the water meter, which results in unusually high water consumption by the customer;

WHEREAS, the City Council desires to implement a policy and procedure for adjustment of water bills for water service leaks occurring on the customer's side of the water meter;

NOW, THEREFORE, BE IT RESOLVED, the City of Southfield City Council does hereby determine and implement the following policy for adjustment of water bills for water service leaks occurring on the customer's side of the water meter:

1. If a customer has an unusually high consumption due to an unknown, hidden water leak and notifies the City Water and Sewer Department (the "Department") thereof, the Department will undertake a reasonable investigation of the customer's premises in an effort to determine the existence or source of the purported leak. The burden of proving the existence of the leak shall be upon the customer.
2. If the Department can confirm existence of the leak, and the customer provides satisfactory evidence to the Department that the leak has been repaired by the customer within thirty (30) days of notice of the leak, the Department will make an adjustment to the customer's bill based upon and in accordance with the following:
 - a. The adjustment will consist of one half of up to two consecutive unusually high water bills in excess of the typical bills for that period. The typical water bill shall be determined by computing the mean of the previous two years of water bills for the same billing periods for the same address regardless of who the account holder was for those two years. For example, if three consecutive water bills are six hundred dollars each and the mean water bills for each of those billing periods over the past two years is one hundred dollars per billing period, then the adjustment will be \$750.00 which is computed by adding the three \$600 bills together, subtracting the typical bills of \$100 for each billing period, and dividing the sum by one half. If only one year of water billing history exists for the account, then that year's bill will be the only bill used for typical usage within the computation. If no previous bill exists for that account, then the typical water bill shall be computed using similar residential or commercial water accounts.
3. Only one, life-time adjustment as provided in Section 2 hereof shall be given to a customer, including an immediate member of the customer's family residing with customer, regardless of address or location of account. In order to receive the adjustment, the customer shall sign a statement acknowledging that he or she and members of his or her immediate family residing with customer shall only be eligible to receive one adjustment as provided in Section 2 hereof.
4. No adjustments will be granted where any of the following circumstances exist:
 - a. Usage above the customer's typical monthly consumption is due to seasonal usage such as watering of grass, gardening, filling swimming pools, washing vehicles, etc.

Honorable Mayor and Council
Water Leak Program
Page 3

- b. The leak was caused by a third party from whom the customer is able to recover their costs. Examples include, but are not limited to, theft, vandalism, negligence and construction damage.
 - c. The leak occurs in a vacant or unoccupied property which is not being properly monitored or inspected by the owner or an agent of the owner.
 - d. If the leak continues for more than two consecutive billing periods, there shall be no adjustment for subsequent billings periods beyond two.
 - e. The meter at the property has been accessed, tampered with, or turned on/off by anyone other than a City of Southfield employee, and that action results in water loss or consumption.
 - f. An adjustment pursuant to Section 2 hereof was previously made to the customer or a member of the customer's immediate family residing with customer.
 - g. Customer denies access to the premises to Department employee(s) to verify the existence or source of the leak.
5. Adjustments to water bills permitted hereunder shall be administered by the Department. The Department shall make annual reports to the City Council through the City Administrator during the month of August each year. The reports shall cover the previous fiscal year and shall include and identify each residential and commercial water account adjusted pursuant to Section 2 hereof and the total adjustments made for all accounts.
 6. The adjustment pursuant to Section 2 is not intended to address billings resulting from an inaccurate water meter or a water meter that is suspected of being inaccurate.

January 22, 2018

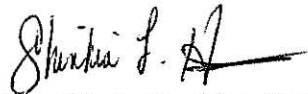
Honorable City Council
Municipal Building
Southfield, Michigan

Re: Annual Update from the Commission on Senior Adults

Dear Sirs and Mesdames:

Chairperson Karen Schrock and members of the Commission on Senior Adults will provide an update of the 2017 needs and concerns of senior adults living in Southfield and the Commission's recommendations related to senior citizens' needs in 2018.

Respectfully submitted,

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Sherikia L. Hawkins, CMC
City Clerk

REGULAR MEETING
 OF THE COUNCIL
 CITY OF SOUTHFIELD

November 27, 2017

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2017.328	AUTHORIZE the City Attorney to take whatever action deemed necessary to defend the City and its agents or employees in <i>Carl B. Smith v City of Southfield, et. al.</i> cause of action	23
2017.329	AUTHORIZE the City Attorney to take whatever action deemed necessary to defend the City and its agents or employees in <i>Franklin v City of Southfield, et. al.</i> cause of action	23
2017.330	ADOPT the Depository Resolution listing approved financial institutions and investment Brokers and dealers.....	23-25

REGULAR MEETING
OF THE COUNCIL
CITY OF SOUTHFIELD
MINUTES

November 27, 2017

The meeting of the Council convened at 6:34 p.m. in the Council Conference Room and then moved into the Council Chambers of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan, with Council President Daniel Brightwell in the Chair. PRESENT: Council Members: Daniel Brightwell, Donald Fracassi, Myron Frasier, Michael Ari Mandelbaum, Tawnya Morris and Linnie Taylor EXCUSED: Lloyd Crews ALSO PRESENT: City Clerk Sherikia L. Hawkins, Mayor Kenson Siver, City Attorney Susan Ward-Witkowski and City Administrator Fred Zorn. There being a quorum, Council was in session.

**** Exclusive Due Diligence Medical Development Agreement – Pacific Medical Buildings
Former Northland Mall

Pacific Medical Buildings (“PMB”), located in San Diego, California is one of the country’s preeminent full-service healthcare real estate developers. PMB specializes in the development of health systems, hospitals, medical groups and universities throughout the U.S. PMB has partnered with many of the top providers in the country to develop their ambulatory delivery networks which include land acquisition, ground lease structuring, design, financing, permitting, construction and long-term property management.

PMB is requesting authorization to enter into a 90-day due diligence agreement with the City, on 25-30 acres on the northeast side of the property directly across from Providence Hospital, more commonly referred to as “The Innovation District”. This agreement would permit PMB 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 be 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 between the City and PMB during this period.

After the 90-day period both PMB and the City would review the work product and evaluate development purchase options. Although there is no expenditure, the City will limit its ability to sell the subject property during this due diligence period.

2017.307 Motion by Mandelbaum; seconded by Fracassi.

RESOLVED: that pursuant to Section 10 of the Rules of Procedure adopted by the Southfield City Council on February 23, 1998, Council hereby determines that there is an immediate need to act.

Motion passed.

2017.308 Motion by Mandelbaum; seconded by Fracassi.

BE IT RESOLVED: That City Council does hereby authorize the Mayor and City Clerk the authority to sign a 90-day exclusive non-binding agreement with Pacific Medical Buildings following review and approval as to form by the City Attorney's Office, for the purpose of performing due diligence on 25-30 acres located at the northeast corner of the former Northland property, more commonly referred to as "The Innovation District".

Motion passed.

**** Presentation on Oakland County Michigan Works! Southfield Employment and Training Grants

Business and Economic Development Director Rochelle Freeman and Michigan Works! Manager Lisa Straske gave a presentation to Council regarding the functions of Michigan Works! and three (3) employment and training grants; the Peyser Grant, the Partnership. Accountability. Training. Hope. Grant and the Acceptance Workforce Innovation and Opportunity Act Grant. It is requested that Council authorize the Mayor and City Clerk to execute the Wagner-Peyser contract in the collective amount of \$151,388.00, authorize the execution of the Partnership. Accountability. Training. Hope. (PATH) Plan on behalf of the City in the amount of \$345,828.00 for the program year beginning on October 1, 2017 and ending on September 30, 2018, and authorize the execution of the Workforce Innovation and Opportunity Act grants on behalf of the City in the amount of \$728,124.00 for program year beginning July 1, 2017 through June 30, 2018.

There was consensus of Council to place this item on the Consent Agenda for approval.

**** Brownfield Redevelopment Plan & Tax Increment Financing Plan and Development & Reimbursement Agreement for Southfield Neighborhood Revitalization Project 2017

City staff is in receipt of a request from the Neighborhood Revitalization Initiative, LLC (NRI) Southfield Neighborhood Revitalization Project 2017 for approval of their Brownfield Redevelopment Plan & Tax Increment Financing Plan and Development & Reimbursement Agreement for redevelopment of 56 single family homes. This project serves as an example of the City of Southfield's contribution to the reinvestment of City neighborhoods and economic comeback of Southeast Michigan.

On November 1, 2017, the Southfield Brownfield Redevelopment Authority (SBRA) recommended approval of the Brownfield Redevelopment Plan & Tax Increment Financing Plan and a Development & Reimbursement Agreement for the Southfield NRI's Southfield Neighborhood Revitalization Project 2017 in accordance with the provisions of the Brownfield Redevelopment Financing Act; P.A. 381 of 1996, as amended. The efforts of the Southfield NRI will result in the revitalization of 56 single family homes, will ultimately enhance the City's tax base and will allow the City to create a Local Brownfield Revolving Fund (LBRF) for future environmental site remediation and demolition. As previously presented to City Council, the objective of the Southfield NRI is to rehabilitate the properties (including environmental remediation) and sell the homes at market rate as owner occupied properties.

The proposed properties were automatically deemed to be blighted by state statute, foreclosure is the basis for eligibility.

**** Authorization to Purchase Maintenance Vehicles and Ice Resurfacer for Park Services Operations

The Parks and Recreation Department is seeking permission to purchase four utility off road vehicles and a refurbished Zamboni as authorized in the 2017-18 budget. It is requested that Council authorize the purchase of the four maintenance vehicles through the State of Michigan Cooperative purchasing program. In addition, the Parks and Recreation Department has vetted several Zamboni refurbishing companies, resulting in the location of Arena Warehouse of Alexandria, Minnesota. Each of the proposed items has been reviewed in terms of useful life, repair history, safety and input from users. In addition, each function was analyzed and the appropriate equipment was selected to meet the required function.

Four John Deere Gator utility vehicles are recommended to replace equipment that lasted more than 10 years. These reliable vehicles access our trail systems and assist staff with the application of wood chips, transportation of other project materials, and are invaluable with respect to many other aspects of park maintenance and parks programming. One refurbished electric 552 Zamboni is to replace a 29-year-old refurbished Zamboni, Model 500. The proposed Electric Zamboni resurfacer comes with a 3-month warranty on parts to reinforce the integrity of the purchase. This type of Zamboni is more environmentally friendly, eliminating the threat of emissions and more importantly reducing both customer and staff exposure to carbon monoxide. The requested equipment purchases total \$116,854.48.

There was consensus of Council to place this item on the Consent Agenda for approval.

**** Application for Charitable Gaming License – The Alliance for a Safer, Greater Detroit

The Alliance for a Safer, Greater Detroit is requesting to be recognized as a nonprofit organization operating in Southfield for obtaining a charitable gaming license from the State of Michigan to conduct a charity poker event for their organization. The Alliance for a Safer, Greater Detroit helps empower people to make neighborhoods, schools and businesses safer through anonymous reporting of crime.

There was consensus of Council to place this item on the Consent Agenda for approval.

***** Liquor License Request – Woodward Detroit CVS, LLC

An application from Woodward Detroit CVS, LLC has been received requesting a transfer of an SDM liquor license to be located at 23881 Greenfield Road, Southfield, Michigan. All the necessary documents and approvals have been received from the required City departments. A representative on behalf of Woodward Detroit CVS, LLC was present to answer any questions Council had.

Councilman Fracassi questioned a letter showing taxes were not paid on the property. An email after this letter showed the taxes up to date have been paid.

There was consensus of Council to place this item on the Consent Agenda for approval.

***** Retiree Drug Subsidy Agreement

For over ten years, the City of Southfield has participated in the federal government's Retiree Drug Subsidy (RDS) program. Under this program, an employer who provides prescription drug coverage to its retirees receives a reimbursement payment from Medicare to cover a portion of the cost of such coverage (the "subsidy"). While the Centers for Medicare and Medicaid Services ("CMS") provides some prescription drug coverage directly to retirees under the optional Medicare Part "D", they have developed this subsidy program to encourage plan sponsors to maintain the coverage instead. The city's cost to provide prescription coverage to its retirees is over \$4 million per year. This year, the City of Southfield received an RDS subsidy payment of approximately \$330,000 as partial reimbursement of prescription costs paid on behalf of the Medicare-eligible (post age 65) retirees in our self-insured Blue Cross Blue Shield plan.

To utilize the services of BCBSM and Part D Advisors and continue to receive the RDS subsidy, it is requested Council approve an addendum to the Administrative Services Agreement with BCBSM to provide for the RDS program services. The addendum provides for a payment of 15% of the RDS subsidy amount received from CMS. The agreement period is effective for one year, and automatically renews, but may be terminated at any time by the City with 30 days' notice.

In addition, under a separate agreement, BCBSM and/or its vendor may be contracted to re-open past submissions and test for outstanding but unclaimed payments for the prior four (4) year period. If outstanding but unclaimed payments are found, they will assist in processing a claim re-opening. For this part of the service, BCBSM will be paid 50% of any recovered funds. It is recommended that Council authorize the Mayor and City Clerk to sign the two addendums to the Administrative Services Agreement with Blue Cross Blue Shield of Michigan to perform services for the Retiree Drug Subsidy Program, at a fee of 15% of the requested subsidy, and to perform the stated services in support of a Re-Opening of past filing(s), at a fee of 50% of any recovered subsidy funds.

There was consensus of Council to place this item on the Consent Agenda for approval.

**** Restated Development and Tax Increment Plan – Public Hearing Date January 22, 2018

As discussed at the joint meeting of the City Council and the Southfield Downtown Development Authority (SDDA) Board on October 24, 2017, a public hearing is needed to finalize the Restated Development and Tax Increment Plan prior to adoption by City Council. This restatement of the plan is critical as it allows for a reimbursement of the City's investment in the Northland Redevelopment. It is requested that Council schedule a public hearing for January 22, 2018 to hear comments regarding the Restated Development and Tax Increment Plan.

There was consensus of Council to place this item on the Consent Agenda for approval.

**** Visioning Session Date

Mayor Siver discussed with Council scheduling a date in December to conduct a visioning session. Discussion ensued regarding the date and time of the visioning session and the decided date and time was December 15, 2017 from 10:00 a.m. to 2:00 p.m.

There was consensus of Council to place this item on the December 4, 2017 Regular Meeting agenda for approval.

**** Resolution Regarding Neighborhood Revitalization Tax Foreclosure Program

Discussion ensued between Council regarding the proposed Neighborhood Revitalization Tax Foreclosure Program. Due to unaddressed concerns, this item was to be discussed at the December 4, 2017 Council meeting.

The Regular Meeting moved into the Council Chambers and continued with the Pledge of Allegiance.

Next on the agenda was a Presentation of a Joint Resolution by Mayor Siver to the family of the late Councilman Sidney Lantz in tribute to his service to the Southfield community. Mr. Lantz was the oldest elected official in the United States when he passed away on November 9, 2017 at the age of 97. Mr. Lantz was always a fighter for the people and served as a Council member for 36 years.

Council President Brightwell then recognized Congresswoman Brenda Lawrence. Congresswoman Lawrence congratulated the newly elected officials and stated she is proud to have this team as her Council. Congresswoman Lawrence discussed several items coming forward with the audience and Council and encouraged everyone to stay informed and use their voices.

The following reappointment and appointment was recommended for approval by Mayor Siver.

2017.309 Motion by Fracassi; seconded by Mandelbaum.

RESOLVED: That Council confirms the reappointment of Joseph Hurshe to the Downtown Development Authority with term of office expiring November 30, 2021.

Motion passed.

City Clerk Hawkins officiated the oath of office to the appointed and reappointed individuals.

2017.310 Motion by Fracassi; seconded by Mandelbaum.

RESOLVED: That Council confirms the youth appointment of Howard Haynes to the Southfield Library Board with term of office expiring November 27, 2018.

Motion passed.

The next item was the approval of the minutes of the Regular Meeting of October 16, 2017.

2017.311 Motion by Morris; seconded by Frasier.

RESOLVED: that Council does hereby approve the minutes of the Regular Meeting of October 16, 2017.

Motion passed.

Next on the agenda was the Consent Agenda.

Councilman Fracassi questioned the supporting material in the agenda for Consent Item H. There was consensus of Council to remove Consent Item H from the agenda.

Consent Item A. The Oakland County Michigan Works! Southfield has been administering the public assistance grants since 1994. The Partnership. Accountability. Training. Hope. (PATH) Plan is designed to enhance the employability of Temporary Assistance to Needy Families (TANF) recipients and enable them to become competitive in the labor market. This program moves residents off welfare and into jobs.

The PATH grant in the amount of \$345,828.00 will be reimbursed to the City from Oakland County Michigan Works! Agency covering the period from October 1, 2017 through September 30, 2018. This amount is included in the total adopted 2017-2018 Michigan Works! Southfield Grants budget of \$2,3000,000. Additional funds may become available through the State but will not exceed the total budget approved by Council. It is recommended that the Mayor and City Clerk be authorized to execute the Partnership. Accountability. Training. Hope. (PATH) Plan on behalf of the City.

2017.312 Motion by Mandelbaum; seconded by Morris.

BE IT RESOLVED: That Council approves the Partnership. Accountability. Training. Hope. (PATH) Plan grant for program year October 1, 2017 through September 30, 2018 in the amount of \$345,828.00, between the City of Southfield's Michigan Works! and Oakland County Michigan Works! Agency (MWA), and further authorizes the Mayor and City Clerk to execute the contract on behalf of the City upon review and approval of the agreement by the City Attorney's Office. Funds are provided in account number 276-048-2018-00000.

Motion passed.

Consent Item B. The Oakland County Michigan Works! Southfield has been administering the Wagner-Peyser Employment Services (ES) program since it began in 1998. The mission is to assist job seekers in finding jobs and employers in finding qualified workers. These services are delivered in one of three modes including self-service, facilitated self-help services and more intense staff-assisted service delivery approaches. All Wagner-Peyser grant dollars in the total amount of \$151,338.00 will be reimbursed to the City from the Oakland County Michigan Works! Agency covering the period from July 1, 2017 through June 30, 2018. This amount is included in the total adopted 2017-2018 Michigan Works! Grants budget of \$2,300,000.00. It is recommended that the council authorize the Mayor and City Clerk to execute the Wagner-Peyser contract in the collective amount of \$151,388.00 on behalf of the City.

2017.313 Motion by Mandelbaum; seconded by Morris.

BE IT RESOLVED, that Council approves the Wagner-Peyser contract in the amount of \$151,388.00 between the City of Southfield's Michigan Works! and the Oakland County Michigan Works! Agency (MWA), for program year July 1, 2017 through June 30, 2018 and further authorizes the Mayor and City Clerk to execute the contract on behalf of the City upon review and approval as to form by the City Attorney's Office. Funds are provided in account number 276-048-2018-0000.

Motion passed.

Consent Item C. The Oakland County Michigan Works! Southfield has been administering these and similar government grants since 1970. The Workforce Innovation and Opportunity Act (WIOA) took effect on July 1, 2015. WIOA aims to support innovative strategies to keep pace with changing economic conditions and seeks to improve coordination between the primary federal programs that support employment services, workforce development, adult education and vocational rehabilitation activities.

The total Workforce Innovation and Opportunity Act program grant in the amount of \$728,124.00 will be reimbursed to the City from Oakland County Michigan Works! Agency covering the period from July 1, 2017 through June 30, 2018. This amount is included in the total adopted 2017-2018 Michigan Works! Grants budget of \$2,300,000.00. Additional funds may become available through the State but will not exceed the total budget approved by Council. It is recommended that the Mayor and City Clerk be authorized to execute the Workforce Innovation and Opportunity Act grants on behalf of the City in the amount of \$728,124.00.

2017.314 Motion by Mandelbaum; seconded by Morris.

BE IT RESOLVED, that Council approves the Workforce Innovation and Opportunity Act grants covering program year July 1, 2017 through June 30, 2018 in the amount of \$728,124.00, between the City of Southfield's Michigan Works and the Oakland County Michigan Works! Agency (MWA), and further authorizes the Mayor and City Clerk to execute the contract on behalf of the City upon review and approval of the agreement by the City Attorney's Office. Funds are provided in account number 276-048-2018-00000.

Motion passed.

Consent Item D. The Parks and Recreation Department is seeking permission to purchase four utility off road vehicles and a refurbished Zamboni as authorized in the 2017-18 budget. It is requested that Council authorize the purchase of the four maintenance vehicles through the State of Michigan Cooperative purchasing program. In addition, the Parks and Recreation Department has vetted several Zamboni refurbishing companies, resulting in the location of Arena Warehouse of Alexandria, Minnesota. Each of the proposed items has been reviewed in terms of useful life, repair history, safety and input from users. In addition, each function was analyzed and the appropriate equipment was selected to meet the required function.

Four John Deere Gator utility vehicles are recommended to replace equipment that lasted more than 10 years. These reliable vehicles access our trail systems and assist staff with the application of wood chips, transportation of other project materials, and are invaluable with respect to many other aspects of park maintenance and parks programming. One refurbished electric 552 Zamboni is to replace a 29-year-old refurbished Zamboni, Model 500. The proposed Electric Zamboni resurfacer comes with a 3-month warranty on parts to reinforce the integrity of the purchase. This type of Zamboni is more environmentally friendly, eliminating the threat of emissions and more importantly reducing both customer and staff exposure to carbon monoxide. The requested equipment purchases total \$116,854.48.

2017.315 Motion by Mandelbaum; seconded by Morris.

BE IT RESOLVED: That Council does hereby approve the purchase of four John Deere Gators from Deere and Company at \$8,088.62 each in accordance with Chapter 8, Section 1.279 (3) of the City's Code of Ordinances "...by contracting with or through another unit of government" in the amount totaling \$32,354.48 and one refurbished electric Zamboni 552 from Arena Warehouse for \$84,500.00. Funds are provided in the Parks and Recreation Equipment Purchase and Replacement Revolving Fund (666-1731).

BE IT FURTHER RESOLVED: That Council authorizes the Purchasing Department to dispose of the equipment being replaced in the manner most advantageous to the City with the proceeds of the trade-in and salvage value to be returned to the Equipment Revolving Fund.

Motion passed.

Consent Item E. The Alliance for a Safer, Greater Detroit is requesting to be recognized as a nonprofit organization operating in Southfield for obtaining a charitable gaming license from the State of Michigan to conduct a charity poker event for their organization. The Alliance for a Safer, Greater Detroit helps empower people to make neighborhoods, schools and businesses safer through anonymous reporting of crime. It is recommended that Council give favorable consideration of approval for this request.

2017.316 Motion by Mandelbaum; seconded by Morris.

BE IT RESOLVED: That Council approves the application for charitable gaming license for The Alliance for a Safer, Greater Detroit.

Motion passed.

Consent Item F. An application from Woodward Detroit CVS, LLC has been received requesting a transfer of an SDM liquor license to be located at 23881 Greenfield Road, Southfield, Michigan. All the necessary documents and approvals have been received from the required City departments. It is recommended that Council give favorable consideration of approval for this request.

2017.317 Motion by Mandelbaum; seconded by Morris.

BE IT RESOLVED: That Council approves the transfer of an SDM liquor license to Woodward Detroit CVS, LLC, located at 23881 Greenfield Road, Southfield, Michigan.

Motion passed.

Consent Item G. For over ten years, the City of Southfield has participated in the federal government's Retiree Drug Subsidy (RDS) program. Under this program, an employer who provides prescription drug coverage to its retirees receives a reimbursement payment from Medicare to cover a portion of the cost of such coverage (the "subsidy"). While the Centers for Medicare and Medicaid Services ("CMS") provides some prescription drug coverage directly to retirees under the optional Medicare Part "D", they have developed this subsidy program to encourage plan sponsors to maintain the coverage instead. The city's cost to provide prescription coverage to its retirees is over \$4 million per year. This year, the City of Southfield received an RDS subsidy payment of approximately \$330,000 as partial reimbursement of prescription costs paid on behalf of the Medicare-eligible (post age 65) retirees in our self-insured Blue Cross Blue Shield plan.

To utilize the services of BCBSM and Part D Advisors and continue to receive the RDS subsidy, it is requested Council approve an addendum to the Administrative Services Agreement with BCBSM to provide for the RDS program services. The addendum provides for a payment of 15% of the RDS subsidy amount received from CMS. The agreement period is effective for one year, and automatically renews, but may be terminated at any time by the City with 30 days' notice.

In addition, under a separate agreement, BCBSM and/or its vendor may be contracted to re-open past submissions and test for outstanding but unclaimed payments for the prior four (4) year period. If outstanding but unclaimed payments are found, they will assist in processing a claim re-opening. For this part of the service, BCBSM will be paid 50% of any recovered funds. It is recommended that Council authorize the Mayor and City Clerk to sign the two addendums to the Administrative Services Agreement with Blue Cross Blue Shield of Michigan to perform services for the Retiree Drug Subsidy Program, at a fee of 15% of the requested subsidy, and to perform the stated services in support of a Re-Opening of past filing(s), at a fee of 50% of any recovered subsidy funds.

2017.318 Motion by Mandelbaum; seconded by Morris.

BE IT RESOLVED: That the Mayor and City Clerk are authorized to sign the agreement with Blue Cross Blue Shield of Michigan to perform administrative services for the Retiree Drug Subsidy Program, at a fee of 15% of the requested subsidy, and

BE IT FURTHER RESOLVED: That the Mayor and City Clerk are authorized to sign the Retiree Drug Subsidy Agreement with Blue Cross Blue Shield of Michigan to perform the stated services in support of a Re-Opening of past filing(s), at a fee of 50% of any recovered subsidy funds.

Motion passed.

Consent Item I. As discussed at the joint meeting of the City Council and the Southfield Downtown Development Authority (SDDA) Board on October 24, 2017, a public hearing is needed to finalize the Restated Development and Tax Increment Plan prior to adoption by City Council. This restatement of the plan is critical as it allows for a reimbursement of the City's investment in the Northland Redevelopment. It is requested that Council schedule a public hearing for January 22, 2018 to hear comments regarding the Restated Development and Tax Increment Plan.

2017.319 Motion by Mandelbaum; seconded by Morris.

BE IT RESOLVED: That Council set January 22, 2018 as a Public Hearing date to hear comments regarding the Restated Development and Tax Increment Plan.

BE IT FURTHER RESOLVED: That funds are provided from the Southfield Downtown Development Authority in Account No. 244-901-2440-38180.

Motion passed.

Next on the agenda was the public hearing for the Brownfield Redevelopment Plan & Tax Increment Financing Plan and Development & Reimbursement Agreement for Southfield Neighborhood Revitalization Project 2017. The purpose of this Brownfield Redevelopment Plan and Tax Increment Financing Plan is to provide for the redevelopment of housing units and reimbursement of related expenses including the following: baseline environmental assessment activities, due care activities, lead and asbestos activities, site preparation, demolition, infrastructure improvements, brownfield plan and related fees. Properties included in the Brownfield Redevelopment Plan and Tax Increment Financing Plan qualify for assistance as they have been deemed to be "Blighted" as defined by Act 381, Section 2 because the properties: a) are determined to be a public nuisance; and b) are an attractive nuisance to children because of the physical condition, use or occupancy. The Plan is currently seeking capture of all allowable Local Taxing Jurisdiction Tax Increment Revenues until eligible SBRA costs are reimbursed and deposits made in the LBRF.

The Public Hearing was declared open.

Kenneth Taylor, 23620 Oliver Court, Southfield, Michigan, expressed his opposition for the proposed plan and would like the opportunity to purchase his home back.

Ronald Hayes, 22946 Bellwood, Southfield, Michigan, stated he purchased a home for cash and fell on hard times without any opportunity to purchase his home back.

John Edwards, 25055 W 10 Mile, Southfield, Michigan, stated in 2008 he purchased a home and a business. Mr. Edwards went to the county to purchase his home back and was told the City of Southfield purchased the home. Mr. Edwards is interested in purchasing his property from the City.

Anthony Akande, 29800 Chelmsford, Southfield, Michigan, stated he paid cash for his home and paid all the taxes up to 2016. Mr. Akande stated he spent money on connecting to the sewer system and then was informed he lost his home.

Pamela Hayes, 22946 Bellwood, Southfield, Michigan, stated she was threatened to move from her home or her belongings would be thrown away. Ms. Hayes stated if she was given another alternative she would've taken it.

Jessica Hayes, 22946 Bellwood, Southfield, Michigan, said her parents were putting her through college and she came home during break to find her family had to move. Ms. Hayes feels her family did not have a choice in what was happening, her family fell on hard times and would like another opportunity.

Everett Hodge, 25356 Shiawassee, Southfield, Michigan, lives in a condo and is concerned that a nonprofit would not want to give homeowners an opportunity to keep their homes.

Brendolyn Jasper, 18905 Adrian, Southfield, Michigan, has been a Southfield resident for 28 years and feels the City should be helping people get back on their feet in hard times.

Louis Jackson, 17245 Louise, Southfield, Michigan, has been living in Southfield for 11 years and feels the City needs to perform more diligence before passing anything.

Hakeem Malik Lowry, 23266 Ranch Hill, Southfield, Michigan, does not want to leave the community and would like arrangements to buy his home back.

Gilbert Borman, 29555 Heritage, Southfield, Michigan, stated he is representing a home owner and challenges Council to come up with a program that is fair to the City and community.

Carolyn Miller, 17600 George Washington, Southfield, Michigan, feels there is no excuse for getting behind on property taxes but suggests the procedure for foreclosing on homes be modified.

Sara Habbo, 29245 Marshall, Southfield, Michigan, questioned the guidelines the NRI has for purchasing homes and where they could be accessed. Ms. Habbo also asked how many homes were purchased by the NRI and sold for profit and how many homes were sold to eligible candidates.

Joe Person, PO Box 115, Southfield, Michigan, stated the City needs to do right by the people and work out an amicable solution.

Greg Keller, 25170 Circle, Southfield, Michigan, feels the City should keep people in their homes.

Pamela Gerald, P.O. Box 155, Southfield, Michigan, expressed her concerns regarding the proposed plan.

The Public Hearing was then declared closed.

Due to the unaddressed concerns of Council and issues raised by residents, it was recommended to postpone the adoption of the plan until the December 4, 2017 Regular Meeting.

2017.320 Motion by Fracassi; seconded by Frasier.

RESOLVED: That Council postpones the adoption of the Brownfield Redevelopment Plan and Tax Increment Financing Plan and Development and Reimbursement Agreement for the Southfield Neighborhood Revitalization Project 2017 until December 4, 2017.

A Roll Call Vote was taken.

AYES: Brightwell, Fracassi, Frasier, Mandelbaum, Morris, Taylor

NAYS: None

ABSENT: Crews

Motion passed.

Next on the agenda was the Public Hearing for PZR17-0004, Rezoning request of RAND Construction on behalf of the owner, Yeshiva Beth Yehudah, to rezone 1.84 acres of property from OS Office Service to R-2 Single Family Residential, property located at 25761 Greenfield Road, Sidwell Parcels 2424-427-007 & -008, Lot 4 excluding east 27 feet deeded for highway and Lot 5 excluding easterly 27 feet of Supervisors Plat Meadow Downs 2 Subdivision, on the west side of Greenfield Road between Lincoln and the I-696 Freeway, Section 24, City of Southfield, Oakland County, State of Michigan.

Properties to the north, west and south are zoned RM Multiple Family (Low Rise) and are developed with multiple family uses. The properties to the east across Greenfield Road are developed with commercial uses in Royal Oak Township.

Issues considered by the Planning Department during the review of the rezoning were:

1. The Southfield Comprehensive Master Plan indicates Local Mixed Use for this property.
2. Compatibility of new land uses with the abutting existing developments.
3. The standards for rezoning of property.

The Planning Department recommends favorable consideration of PZR17-0004 to rezone 1.84 acres of property from OS Office Service to R-2 Single Family Residential for the following reasons:

1. The Southfield Comprehensive Master Plan indicates Local Mixed Use for this property.
2. The change in zoning would be compatible with the existing adjacent land uses and abutting existing developments.
3. The proposal is in accordance with the standards for rezoning of property.

The Public Hearing was declared open.

Pamela Gerald, P.O. Box 155, Southfield, Michigan, voiced her support for this request.

The Public Hearing was then declared closed.

2017.321 Motion by Fracassi; seconded by Taylor.

RESOLVED: That PZR17-0004, Rezoning request of RAND Construction on behalf of the owner, Yeshiva Beth Yehudah, to rezone 1.84 acres of property from OS Office Service to R-2 Single Family Residential, property located at 25761 Greenfield Road, Sidwell Parcels 2424-427-007 & -008, Lot 4 excluding east 27 feet deeded for highway and Lot 5 excluding easterly 27 feet of Supervisors Plat Meadow Downs 2 Subdivision, on the west side of Greenfield Road between Lincoln and the I-696 Freeway, Section 24, City of Southfield, Oakland County, State of Michigan, be approved based on the following:

1. The Southfield Comprehensive Master Plan indicates Local Mixed Use for this property.
2. The change in zoning would be compatible with the existing adjacent land uses and abutting existing developments.

3. The proposal is in accordance with the standards for rezoning of property.

Motion passed.

The next item on the agenda was PSLU17-0009, Special Use Request of RAND Construction on behalf of the owner, yeshiva Beth Yehudah, to allow for the use the property for a recreational facility associated with the school, property located at 25761 Greenfield Road and undeveloped property located at Sidwell Parcel 2424-417-008, on the west side of Greenfield Road between I-696 Freeway and Lincoln Drive, Section 24, City of Southfield, County of Oakland, State of Michigan.

Property to the north is developed with Regal Manor Apartments. The properties to the west and south are developed with the Country Court Apartments. The properties to the east across Greenfield Road are developed with commercial uses in the Royal Oak Township. The Special Use Request is to allow the use of the properties for recreational use associated with the Yeshivah Beth Yehudah School.

Issues considered by the Planning Department during the review of the special use were:

1. Special Use Standards and Conditions of Article 5, Residential districts.
2. Southfield Comprehensive Master Plan noting Local Mixed Use for these parcels.
3. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.

The Planning Department received the Special Use Request on September 28, 2017. The Planning Commission held a Public Hearing on this matter on October 25, 2017 and made a favorable recommendation.

The Public Hearing was declared open.

Pamela Gerald, P.O. Box 155, Southfield, Michigan, voiced her support for this request. Ms. Gerald stated the presentation at the Planning Commission meeting was professionally done.

The Public Hearing was the declared closed.

2017.322 Motion by Fracassi; seconded by Frasier.

RESOLVED: That PSLU17-0009, Special Use Request of RAND Construction on behalf of the owner, yeshiva Beth Yehudah, to allow for the use the property for a recreational facility associated with the school, property located at 25761 Greenfield Road and undeveloped property located at Sidwell Parcel 2424-417-008, on the west side of Greenfield Road between I-696 Freeway and Lincoln Drive, Section 24, City of Southfield, County of Oakland, State of Michigan, be approved for the following conditions and reasons;

1. Subject to approval of the Rezoning Request – PZR17-0004 – by the City Council.

2. The submitted special use, with the conditions recommended by the Planning Department and the Planning Commission, will be of such size and character that it will be in harmony with the appropriate and orderly development of the Industrial District.
3. The location, size, intensity, and periods of operation of the proposed use is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
4. The proposed use is in accord with the spirit and purpose of this chapter and is not inconsistent with, or contrary to, the objectives sought to be accomplished by this chapter and principles of sound planning.
5. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
6. The proposed use is of such character and intensity and arranged on the site to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
7. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.
8. The petitioner is to submit an application to the Planning Department for Administrative Site Plan Review and receive approval for modifications to the site.

Motion passed.

The next public hearing on the agenda was PZR17-0005, Rezoning Request of Al Wazeer Properties, LLC, to rezone .21 acres of property from R-A Single Family Residential to P Vehicular Parking, Sidwell Parcels 2412-478-028 and 2412-478-036, Lot 432 Meadowvale Subdivision & N 10 Ft Of Vacated Alley Adj To Same, and S 40 Ft Of Lot 346 & 1/2 Vac Alley Adj To Same of Meadowvale Sub, Section 12, City of Southfield, Oakland County, State of Michigan

Properties to the north, west and east are zoned R-A Single Family Residential and are developed with single family uses. The properties to the south are zoned OS Office Service and are undeveloped.

Issues considered by the Planning Department during the review of the rezoning were:

1. The Southfield Comprehensive Master Plan indicates Moderate Density Single Family use for this property.
2. Compatibility of new land uses with the abutting existing developments.
3. The standards for rezoning of property.

The Planning Department recommends favorable consideration of PZR17-0005 to rezone .21 acres of property from R-A Single Family Residential to P Vehicular Parking.

The Public Hearing was declared open.

Pamela Gerald, P.O. Box 155, Southfield, Michigan, expressed concerns regarding the safety of the children playing at the nearby daycare center.

The Public Hearing was then declared closed.

2017.323 Motion by Morris; seconded by Mandelbaum.

RESOLVED: PZR17-0005, Rezoning Request of Al Wazeer Properties, LLC, to rezone .21 acres of property from R-A Single Family Residential to P Vehicular Parking, Sidwell Parcels 2412-478-028 and 2412-478-036, Lot 432 Meadowvale Subdivision & N 10 Ft Of Vacated Alley Adj To Same, and S 40 Ft Of Lot 346 & 1/2 Vac Alley Adj To Same of Meadowvale Sub, Section 12, City of Southfield, Oakland County, State of Michigan be approved based on the following:

1. The Southfield Comprehensive Master Plan indicates Local Mixed Use for this property.
2. The change in zoning would be compatible with the existing adjacent land uses and abutting existing developments.
3. The proposal is in accordance with the standards for rezoning of property.

Motion passed.

The next item on the agenda was PSP17-0009, Site plan review request of Rand Construction, on behalf of the owner, Yeshiva Beth Yehudah, to construct a ball diamond, football/soccer field, handball courts, basketball courts, a restroom/storage building and stripe for parking for overflow for the school, located at 25761 Greenfield Road, Sidwell Parcels 2424-427-007 and -008, LOT 4 EXC E 27 FT DEEDED FOR HWY AND LOT 5 EXC. ELY 27 FT SUPERV PLAT MEADOW DOWNS 2 SUBDIVISION, Section 24, City of Southfield, Oakland County, State of Michigan

Property to the north, west and south are zoned RM Multiple Family (Low Rise). The properties to the east across Greenfield Road are zoned for commercial uses in Royal Oak Township.

Issues considered by the Planning Department during the review of the special use were:

1. Site Plan Standards of Article 5 Single Family Residential.
2. The Southfield Comprehensive Master Plan notes Local Mixed Use for these parcels.
3. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.

The Planning Department recommends favorable consideration of the Site Plan Review Request of Rand Construction, on behalf of the owner, Yeshiva Beth Yehudah, to construct a ball diamond, football/soccer field, handball courts, basketball courts, a restroom/storage building and stripe for parking for overflow for the school.

2017.324 Motion by Fracassi; seconded by Morris.

RESOLVED: That PSP17-0009, Site plan review request of Rand Construction, on behalf of the owner, Yeshiva Beth Yehudah, to construct a ball diamond, football/soccer field, handball courts, basketball courts, a restroom/storage building and stripe for parking for overflow for the school, located at 25761 Greenfield Road, Sidwell Parcels 2424-427-007 and -008, LOT 4 EXC E 27 FT DEEDED FOR HWY AND LOT 5 EXC. ELY 27 FT SUPERV PLAT MEADOW DOWNS 2 SUBDIVISION, Section 24, City of Southfield, Oakland County, State of Michigan, site plan dated October 25, 2017, received by the Planning Department on October 25, 2017, be approved with the following conditions:

1. Subject to approval of PSLU17-0009 by the City Council.
2. A Landscape Plan be approved in accordance with comments made by the Landscape Design Coordinator.
3. The petitioner is to provide a sprinkler system for all landscape areas where feasible to encourage preservation of plant animals.
4. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
5. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
6. The building is to be constructed in accordance with the submitted elevations.
7. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
8. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.
9. The approval of this site plan by City Council shall constitute approval of a Tree Removal Permit.

This recommendation is made for the following reasons:

1. The submitted site plan, with the conditions recommended by the Planning Department and the Planning Commission, will be in accord with the spirit and purpose of the Southfield Zoning Ordinance.
2. The location, size, intensity and periods of operation is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
3. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
4. The proposed use is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor or fumes.

5. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.

Motion passed.

Next on the agenda was PSP17-0008, Site plan review request of Al Wazeer Properties LLC to construct a 8,008 gsf medical office building with associated parking on property located at 15804 and 15840 W Twelve Mile Road and on Sidwell Parcels 2412-478-027 thru -032 and 2412-478-036, Lots 431 and Lot 432 Meadowvale Subdivision & N 10 Ft Of Vacated Alley Adj To Same, Lots 19 & 20, Also 1/2 Of Vacated Alley Adj To Same of Meadowvale Sub, Lots 21 & 22, Also 1/2 Of Vacated Alley Adj To Same of Meadowvale Sub, Lot 23, Also 1/2 Of Vacated Alley Adj To Same of Meadowvale Sub, Lots 24 & 25, Also 1/2 Of Vacated Alley Adj To Same of Meadowvale Sub and S 40 Ft Of Lot 346 & 1/2 Vac Alley Adj To Same of Meadowvale Sub, Section 12, City of Southfield, Oakland County, State of Michigan.

Properties to the north, west and east are zoned R-A Single Family Residential and OS Office Service and are developed with single family houses fronting on Fairfax and Marshall and office or daycare use. Properties to the south across West Twelve Mile Road are zoned OS Office Service and are developed with office uses.

Issues considered by the Planning Department during the review of the special use were:

1. Site Plan Standards of Article 9 Office Service and Article 21 Vehicular Parking.
2. The Southfield Comprehensive Master Plan notes Local Mixed Use and Moderate Density Single Family for this parcel.
3. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.

The Planning Department recommends favorable consideration of the Site Plan Review request of Al Wazeer Properties, LLC, to construct a 8,008 gsf medical office building with associated parking.

2017.325 Motion by Frasier; seconded by Taylor.

RESOLVED: That PSP17-0008, Site plan review request of Al Wazeer Properties LLC to construct a 8,008 gsf medical office building with associated parking on property located at 15804 and 15840 W Twelve Mile Road and on Sidwell Parcels 2412-478-027 thru -032 and 2412-478-036, Lots 431 and Lot 432 Meadowvale Subdivision & N 10 Ft Of Vacated Alley Adj To Same, Lots 19 & 20, Also 1/2 Of Vacated Alley Adj To Same of Meadowvale Sub, Lots 21 & 22, Also 1/2 Of Vacated Alley Adj To Same of Meadowvale Sub, Lot 23, Also 1/2 Of Vacated Alley Adj To Same of Meadowvale Sub, Lots 24 & 25, Also 1/2 Of Vacated Alley Adj To Same of Meadowvale Sub and S 40 Ft Of Lot 346 & 1/2 Vac Alley Adj To Same of Meadowvale Sub, Section 12, City of Southfield, Oakland County, State of Michigan, be approved with the following conditions:

1. Approval of PZR17-0005 to rezone .21 acres of land to P Vehicular Parking by the City Council.

2. Landscaping shall be installed in accordance with the attached landscape plan, sheet LP-1.
3. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
4. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
5. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
6. The building is to be constructed in accordance with the submitted elevations shown on sheets A.201.
7. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
8. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.
9. Bike racks shall be installed in accordance with Article 4, Section 5.29(12).
10. The site shall be designed and developed to contain Public "Works of Art" in accordance with Section 5.22-5 Public Art, Article 4 General Requirements of the Zoning Ordinance, unless exempt based on the written stipulations.

This recommendation is made for the following reasons:

1. The submitted site plan, with the conditions recommended by the Planning Department and the Planning Commission, will be in accord with the spirit and purpose of the Southfield Zoning Ordinance.
2. The location, size, intensity and periods of operation is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
3. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
4. The proposed use is of such character and intensity and arranged on the site to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor or fumes.
5. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.

Motion passed.

The next item on the agenda was PSP17-0007, Site plan review request of Gandee Heydinger Group, on behalf of the owner, Oakland Commons Acquisitions, LLC, for the construction of an 8,181 gsf Noah's Event Venue with associated parking, on an undeveloped portion of property located at 20700 Civic Center Drive, Sidwell Parcel 2422-201-017, Section 22, City of Southfield, Oakland County, State of Michigan.

Properties to the north, west, south and east are zoned RC Regional Center and are developed with office buildings or undeveloped land.

Issues considered by the Planning Department during the review of the special use were:

1. Site Plan Standards of Article 15, RC Regional Center
2. The Southfield Comprehensive Master Plan notes City Centre Subarea for this parcel.
3. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.

The Planning Department recommends favorable consideration of the Site Plan Review request of Gandeey Heydinger Group, on behalf of the owner, Oakland Commons Acquisitions, LLC, for the construction of an 8,181 gsf Noah's Event Venue with associated parking.

2017.326 Motion by Mandelbaum; seconded by Frasier.

RESOLVED: That PSP17-0007, Site plan review request of Gandeey Heydinger Group, on behalf of the owner, Oakland Commons Acquisitions, LLC, for the construction of an 8,181 gsf Noah's Event Venue with associated parking, on an undeveloped portion of property located at 20700 Civic Center Drive, Sidwell Parcel 2422-201-017, Section 22, City of Southfield, Oakland County, State of Michigan, be approved with the following conditions:

1. Landscaping shall be installed in accordance with the attached landscape plan, sheet L1.
2. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
3. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
4. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
5. The building is to be constructed in accordance with the submitted elevations shown on Sheets A2.1 and A2.2 unless an alternate design is approved by Council.
6. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
7. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.
8. Bike racks shall be installed in accordance with Article 4, Section 5.29(12).
9. The site shall be designed and developed to contain Public "Works of Art" in accordance with Section 5.22-5 Public Art, Article 4 General Requirements of the Zoning Ordinance, unless exempt based on the written stipulations.
10. The petitioner will continue to work with the Planning Department on establishing additional green infrastructure methods on the site.

11. A pedestrian connection linking the sidewalk to the banquet facility with the multipurpose path along Northwestern Highway shall be constructed in accordance with sheet C101 with the appropriate easement.

This recommendation is made for the following reasons:

1. The submitted site plan, with the conditions recommended by the Planning Department and the Planning Commission, will be in accord with the spirit and purpose of the Southfield Zoning Ordinance.
2. The location, size, intensity and periods of operation is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
3. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
4. The proposed use is of such character and intensity and arranged on the site to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor or fumes.
5. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.

Motion passed. (Councilman Fracassi opposed)

The last site plan on the agenda was PSP17-0006, Site plan review request of Spring Haven Communities LLC, for the construction of a 378gsf maintenance building, Sidwell Parcel 2412-153-021, on the east side of Southfield Road between Edwards and W Thirteen Mile Road, Section 12, City of Southfield, County of Oakland, State of Michigan.

Properties to the north are zoned RM Multiple Family (Low Rise) and are developed with Barmoral Club Condos and single-family houses fronting on Canterbury. Properties to the west are zoned B-3 General Business and is developed with a small shopping center. Property to the south is zoned RS Regional Shopping and is developed with the Southfield Plaza Shopping Center. The properties to the east are zoned R-2 Single Family residential and are developed with single family houses fronting on Sparkleberry.

Issues considered by the Planning Department during the review of the special use were:

1. Site Plan Standards of Article 8, RMM Multiple Family (Medium Rise)
2. The Southfield Comprehensive Master Plan notes North Southfield Road Subarea for this parcel.
3. Building elevations in relationship to existing buildings.

The Planning Department recommends favorable consideration of the Site Plan Review Request of Spring Haven Communities, LLC, for the construction of a 378 gsf maintenance building.

2017.327 Motion by Fracassi; seconded by Frasier.

RESOLVED: That PSP17-0006, Site plan review request of Spring Haven Communities LLC, for the construction of a 378gsf maintenance building, Sidwell Parcel 2412-153-021, on the east side of Southfield Road between Edwards and W Thirteen Mile Road, Section 12, City of Southfield, County of Oakland, State of Michigan, be approved with the following conditions:

1. Front Yard Setback Waiver of 14.52' and Side Yard setback Waiver of 9.34' (20' required, 5.48' and 10.66' proposed respectively)
2. The building is to be constructed in accordance with the submitted elevations shown on sheets A1.1 and A1.2.
3. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.

This recommendation is made for the following reasons:

1. The submitted site plan, with the conditions recommended by the Planning Department and the Planning Commission, will be in accord with the spirit and purpose of the Southfield Zoning Ordinance.
2. The location, size, intensity and periods of operation is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
3. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
4. The proposed use is of such character and intensity and arranged on the site to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor or fumes.
5. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.

Motion passed.

Next on the agenda was the Communications portion.

Pamela Gerald, P.O. Box 155, Southfield, Michigan, stated if Council conducts a meeting and has a quorum, residents should be able to speak.

Gerard Mullin, P.O. Box 155, Southfield, Michigan, stated in the City Charter publishing a summary of each Council meeting was mandated in 1958. Section 4.6 states a summary of proceedings shall be prepared by the Clerk and published.

Fred Bunker, 24201 Garner, Southfield, Michigan, was not present.

Kenneth Taylor, 23620 Oliver Court, Southfield, Michigan, was not present.

Sharron Rose, 29555 Heritage Ln, Southfield, Michigan, was not present.

Gilbert Borman, 29555 Heritage Ln, Southfield, Michigan,

The next item on the agenda was the Council portion

Councilman Mandelbaum stated November 28, 2017 at 6:30 p.m. there will be a tree lighting at the Burgh. On December 5, 2017 from 10:00 a.m. to 2:00 p.m. there will be a job fair in the Parks and Recreation Department.

Next on the agenda was the Mayor's portion. Mayor Siver stated that 120 residents have asked for assistance with the bike rake and this Saturday December 2, 2017 will be the last rake. Leaf pickup has been extended to December 8, 2017.

Next on the agenda was the Administration portion.

City Administrator Zorn wanted to clarify that the City does not foreclose on properties, this is done by the County for failure to pay taxes. The goal is to make these homes owner occupied and not rented. The 2016 portfolio had 45 homes, 9 have purchased offers pending, 10 went to Habitat for Humanity and 2 have been demolished. City Administrator Zorn encourages anyone who feels there has been a procedural error to get proper legal advice.

The next item on the agenda was the Attorney portion.

2017.328 Motion by Fracassi; seconded by Frasier.

RESOLVED: That the City Attorney is authorized to take whatever action deemed necessary to defend the City and its agents or employees in *Carl B. Smith v City of Southfield, et al. (Oakland County Circuit Court Case No. 17-S-158375-NO)* cause of action.

Motion passed.

2017.329 Motion by Fracassi; seconded by Frasier.

RESOLVED: That the City Attorney is authorized to take whatever action deemed necessary to defend the City and its agents or employees in *Franklin v City of Southfield, et al. (United States District Court Case No. 2:16-cv-13140)* cause of action.

Motion passed.

The last item on the agenda was the Treasurer portion.

City Treasurer Irv Lowenberg stated that Public Act 180 of 1980 requires that the City Council adopt a resolution to designate certain financial institutions for the deposit of public monies. The City's Investment Policy further requires that the City Council designate Brokers/Dealers from which the City Treasurer may purchase qualified investment instruments. It is necessary to update this resolution on an annual basis according to the Investment Policy.

There are two additions to the list of banks:

- Crestmark Bank
- Mercantile Bank of Michigan

There are four revisions due to bank mergers:

- Bank of Birmingham is now Bank of Ann Arbor
- Talmer Bank is now Chemical Bank
- Private Bank is now CIBC Bank USA
- Wolverine Bank is now Horizon Bank

There are five additions to the list of brokers/dealers:

- DA Davidson
- Hutchison Shockey Erley & Co
- Loop Capital Markets
- Stifel Nicolaus & Co
- Suntrust Robinson Humphrey

The fiscal impact is to safeguard the City's assets while increasing diversification of the portfolio to enhance investment returns and fund balance. It is recommended that Council adopt the Depository Resolution.

2017.330 Motion by Fracassi; seconded by Mandelbaum.

WHEREAS, P.A. 40 of 1932 (the "Act"), Section 129.12 requires that the legislative body of a city shall provide, by resolution, for the deposit of public money coming into the possession of the City Treasurer or tax collector, in one or more financial institutions, as defined in Section 129.16 of the Act, to be designated in said resolution; and

WHEREAS, The City Council desires to designate the names of security broker/dealers from whom qualified investment instruments may be purchased.

NOW, THEREFORE, BE IT RESOLVED, That public monies, coming into the possession of the City Treasurer, including without limitation, license fees, taxes, assessments, utility charges, and all other monies received on behalf of the City, shall be deposited in one or more financial institutions as hereinafter set forth:

Financial Institutions

Bank of America	Level One Bank
Bank of Ann Arbor	Mercantile Bank of Michigan
Chemical Bank	Michigan First Credit Union
Chief Financial Credit Union	Peoples Trust Credit Union
CIBC Bank USA	PNC Bank
Comerica Bank	RBS Citizens, NA
Credit Union One	Sterling Bank & Trust FSB
Crestmark Bank	TCF National Bank
Fifth Third Bank	Vibe Credit Union

Flagstar Bank FSB
 Hantz Bank
Horizon Bank
 JPMorgan Chase Bank NA
 Keybank NA

The Huntington National Bank

BE IT FURTHER RESOLVED, That the aforementioned financial institutions must meet the various requirements as stated in the City's Investment Policy, demonstrate a safe level of financial stability and performance as determined by a national credit rating agency and, with the exception of Credit Unions which are not subject to the Community Reinvestment Act, obtain at least a satisfactory rating under the Community Reinvestment Act to be considered a qualified depository for City funds; and

BE IT FURTHER RESOLVED, That the aforementioned Credit Unions be subject to a periodic review by the City Treasurer with regard to their level of community involvement of the type that would contribute to at least satisfactory rating were said Credit Unions to be under the auspices of Community Reinvestment Act; and

BE IT FURTHER RESOLVED, That investments in the aforementioned financial institutions be placed in those institutions located within the City of Southfield wherever practicable and in the best interests of the City of Southfield.

BE IT FURTHER RESOLVED, That the City Treasurer may purchase qualified investment instruments in accordance with the City's Investment Policy from one or more broker/dealers as hereinafter set forth:

Brokers/Dealers

Cantor-Fitzgerald LP
 Citigroup Global Markets
 Comerica Securities
DA Davidson
 Fifth Third Securities
 Huntington Investment Company
Hutchison Shockey Erley & Co
 J.P. Morgan Securities Inc.
 Jefferies LLC
Loop Capital Markets
 Merrill Lynch, Pierce, Fenner & Smith

Mizuho Securities USA
 Morgan Stanley Smith Barney
 Multi-Bank Securities
 Piper Jaffray & Co.
 Raymond James Morgan Keegan
 RBC Capital Markets
 Robert W. Baird & Co.
Stifel Nicolaus & Co
Suntrust Robinson Humphrey
 UBS Financial Services
 Vining Sparks
 Wunderlich Securities Inc.

BE IT FINALLY RESOLVED, That the aforementioned resolutions should not in any way be construed as an endorsement of, or recommendation for, these Financial Institutions or Broker/Dealers on the part of the City.

Motion passed.

There being no further business, the Regular Meeting adjourned at 11:27 p.m., until the next Regular Meeting scheduled for Monday, December 4, 2017, at 6:00 p.m., in the Council Conference Room of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan.

Daniel Brightwell, Council President

Sherikia L. Hawkins, City Clerk

RP

REGULAR MEETING
 OF THE COUNCIL
 CITY OF SOUTHFIELD

December 4, 2017

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REGULAR MEETING
OF THE COUNCIL
CITY OF SOUTHFIELD
MINUTES

December 4, 2017

The meeting of the Council convened at 6:00 p.m. in the Council Conference Room and then moved into the Council Chambers of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan, with Council President Daniel Brightwell in the Chair. PRESENT: Council Members: Daniel Brightwell, Lloyd Crews, Donald Fracassi, Myron Frasier, Michael Ari Mandelbaum, Tawnya Morris and Linnie Taylor. ALSO PRESENT: Mayor Kenson Siver, City Clerk Sherikia L. Hawkins, City Administrator Frederick Zorn and City Attorney Susan Ward-Witkowski. There being a quorum, Council was in session.

**** Discussion of Labor Relations (Closed Session)

2017.331 Motion by Frasier; seconded by Mandelbaum.

RESOLVED: that pursuant to Section 10 of the Rules of Procedure adopted by the Southfield City Council on February 23, 1998, Council hereby determines that there is an immediate need to act.

Motion passed unanimously.

2017.332 Motion by Frasier; seconded by Mandelbaum.

RESOLVED: that pursuant to Section 8(c) of the Open Meeting Act, Council adjourned to a Closed Session in order to discuss labor relations.

A roll call vote was taken.

AYES: Brightwell, Crews, Fracassi, Frasier, Mandelbaum, Morris and Taylor

NAYS: None

ABSENT: None

Motion passed unanimously.

2017.333 Motion by Morris; seconded by Crews.

RESOLVED: that Council does hereby reconvene into Open Session.

Motion passed unanimously.

**** Approval of Data Sharing Agreement for Participation in the Michigan Infrastructure Asset Management Pilot Program

City Engineer, Leigh Schultz presented the data sharing agreement for participation in the Michigan Infrastructure Asset Management Pilot Program for the SEMCOG region. The pilot, initiated by the Governor's 21st Century Infrastructure Commission, acts as a first step to creating a statewide asset management system for Michigan's infrastructure. The City's involvement includes sharing GIS data of our water, sewer and storm sewer infrastructure as well as participating in work groups to define the asset data required to analyze individual and regional assets. In April 2018, a summary of the pilot findings and recommendations for future efforts are to be presented to the Governor and the Infrastructure Council for their consideration in moving this effort to the entire state.

In response to concerns about the security of data shared by utility owners, a Universal Data Sharing Agreement was developed and is to be signed by all participating entities. The Agreement includes a procedure for responding to FOIA and other request that include this shared data.

There is no fiscal impact, beyond limited staff time, to enter into the agreement or participate in the pilot.

Discussions ensued and there was a consensus of Council to place this item under the consent agenda portion of the agenda.

**** Presentation and Discussion Regarding Proposed Rezoning Request, Special Land Use and Site Plan Review for Southfield Conference Center and Banquet Facility (PZR17-0003, PSLU17-0004 and PSP17-0004)

Scott Riddle, representing Rose Brystowski, the Southfield NRI, LLC and the developer regarding the proposed rezoning request, special land use and site plan review for Southfield Conference Center and Banquet Facility. They are proposing to rezone 7.695 acres of property to B-2 Planned Business and to construct a new 20,000 gross square foot conference center and banquet facility. The property is located on the north side of West Twelve Mile Road just east of Inkster Road. Currently there are two existing ponds that will be made into water features, a catch basin will be added and made into another water feature. There will be a 60-foot landscape buffer to provide screening between the facility and the residential community. There will also be a deacceleration lane to enter onto the property off of West Twelve Mile Road. There will be zero light spillage over the property line. Hours of operation have been revised to Monday through Thursday from 8:00 a.m. to 10:00 p.m., Friday and Saturday hours will be from 8:00 a.m. to 11:30 p.m. and Sunday from 8:00 to 10:30 p.m. There will be onsite security 24 hours a day. During the week there will be more medical and conference events and on the weekends will be weddings, bar mitzvah, etc.

Discussions ensued and there was consensus of Council to place this item under the consent agenda portion of the agenda.

**** New Medical Marihuana Regulation Opt-Out Discussion

On December 20, 2016, the State of Michigan enacted the Medical Marihuana Facilities Licensing Act to establish a licensing and regulatory framework for:

- medical marihuana growers,
- processors,
- secure transporters,
- provisioning centers and
- safety compliance (testing) centers;

The Marihuana Tracking Act established a “seed-to-sale” system to track marihuana grown, processed, transferred, stored, or disposed of under the Medical Marihuana Facilities Licensing Act; and the Medical Marihuana Act, as amended, to allow for the manufacture and use of marihuana-infused products (edibles or medibles) by qualifying patients and manufacture and transfer of such products by primary caregivers to their patients.

The Medical Marihuana Facility Licensing Act also required the establishment of a Medical Marihuana Licensing Board under LARA (Licensing and Regulatory Affairs). Subsequently, LARA has established this new regulatory structure, a structure that must be in place prior to December 15, 2017 after which date the State of Michigan can begin issuing licenses.

On April 3, 2017, Planning Staff came before the Council to give an overview of the Medical Marihuana Facilities Licensing Act and its considerations for the City. At that meeting the Council determined not to proceed with a decision.

City Planner, Terry Croad stated that the Planning Department frequently receives phone calls from individuals and organizations interested in engaging in Medical Marihuana-related uses within the City, especially since the December 15th date is approaching. City Planner Croad discussed adopting an official resolution representing the City’s stance on the matter, specifically with respect to “opting out” of the Medical Marihuana Facilities Licensing Act, which would provide greater clarity to handling these solicitations.

City Attorney Susan Ward-Witkowski stated that a ballot proposal may be on the November ballot and this will give the City a good waiting period. The City may see changes but the facts still remain; virtually no banks will accept cash from this type of business and insurance is also a problem due to the Federal law.

Chief Police Eric Hawkins stated that the Police Department does have concerns with additional threats. The current issues in Southfield is trafficking and property crimes; opting-in to the new medical marihuana facilities will place a burden on the police department due to resources.

Discussions ensued between Council, Mayor Siver and City Planner Croad. It was determined to bring the medical marihuana regulations back to Council in six months.

There was consensus of Council to place this item under the consent agenda portion of the agenda.

***** Discussion of Resolution Regarding the Neighborhood Revitalization Tax Foreclosure Program

Council continued their discussion of the proposed resolution establishing a protocol for permitting owners of the tax foreclosed properties acquired by the City a period, from June 1st through July 15th of each year of the program, to pay all delinquent and current taxes and water/sewer charges in exchange for having the property transferred and conveyed back to them. This resolution was discussed and favorably reviewed by the Council Neighborhood Services Committee.

City Attorney Ward-Witkowski stated that this resolution has a provision and defines who a prior homeowner is. A prior homeowner shall be defined as an individual who owned and occupied the home as his or her principle residence. If the homeowner did not occupy the tax foreclosed home this resolution would not include them. This resolution is urging the NRI to adopt this resolution and comply with these recommendations. The City does not own these properties.

Discussions ensued and there was consensus of Council to place this item under the consent agenda portion of the agenda.

The Regular Meeting moved into the Council Chambers and continued with the Pledge of Allegiance.

Next was the presentation from Lubavitch Yeshiva International School for Chabad Leadership for the Southfield Menorah Lighting.

The Southfield Menorah Lighting will be held on the front lawn of the Southfield Civic Center on Wednesday, December 13, 2017 at 5:30 p.m. The celebration will include the lighting of a nine-foot Menorah, hot soup, lively music, dancing and fire show.

Next Mayor Siver presented a PowerPoint presentation on "Investing in our Neighborhoods" and discussed the neighborhood revitalization efforts in Southfield.

Southfield is Facing issues in the neighborhoods which include aging housing stock, aging population, the 2007-2010 mortgage crisis and bank foreclosures, decline in property values following the 2008-2010 recession, an increase in rental homes, increase in group homes and infrastructure issues that include streets, sewers and septic systems.

The City of Southfield has goals to maintain attractive, safe neighborhoods, improve public infrastructure, raise property values, assist older residents with home/yard care, reduce or contain the number of rental homes.

The City of Southfield has home repair programs to help residents. The SHIP Program is a no interest loan for major repairs, the CHORE program allows up to \$500 per client for yard work and minor repairs and the Oakland County Home Program for major repairs. In the past two years \$1.5 million has been spent on these programs. In addition to the home repair programs the City of Southfield has two loan programs for residents with failing septic systems or failing wells who want to connect to City sewer or City water. One program is a 3% loan paid over 17 years, the second program is 0% loan for income qualified to be paid upon sale of the property.

A concern in Southfield is the property tax and bank foreclosures at the Annual Oakland County Auction. Following the mortgage crisis and the severe devaluation of homes, speculators, flippers, real estate companies and individuals purchased hundreds of properties at greatly reduced prices. Many of the tax foreclosed homes in Southfield became rental properties. Numerous owners who bought at low prices appear to be unable to afford and maintain their home including paying their property taxes, water bills and/or condo association fees. These properties are known as the second wave of fallout from the home mortgage crisis.

The following is the 3-year County Tax Foreclosure Process:

- Year 1: On March 1st unpaid taxes become delinquent; an administration fee and 1% interest is charged.
- Year 2: On March 1st, new fees are added and the interest rate increases. On May 1st foreclosure petitions are filed in Circuit Court, owners and lienholders are notified.
- Year 3: In January “show cause” hearings are held, giving taxpayers a chance to appeal foreclosure. In February, a Circuit Court hearing is held and a foreclosure order is signed by the Judge. On March 31st, owner loses all interest in property if tax arrears have not been paid. Around June 1st, cities are notified of the foreclosures and have first right of refusal to purchase the property by paying all taxes and fees. Mid-August foreclosed properties go on the auction book.

A minimum of six warnings are issued to the property owners. Foreclosures can be avoided by arranging a tax payment plan, but property owners must keep up on payments.

The Southfield NRI is a partnership formed between the Southfield City Council, Southfield Non-Profit Housing Board and Habitat for Humanity of Oakland County. Southfield NRI contracts with Habitat for Humanity to renovate homes, perform environmental studies, bring homes up to current building codes and sells the homes at market value, thru raising property values. Property sale proceeds go back to the Southfield Non-Profit Housing Board. All homes sold by the NRI must obtain mortgage approval and live in the home; NRI homes cannot be rented. Some houses are sold to Habitat clients. There are no free houses.

The Southfield NRI has 97 properties including vacant lots. The NRI has demolished four homes that were beyond repair. Neither the City of Southfield, Non-Profit Housing Board nor the NRI foreclose on property owners. The Oakland County Treasurer’s Office forecloses when taxes go unpaid for three years or more or payment plans are not met. The vast majority of homes purchased by the NRI were formerly owned by people who purchased homes at greatly reduced prices and immediately fell behind in their property taxes and water bills. Almost all of these homes need significant repairs/upgrades.

The following reappointment and appointment was recommended for approval by the Mayor.

2017.334 Motion by Mandelbaum; seconded by Frasier.

RESOLVED: That Council confirms the Parks and Recreation Board reappointment of Rosemerry D. Allen with term of office expiring November 30, 2020 and the appointment of Kathleen McNelis with term of office expiring December 18, 2020.

Motion passed.

City Clerk Hawkins officiated the oath of office to all the newly appointed and reappointed individuals.

Next on the agenda was the Consent Agenda.

Consent Item A. Authorization to Purchase Cold Patch Materials for the Public Works Department. On October 3, 2017, the Road Commission for Oakland County received sealed bids for the purchase of cold patch – high performance materials for the 2018 season. Using this cooperative contract provides the City with the most advantageous pricing by combining its requirements with those of another public agency in Oakland County.

It is anticipated that the need for cold patch materials during the 2018 season will be approximately 800 tons. The low bid unit price for this product of \$90.50 per ton was received from Ace-Saginaw Paving Company of Saginaw, Michigan, and is \$2.70 or 3.07% higher than last years per ton price. Based on a combination of usage and price per ton factors, it is anticipated that the overall total expenditure for 2018 will not exceed \$72,400. Funds for this item are provided in the 2017-18 Streets and Highway budget (Account No. 202-451-4512-27750 and 203-452-4522-27750) and will be requested in the 2018-19 Streets and Highway budget as Council may approve.

It is recommended that Council award the purchase of cold patch – high performance materials to Ace-Saginaw Paving Company of Saginaw, Michigan for their acceptable low bid, based on unit prices and estimated quantities, in a not to exceed amount of \$72,400, for the period of January 1, 2018 through December 31, 2018, in accordance with Chapter 8, Section 1.279 (3) of the City's Code of Ordinances, "...by contracting with or through another unit of government," namely the Road Commission for Oakland County,

2017.335 Motion by Crews; seconded by Frasier.

RESOLVED: That Council does hereby approve the purchase of cold patch – high performance materials from Ace-Saginaw Paving Company of Saginaw, Michigan at a unit price of \$90.50 for the period of January 1, 2018 through December 31, 2018, "...by contracting with or through another unit of government," namely the Road Commission for Oakland County, in accordance with Chapter 8, Section 1.279 (3) of the City's Code of Ordinances. Total expenditures are expected to not exceed \$72,400. Funds are provided in the 2017-18 Streets and Highway budget (Account No. 202-451-4512-27750 and 203-452-4522-28850), and will be provided in the 2018-19 Streets and Highway budget as Council may approve.

Motion passed unanimously.

Consent Item B. Receipt of Bids for Standby Emergency Snow Removal Services for the Streets and Highway Department. On October 12, 2017, the Purchasing department advertised a request for bid for Standby Emergency Snow Removal Services for the Streets and Highway Department. Of the 18 vendors who downloaded the specifications, purchasing received a single bid from Rotondo Construction, Inc of Farmington Hills, MI on October 26, 2017. The specifications, requested hourly rates for a variety of equipment with operators including dump trucks with plows, backhoes, and pickup trucks for two snow seasons beginning in November 2017 and ending April 2018 and beginning in November 2018 and ending April 2019. The hourly rates are shown below:

	<u>Loader/ Backhoe</u>	<u>Dump w/Plow</u>	<u>Pickup Truck</u>	<u>Payment Terms</u>
Rotondo Construction Inc. Farmington Hills, MI	\$138.00	\$120.00	\$99.00	2% - 20 days

The Public Works Department uses standby contractors on an as-needed basis only. City staff will retain primary responsibility for providing this service. Contractors will be activated during inclement weather to remove snow under the direction of the Public Works Operations Manager.

This service will be utilized only as weather conditions warrant using additional resources. Funds totaling \$118,000 are available in the 2017-18 budget from the following funds; Streets and Highway Local Street Fund (Account No. 203-452-4524-38180 - \$110,000) and the Streets and Highway Major Street Fund (Account No. 202-451-4514-38180 - \$8,000). Funds for season two will be requested in the 2018-19 Streets and Highway budget as Council may approve.

It is recommended to have Rotondo Construction Inc., of Farmington Hills, Michigan on standby status effective for two seasons: November 1, 2017 through April 30, 2018 and November 1, 2018 through April 30, 2019. The recommended bidder has successfully worked with staff under this contract in previous years. Therefore, this office recommends that Council accept this bid based on the hourly rates indicated.

2017.336 Motion by Crews; seconded by Frasier.

RESOLVED: That Council authorizes the Mayor and City Clerk to execute contracts for standby emergency snow removal services, after review and approval of the agreements as to form by the City Attorney's Office, from Rotondo Construction Corp., of Farmington Hills, Michigan for their acceptable bid with the hourly rates as indicated in the not-to-exceed amount of \$118,000 per season. These contracts will be effective November 1, 2017 through April 30, 2018. Funds are available in the 2017-18 Streets and Highway Local Street Fund (Account No. 203-452-4524-38180 - \$110,000) and the Streets and Highway Major Street Fund (Account No. 202-451-4514-38180 - \$8,000) and will be requested in the 2018-19 budget as Council may approve.

Motion passed unanimously.

Consent Item C. Brownfield Redevelopment Plan & Tax Increment Financing Plan and Development & Reimbursement Agreement for Southfield Neighborhood Revitalization Project 2017. City staff is in receipt of a request from the Neighborhood Revitalization Initiative, LLC (NRI) Southfield Neighborhood Revitalization Project 2017 for approval of their Brownfield Redevelopment Plan & Tax Increment Financing Plan and Development & Reimbursement Agreement for redevelopment of fifty-six 56 single family homes. This project serves as yet another positive example of the City of Southfield contribution to the reinvestment of our neighborhoods and economic comeback of Southeast Michigan.

On November 1, 2017, the Southfield Brownfield Redevelopment Authority (SBRA) recommended approval of the Brownfield Redevelopment Plan & Tax Increment Financing Plan and a Development & Reimbursement Agreement for the Southfield NRI's Southfield Neighborhood Revitalization Project 2017 in accordance with the provisions of the Brownfield Redevelopment Financing Act; P.A. 381 of 1996, as amended.

The efforts of the Southfield NRI will result in the revitalization of fifty-six (56) single family homes, will ultimately enhance the City's tax base and will allow the City to create a Local Brownfield Revolving Fund (LBRF) for future environmental site remediation and demolition. As previously presented to City Council, the objective of the Southfield NRI is to rehabilitate the properties (including environmental remediation) and sell the homes at market rate as owner occupied properties.

The purpose of this Brownfield Redevelopment Plan and Tax Increment Financing Plan is to provide for the redevelopment of these housing units and reimbursement of related expenses including the following: baseline environmental assessment activities, due care activities, lead and asbestos activities, site preparation, demolition, infrastructure improvements, brownfield plan and related fees. Properties included in the Brownfield Redevelopment Plan and Tax Increment Financing Plan qualify for assistance as they have been deemed to be "Blighted" as defined by Act 381, Section 2 because the properties: a) are determined to be a public nuisance; and b) are an attractive nuisance to children because of the physical condition, use or occupancy. The Plan is currently seeking capture of all allowable Local Taxing Jurisdiction Tax Increment Revenues until eligible SBRA costs are reimbursed and deposits made in the LBRF.

In accordance with the requirements of P.A. 381, a public hearing was held on November 27, 2017. A notice of the public hearing was advertised in the Southfield Sun newspaper on November 16, 2017. On November 14, 2017 notice of this hearing was mailed to the local taxing jurisdictions.

It is recommended that Council approve the Brownfield Redevelopment Plan and Tax Increment Financing Plan and a Development and Reimbursement Agreement for the Southfield NRI's Southfield Neighborhood Revitalization Project 2017 SBRA project and direct the City Attorney to prepare the required Development and Reimbursement Agreement for the project using the resolution.

2017.337 Motion by Crews; seconded by Frasier.

WHEREAS: On November 1, 2017, the Southfield Brownfield Redevelopment Authority (SBRA) met and recommended approval of the Brownfield Redevelopment Plan and Tax Increment Financing Plan and a Development & Reimbursement Agreement for the Neighborhood Revitalization Initiative, LLC (NRI) Southfield Neighborhood Revitalization Project 2017 and recommended forwarding it to the Southfield City Council for approval; and

WHEREAS: The properties included in NRI's Brownfield Redevelopment Plan & Tax Increment Financing Plan are tax reverted property and owned by the City of Southfield or NRI; and

WHEREAS: The properties included in NRI's Brownfield Redevelopment Plan & Tax Increment Financing Plan are determined to be: a) a public nuisance in accordance with the City of Southfield Code of Ordinances Title IX Police Regulations, Chapter 111. Nuisances, Article I. In General, Section 9.1 Nuisance defined and prohibited; and b) an attractive nuisance to children because of physical condition, use or occupancy; and

WHEREAS: A public hearing was held on November 27, 2017. This hearing was advertised in the Southfield Sun newspaper on November 16, 2017 in accordance with PA 381 of 1996, as amended (PA 381).

NOW, THEREFORE, BE IT RESOLVED: That the Southfield City Council makes the following determinations:

- A. That the plan meets the requirements of Section 13 of PA 381; and
- B. That the proposed method of financing the costs of the eligible activities is feasible and the authority has the ability to arrange the financing; and
- C. That the costs of eligible activities proposed are reasonable and necessary to carry out the purposes of PA 381; and
- D. That the amount of captured taxable value estimated to result from adoption of the plan is reasonable; and
- E. The properties are "Blighted" as defined in Section 2(c)(i-ii) of PA 381; and

BE IT FURTHER RESOLVED: The properties included in NRI's Brownfield Redevelopment Plan & Tax Increment Financing Plan are determined to be blighted in accordance with PA 381; and

BE IT FURTHER RESOLVED: That the latest revision of NRI's Brownfield Redevelopment Plan and Tax Increment Financing Plan for the Southfield Neighborhood Revitalization Project 2017 dated October 31, 2017 as submitted to City Council, following PA 381, is hereby approved and adopted. The duration of the Plan shall be for a period not to exceed thirty (30) years as provided by subsequent increases or decreases in the Tax Increment Revenues per PA 381; and

BE IT FURTHER RESOLVED: That the City Attorney is hereby directed to prepare the necessary Development and Reimbursement Agreement between the developer of Southfield Neighborhood Revitalization Project 2017 and the City and that the Mayor and City Clerk are hereby authorized to sign said agreement on behalf of the City; and

BE IT FURTHER RESOLVED: That within sixty (60) days of this resolution, the City Assessor shall prepare the Initial Base Year Assessment Roll for the properties within Southfield Neighborhood Revitalization Project 2017. The Initial Base Year Assessment Roll shall list each taxing jurisdiction in which the Southfield Neighborhood Revitalization Project 2017 is located, the Initial Assessed Value of the eligible properties on the effective date of this resolution, and the amount of the tax revenue derived by each taxing jurisdiction on the eligible properties in the Southfield Neighborhood Revitalization Project 2017 project area; and

BE IT FURTHER RESOLVED: That the City Assessor shall transmit copies of the Initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Southfield Brownfield Authority, and each taxing jurisdiction, together with a notice that the assessment roll has been prepared in accordance with the resolution and the Brownfield Redevelopment Plan and Tax Increment Financing Plan approved by this resolution; and

BE IT FURTHER RESOLVED: That each year within fifteen (15) days following the final equalization of property in the City of Southfield the Southfield Neighborhood Revitalization Project 2017 project area, the City Assessor shall prepare an updated Assessment Roll. The updated Assessment Roll shall show the information required in the Initial Base Year Assessment Roll and, in addition, the Captured Assessed Value for that year; and

BE IT FINALLY RESOLVED: That each year the City Treasurer shall transmit that portion of the tax revenues of all taxing jurisdictions paid on the captured assessed value to the Southfield Brownfield Redevelopment Authority not more than thirty (30) days after tax increment revenues are collected, excluding millage specifically excluded by PA 381.

Motion passed unanimously.

Consent Item D. Approval of Data Sharing Agreement for Participation in the Michigan Infrastructure Asset Management Pilot Program. The City of Southfield is participating in the Michigan Infrastructure Asset Management Pilot program for the SEMCOG region. The pilot, initiated by the Governor's 21st Century Infrastructure Commission, acts as a first step to creating a statewide asset management system for Michigan's infrastructure. The City's involvement includes sharing GIS data of our water, sewer and storm sewer infrastructure as well as participating in work groups to define the asset data required to analyze individual and regional assets. In April 2018, a summary of the pilot findings and recommendations for future efforts are to be presented to the governor and the Infrastructure Council for their consideration in moving this effort to the entire state.

In response to concerns about the security of data shared by utility owners, a Universal Data Sharing Agreement was developed and is to be signed by all participating entities. The Agreement includes a procedure for responding to FOIA and other requests that include this shared data.

There is no fiscal impact, beyond limited staff time, to enter into the Agreement or participate in the pilot.

It is recommended that Council approve the resolution authorizing the Mayor and City Clerk to sign the Agreement on behalf of the City.

2017.338 Motion by Crews; seconded by Frasier.

WHEREAS: The City of Southfield is participating in the Michigan Infrastructure Asset Management Pilot program for the SEMCOG region; and

WHEREAS: The pilot, initiated by the Governor's 21st Century Infrastructure Commission, acts as a first step to creating a statewide asset management system for Michigan's infrastructure; and

WHEREAS: All participating entities are required to enter into an agreement which addresses the security of the shared asset data.

NOW, THEREFORE, BE IT RESOLVED: That Council authorizes the Mayor and City Clerk to sign the Universal Data Sharing Agreement on behalf of the City after review and approval of the documents as to form by the City Attorney's Office.

Motion passed unanimously.

Consent Item E. New Medical Marijuana Regulation Opt-Out Resolution. The Michigan legislature has enacted Public Act 281 et seq. of 2016 to license and regulate medical marijuana growers, processors, provisioning centers, secure transporters, and compliance facilities; and pursuant to the Michigan Zoning Enabling Act, 2006 PA 100, the Home Rule City Act, 1909 PA 279 and the Michigan Medical Marijuana Licensing Act, 2016 PA 281 et seq., the City of Southfield ("City") has the authority to establish reasonable regulations concerning certain uses of property related to medical marijuana to protect the public health, safety and welfare and in a manner consistent with the referenced Acts.

It is recommended that Council adopt an official resolution representing the City's stance on the matter, specifically with respect to "opting out" of the Medical Marijuana Facilities Licensing Act, which would provide greater clarity to handling these solicitations in the near future.

2017.339 Motion by Crews; seconded by Frasier.

WHEREAS: The Michigan legislature has enacted Public Act 281 et seq. of 2016 to license and regulate medical marijuana growers, processors, provisioning centers, secure transporters, and compliance facilities; and

WHEREAS: Pursuant to the Michigan Zoning Enabling Act, 2006 PA 100, the Home Rule City Act, 1909 PA 279 and the Michigan Medical Marijuana Licensing Act, 2016 PA 281 et seq., the City of Southfield ("City") has the authority to establish reasonable regulations concerning certain uses of property related to medical marijuana to protect the public health, safety and welfare and in a manner consistent with the referenced Acts; and

WHEREAS: The Southfield City Council has determined that it is in the best interest to protect the health, safety, and welfare of City residents to not permit any marijuana facilities authorized pursuant to PA 281 et seq. of 2016 in the City of Southfield; and

WHEREAS: The City wishes to resolve its declaration that marijuana facilities authorized pursuant to PA 281 et seq. of 2016 are not permitted in the jurisdiction.

NOW THEREFORE: The City Council of the City of Southfield, Oakland County, Michigan resolves as follows:

THEFORE, BE IT RESOLVED: That the City of Southfield declares that medical marijuana facilities authorized pursuant to PA 281 et seq. of 2016 are not permitted in the City of Southfield and that the City Clerk is hereby directed to file a copy of this Resolution with the State of Michigan Secretary of State and Department of Licensing and Regulatory Affairs to provide notice of the declaration set forth in this Resolution.

Motion passed unanimously.

Consent Item F. City Council Visioning Session for 2018-2019. The Council President has indicated a desire to conduct a City Visioning Session on Friday, December 15, 2017 at 10:00 a.m. to 2:00 p.m. to be held in the Meeting Room at the Southfield Public Library. The Mayor, City Council and Council appointees will outline goals for 2018 and 2019.

2017.340 Motion by Crews; seconded by Frasier.

BE IT RESOLVED: That the City Council established a meeting for the purpose of conducting a City Visioning Session on Friday, December 15, 2017 from 10:00 a.m. to 2:00 p.m.

Motion passed unanimously.

Consent Item G. Resolution Regarding the Neighborhood Revitalization Tax Foreclosure Program. The proposed resolution will establish a protocol for permitting owners of tax foreclosed properties acquired by the City a period, from June 1st through July 15th of each year of the program, to pay all delinquent and current taxes and water/sewer charges in exchange for having the property transferred and conveyed back to them. The proposed resolution was discussed and favorably reviewed by the Council Neighborhood Services Committee.

2017.341 Motion by Crews; seconded by Frasier.

WHEREAS: The City of Southfield is a healthy, vibrant city that promotes neighborhood preservation and values homeownership for the growth and stability of our city;

WHEREAS: The City of Southfield in partnership with the Southfield Nonprofit Housing Corporation and the Southfield Neighborhood Revitalization Initiative work to accomplish the goal of stabilizing City of Southfield neighborhoods;

WHEREAS: The City Council did expressly authorize and approve the exercise by the City of Southfield of its statutory right of first refusal pursuant to the Michigan General Property Act (PA 206 of 1893) (Section 78m) to acquire from the Oakland County Treasurer's office tax foreclosed properties;

WHEREAS: Funding for the acquisition of tax foreclosed properties from the Oakland County Treasurer is advanced and provided by the Southfield Nonprofit Housing Corporation;

WHEREAS: The tax foreclosed properties are conveyed to the City of Southfield by the Oakland County Treasurer's office and deeded by quit claim deed to the Southfield NRI, LLC for purposes of the rehabilitation/renovation and subsequent resale of those properties to qualified buyers (the "Neighborhood Revitalization Program")

WHEREAS: The Neighborhood Services Committee of the City Council initiated a request to the full City Council that Council adopt a resolution urging the Southfield NRI, LLC. to establish a program allowing an opportunity a Prior Owner (as hereafter defined) to pay all amounts advanced by the Southfield NRI, LLC (including the taxes owed plus all penalties and interest) for acquisition of that particular property pursuant to the exercise by the City of its right of first refusal, and upon such payment by the Prior Owner(s) to the Southfield NRI, LLC, the Southfield NRI, LLC deed that property to the Prior Owner(s). A Prior Owner shall be defined as an individual who owned and occupied as his or her principle residence a Tax Foreclosed Property immediately prior to the foreclosure of the property by the Oakland County Treasurer pursuant to the Michigan General Property Tax Act.

NOW, THEREFORE, BE IT RESOLVED: The City of Southfield City Council does hereby request and urge the Southfield NRI, LLC to establish and adopt the following program and protocol with respect to any tax foreclosed property anticipated to be acquired by the City of Southfield pursuant to its statutory right of first refusal, which the City intends to transfer to the Southfield NRI, LLC (a "Tax Foreclosed Property")

1. A period beginning on June 1 and ending on July 15 be established within which a Prior Owner(s) of a Tax Foreclosed Property shall have the opportunity to pay all sums advanced by the Southfield NRI, LLC with respect to such property (including all taxes, penalties, and interest), plus the summer taxes due on July 1 of that year, plus any water and sewer arrearages and current amounts due; and upon full payment of all such amounts during the period established, the Southfield NRI, LLC shall be obligated to transfer and deed the property to the Prior Owner(s);
2. Not later than May 28th of each year of the Neighborhood Revitalization Program the Southfield NRI, LLC shall send written notice to each Prior Owner(s) of a Tax Foreclosed Property advising the Prior Owner(s) of the period identified in subsection 1 hereof to pay all sums as set forth in subsection 1 in order to have the Tax Foreclosed Property conveyed to the Prior Owner(s);
3. In the event a Prior Owner(s) shall fully and properly pay all sums identified and established in subsection 1 hereof within the period of June 1 through July 15, the Southfield NRI, LLC upon receiving title to that property from the City of Southfield, shall quit claim and transfer such property to the Prior Owner(s);
4. Any and all sums paid to the Southfield NRI, LLC pursuant to subsection 1 hereof shall be held in escrow and shall be disbursed upon the quit claim deed being transferred to the Prior Owner(s) by the Southfield NRI, LLC.

Motion passed unanimously.

Next on the agenda was the Communications Portion.

Pamela Gerald, P.O. Box 155, Southfield, Michigan, stated that she has been attending Southfield Council Meetings for a long time. Ms. Gerald stated that she is contacted by the residents to help solve their issues within the City. Ms. Gerald believes that something new must happen so the Southfield residents can contact their elected officials to get their issues resolved in a timely matter. Ms. Gerald also does not understand the new tax foreclosure program but believes there needs to be more transparency between the residents and Council. Ms. Gerald also suggested the City plan a seminar to make people aware of the responsibilities that come when purchasing a home.

Gerard Mullin, P.O. Box 155, Southfield, Michigan, recommended the elected officials to read the City Charter. Mr. Mullin had concerns with a member serving on the Zoning Board of Appeals and Planning Commission. According to the City Charter, Section 4.16b a person serving on the Zoning Board of Appeals should not be serving on the Planning Commission and it has been happening for years.

Greg Keeler, P.O. Box 2058, Southfield, Michigan addressed his concerns with handicap parking within the City of Southfield. Meijer's has placed barrels in front of the store due to people parking there which makes it difficult for the handicap people trying to get to the door. Lawrence Technological University has stopped parking near the football field. At Kroger's, people park right in front of the entrances. Another issue is people parking in handicap parking spots with expired tags. Mr. Keeler advised Council to change the parking fine to \$600 and to start enforcing this matter.

Council President Brightwell asked Mr. Keeler to provide the list of places to the City Clerk so enforcement can start happening.

Ronald Hayes, 5332 Pleasant View Ct., West Bloomfield, Michigan stated that he expressed his concerns at the November 27, 2017 Council Meeting and hoped he would be able to get a second chance on obtaining his home. The City is supposed to be bring safety, improvements and help their residents but something is missing.

Hakeem Lowry, 23266 Ranch Hill Dr., Southfield, Michigan asked Council to draft a resolution allowing prior homeowners to purchase their 2016 and 2017 tax foreclosed homes. Mr. Lowry believes that many homeowners have the money to pay their taxes. Mr. Lowry stated that he lives in this home with his two daughters and his mother got ill and admits that he fell behind on paying his taxes.

Johnette Ford, 23431 Parklawn, Oak Park, Michigan, not present.

Kathy Barlow, 27342 Red Leaf Lane, Southfield, Michigan, not present.

Greg Didierjean, 28108 Glasglow, Southfield, Michigan stated that he has lived in Southfield since 2004 and has seen the highs and lows. Since 2008 the neighborhood has gone downhill. The association has set up a Facebook page and Rock the Block has been done twice to help the residents in fixing up their homes. Rock the Block is a great program getting neighbors to help neighbors. Four homes in the neighborhood had tax foreclosure, two homes have been cleaned up a few times before they got tax foreclosed. The tax foreclosed homes have been updated and look amazing which helps in improving the neighborhood. Mr. Didierjean stated that he is confident in the NRI and the City of Southfield for purchasing and upgrading these tax foreclosed homes.

Gilbert Borman, 29555 Heritage Lane, Southfield, Michigan, stated that he is representing his client regarding the tax foreclosure program. Mr. Borman believes that this program is taking homes that do not need to be upgraded and making a profit. Mr. Borman believes the City should be trying to help their residents stay in Southfield. Offering these homes back to the homeowners would not be a cost to the City.

Next on the agenda was the Council portion.

Councilman Mandelbaum stated that the City of Southfield is having a job fair in the Parks and Recreation Department, Room 115 on December 5, 2017 between 10:00 a.m. and 2:00 p.m. This is the last week for yard waste collection. Councilman Mandelbaum also wanted to thank Mayor Siver for having the Big Rake and going out after the program ended to help a lady that needed her yard raked.

Councilwoman Morris encouraged the NRI to allow 2016 and 2017 homeowners an opportunity to purchase their homes back.

Councilman Crews thanked everyone for their thoughts. He has received many get-well wishes and encouragement.

Next was the Administrator Portion.

The Water and Sewer Department is currently under contract to purchase water main installation and repairs parts from H.D. Supply Waterworks for the period of August 29, 2017 through August 28, 2018. H.D. Supply Waterworks was recently acquired from its parent company, H.D. Supply, and has been renamed Core & Main, however the acquisition will not change or impact the terms of the existing contract.

It is recommended that Council authorize the assignment of the contract with H.D. Supply Waterworks to Core & Main.

2017.342 Motion by Frasier; seconded by Crews.

RESOLVED: That Council does hereby approve the assignment of the contract with H.D. Supply Waterworks for water main installation and repairs parts to Core & Main.

Motion passed unanimously.

The Publicly Funded Health Insurance Contribution Act (PA 152 of 2011) requires that the City of Southfield be in compliance with the Act's limits on the amount a public employer shall pay for health insurance costs. This Act is commonly known as the "Hard Cap" or "80/20" law, referring to the primary choices available to the public employer when determining how health insurance costs will be shared with its employees.

Under the Hard Cap provision, the state sets an annual limit on the dollar amount the City of Southfield shall pay towards health insurance costs; these limits are reviewed annually and adjust for inflation. Alternatively, the "80/20" option required that the City of Southfield pay 80% of the insurance premium costs, and the employees pay 20% of the insurance premium.

With the 80%/20% cost-sharing option, the Single, Two-person, and Family employee deductions per pay period will change to \$53.30; \$128.41; and \$160.51 respectively. For the Health Alliance Plan (HAP)-10 participants, the recommended employee deductions per pay period will be \$68.08; \$158.28; and \$166.79. For those employee groups, eligible to participate in the higher-deductible Blue Cross Blue Shield Community Blue PPO-12 plan, there will now be a required employee contribution of \$43.57; \$104.57 and \$130.72 respectively, per pay period.

The projected active employee insurance costs of \$7.6 million will be shared in accordance with PA 152 of 2011 on an 80/20 basis of the 2018 calendar year, resulting in employee payments of approximately \$1.37 million.

It is recommended that the above selection of the 80/20 option for calendar year 2018, and adoption of the premium contribution rates. The payment for employee insurance premiums is provided for in the 2017/2018 FY budget and charged to Account No. 101-950-9500-17160, and will be provided in future budgets as Council may adopt.

2017.343 Motion by Frasier; seconded by Morris.

BE IT RESOLVED: That the City of Southfield comply with PA 152 of 2011 for the calendar year 2018 by using the 80/20 option, with employees paying 20% of the active employee illustrative or premium rates depending on plan selected, and

BE IT FURTHER RESOLVED: That the following employee premium deductions per pay period are adopted for calendar year 2018:

	<u>SINGLE</u>	<u>EMPLOYEE + SPOUSE</u>	<u>FAMILY</u>
BCBS Community Blue PPO-10	\$53.50	\$128.41	\$160.51
HAP-10	\$68.08	\$158.28	\$166.79
BCBS Community Blue PPO-12	\$43.57	\$104.57	\$130.72

A roll call vote was taken.

AYES: Brightwell, Crews, Fracassi and Frasier

NAYS: Mandelbaum, Morris and Taylor

ABSENT: None

Motion passed.

Next was the Attorney Portion.

At the Regular Meeting held on November 27, 2017, City Council approved two rezoning requests; the first request was the rezoning of Yeshiva Beth Yehudah, PZR17-0004. The second request was the rezoning of Al Wazeer, Properties, LLC, PZR17-0005. During the course of the rezoning approval process, an omission was made with respect to each request in that an ordinance number was not assigned to the rezoning approval, and an ordinance was not introduced.

It is recommended that Council introduce an ordinance number to each of the two approved rezoning requests.

2017.344 Motion by Fracassi; Seconded by Mandelbaum

RESOLVED: That Ordinance No. 1685, is hereby introduced to rezone 1.84 acres of property from OS Office Service to R-2 Single Family Residential, property located at 25761 Greenfield Road (PZR17-0004)

Motion passed unanimously.

2017.345 Motion by Crews; Seconded by Mandelbaum

RESOLVED: That Ordinance No. 1686, is hereby introduced to rezone .21 acres of property from R-A Single Family Residential to P Vehicular Parking, Sidwell Parcels 2412-478-028 and 2412-478-036 (PZR17-0005).

Motion passed unanimously.

There being no further business, the Regular Meeting adjourned at 9:20 p.m., until the next Regular Meeting (conducted as a Committee-of-the-Whole Meeting) scheduled for Friday, December 15, 2017, at 10:00 a.m., in the Library Meeting Room of the Southfield Public Library, 26300 Evergreen Road, Southfield, Michigan.

Daniel Brightwell, Council President

Sherikia L. Hawkins, City Clerk

REGULAR MEETING
(CONDUCTED AS A COMMITTEE-OF-THE-WHOLE)
OF THE COUNCIL
CITY OF SOUTHFIELD
December 15, 2017

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REGULAR MEETING
(CONDUCTED AS A COMMITTEE-OF-THE-WHOLE)
OF THE COUNCIL
CITY OF SOUTHFIELD
MINUTES

December 15, 2017

The meeting of the Council convened at 10:00 a.m. in the Library Meeting Room of the Southfield Library, 26300 Evergreen Road, Southfield, Michigan, with Council President Daniel Brightwell in the Chair. PRESENT: Council Members: Daniel Brightwell, Lloyd Crews, Donald Fracassi, Myron Frasier, Michael Ari Mandelbaum, Tawnya Morris and Linnie Taylor. ALSO PRESENT: Mayor Kenson Siver, City Clerk Sherikia L. Hawkins, City Administrator Frederick Zorn and City Attorney Susan Ward-Witkowski. There being a quorum, Council was in session.

**** Communications

Pamela Gerald, P.O. Box 155, Southfield Michigan, stated that the City of Southfield should not be in the real estate business. Ms. Gerald believes that the Northland project will end up costing the City \$25-\$30 billion dollars. Northland is having asbestos removal but there is a concern about the Police Officers that are at the nearby station. Ms. Gerald stated that she has submitted a FOIA request regarding the environmental testing being done at Northland to see if there is a risk. The City has complained about the Fire and Police Departments overtime but there have been no complaints on the extra work being done. Employees are retiring but their jobs not being filled which is placing additional work on the current employees.

Gerard Mullin, P.O. Box 155, Southfield, Michigan, stated that a member of the Zoning Board of Appeals was also a member of the Planning Commission which is a violation of the City Charter. On the Southfield City Calendars from 2007 to 2013, the calendars show that member being a part of both boards.

**** Visioning Session

Mayor Siver, City Administrator Zorn and Council discussed the vision for the City of Southfield which included the following:

Infrastructure

- Continue road repair/replacement program
- Continue to seek grant money for roads
- Continue to remediation of east side flooding by separation of the storm and sanitary sewer, including bonding for the same
- Increase use of social media for road and infrastructure project updates

Redevelopment

- Make vision for City Centre a reality
- Continue to create place making for City Centre including pedestrian amenities
- Support funding mechanism for public art
- Create a storm water management plan for the former Northland property
- Consider creative/innovative ideas for Northland's tunnels and basements
- Resolve easement issues at Northland to clear property titles
- Resolve concerns with four buildings adjacent to Northland – the old Montgomery Ward's Auto Service Center, Vibe Credit Union, Plaza Hotel and Reynolds Building
- Create on-line process for building permits and payment

Housing/Neighborhood Support

- Pilot two Neighborhood Enterprise Zones
- Continue efforts to get every rental home registered
- Clear backlog of rental home inspections
- Conduct review of appearance codes
- Create on-line system for overnight parking permits
- Consider a "point of sale" ordinance
- Create an ordinance providing for settlement authority on water bill adjustments.

Staff

- Conduct staff recognition programs regularly
- Conduct performance conferences
- Reach contract settlements for all unions by 2019
- Streamline the hiring process to reduce the time between posting and hiring
- Use improved technology to improve efficiency in the Human Resources Department

Police and Fire

- Initiate a Fire Department cadet program
- Update Fire Department Facilities
- Use civilian staff to cover some police functions to put more officers on the street
- Create a citizen complaint reporting and monitoring system in the Police Department
- Continue aggressive hiring of police officers and firefighters to budgeted staffing levels
- Reduce police and fire department overtime
- Work with business community to improve security in commercial areas

City Facilities

- Address ADA compliance issues
- Improve security systems/measures in the 46th District Court
- Update the City Capital Improvement Program
- Improve internal customer service for facility maintenance requests
- Reinvest in park facilities including concrete and equipment repairs
- Increase security in city parks with an improved security camera system

Public Relations/Communications

- Remake the City website
- Expand communication and marketing efforts to better control the message
- Expand the Southfield Photo Prize competition
- Expand neighborhood and condo association support
- Plan City 60th anniversary observances
- Fold City Cable 15 into the Community Relations Department
- Restructure City Cable staffing

Energy

- Decrease electrical usage from 2016 levels by 33% by 2021
- Decrease natural gas usage by 15% by 2021
- Review street lighting and increase conversion to LED

Miscellaneous

- Increase senior adult programming and outreach in conjunction with the work of the Commission on Senior Adults
- Prepare for 2020 United States Census
- Expand Library hours
- Replace/upgrade all audio-visual systems in the Library
- Expand town/gown relationship with Lawrence Tech and Oakland Community College
- Create Committee to review City Charter
- Create new contract management system to better tract city contracts for services and material goods
- Continued support for business development services and the Excellerator

Council voiced their concerns and made more recommendations which included a sidewalk repair/replacement program, inspections, signage, online registration for vacant property, succession planning, training for leadership, solar power, working thermostats, inventory control, an ADA plan, the possibility of renting the library conference room and setting up a City Centre Committee.

There being no further business, the Regular Meeting (Conducted as a Committee-of-the-Whole) adjourned at 1:55 p.m., until the next Regular Meeting scheduled for Monday, December 18, 2017, at 6:00 p.m., in the Council Conference Room of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan.

Daniel Brightwell, Council President

Sherikia L. Hawkins, City Clerk

REGULAR MEETING
 OF THE COUNCIL
 CITY OF SOUTHFIELD

December 18, 2017

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REGULAR MEETING
OF THE COUNCIL
CITY OF SOUTHFIELD
MINUTES

December 18, 2017

The meeting of the Council convened at 6:00 p.m. in the Council Conference Room and then moved into the Council Chambers of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan, with Council President Daniel Brightwell in the Chair. PRESENT: Council Members: Daniel Brightwell, Lloyd Crews, Donald Fracassi, Myron Frasier, Michael Ari Mandelbaum, Tawnya Morris and Linnie Taylor. ALSO PRESENT: Mayor Kenson Siver, City Clerk Sherikia L. Hawkins, City Administrator Frederick Zorn and City Attorney Susan Ward-Witkowski. There being a quorum, Council was in session.

**** Discussion of Pending Litigation (Closed Session)

2017.346 Motion by Frasier; seconded by Crews.

RESOLVED: that pursuant to Section 10 of the Rules of Procedure adopted by the Southfield City Council on February 23, 1998, Council hereby determines that there is an immediate need to act.

Motion passed unanimously.

2017.347 Motion by Frasier; seconded by Crews.

RESOLVED: that pursuant to Section 8(c) of the Open Meeting Act, Council adjourned to a Closed Session in order to discuss pending litigations.

A roll call vote was taken.

AYES: Brightwell, Crews, Fracassi, Frasier, Mandelbaum, Morris and Taylor

NAYS: None

ABSENT: None

Motion passed unanimously.

2017.348 Motion by Crews; seconded by Morris.

RESOLVED: that Council does hereby reconvene into Open Session.

Motion passed unanimously.

**** Discussion regarding Administration Procedures Act MCL 24.292 of 1969 for Bar 7 & Grill

Police Chief Eric Hawkins discussed many serious events that go back to 2013 that has happened at Bar 7 & Grill. A consistent problem that continues to happen at each event is the delay in reporting of these incidents to the Police Department. Due to the delay in time the police officers are arriving the location and the people to question are gone. In 2017 there have been 11 incidents. The most recent incident happened on December 16, 2017. There were two group of males that had disputed which turned physical. Security escorted the two groups out of the bar where the fight escalated. Two people were stabbed and two people were shot.

City Attorney Susan Ward-Witkowski stated that the Michigan Liquor Control Commission has been contacted and they have already filed an internal complaint. The City does have the right to recommend revocation of their liquor license. To start the process, the Chief would provide a written report, a public hearing would then be scheduled and the Council would hear the evidence and would make a determination. The City can also ask the Michigan Liquor Control Commission to suspend Bar 7 & Grill's liquor license while the City is going through this process.

Discussions ensued between Council and there was a consensus of the Council to place this item under the consent agenda portion of the agenda.

**** Receipt of Proposals for Heating, Ventilation & Air Conditioning (HVAC) Preventive Maintenance Services at the Library and Major City Buildings

The Purchasing Department received proposals on September 28, 2017 to establish a two-year contract for the above referenced services. Companies were provided an opportunity to inspect the equipment and facilities and offer pricing for site-specific preventive maintenance plans and hourly rates for needed repair services. The buildings to be covered under this contract are the Library, Civic Center complex (Municipal, Parks & Recreation, Public Services, District Court, Police, and Sports Arena buildings), the Department of Public Works facility and the Beech Woods Recreation building. The successful vendor will be required to conduct regular inspections of all HVAC related equipment, replace filters and belts, perform chemical treatment services, and provide status reports to Library and City personnel.

Of the twelve companies that attended the pre-proposal meeting, seven submitted a response. The two highest rated proposals were evaluated by Library, Facilities Maintenance, and Purchasing staff based on costs, experience, qualifications, and references.

The pricing shown below reflects two years of preventive maintenance and estimated repair services.

VENDOR	LIBRARY	CITY BUILDINGS
Temperature Services, Livonia	\$ 41,814	\$314,294
Bumler Mechanical, Sterling Heights	71,013	348,437

Additional responses received but not recommended are Johnson Controls, Auburn Hills; Tech Mechanical, Pontiac; Harpco MHCI, Pontiac; Mechanical System Services, Madison Heights; and Allied Building Services, Detroit.

The total estimated cost for the two-year contract period is \$356,108. Funds are provided in the 2017-18 Library Contractual and Professional Services budget (Account No. 271-500-5001-38180) and in the Facilities Maintenance Repairs and Maintenance budget (Account No. 631-212-2122-39300) and will be requested in future budgets as Council may approve.

The recommended vendor for the Library and major City Buildings is Temperature Services of Livonia, MI. This vendor received the highest overall rating based on the combination of experience, qualifications, and references in addition to providing the most competitive pricing. In addition, it is recommended that Council award a two-year contract to provide preventive maintenance services for HVAC equipment to Temperature Services of Livonia in the estimated amount of \$41,814 for the Library and \$314,294 for other City buildings. This amount is based on monthly fees for preventive maintenance in addition to labor rates and estimated hours for repair services, if needed. Repair parts will be billed separately.

There was consensus of Council to place this item under the consent agenda portion of the agenda.

**** CoStar Database Contract Renewal

The Business Development and Assessing Departments are seeking approval for renewal of the contract with CoStar Group, Inc. for the three-year period of January 1, 2018 through December 31, 2021. The proprietary property and tenant database, known as CoStar Suites, is comprised of the following: property inventory, professional services & tenant information, COMPS and National For Sale Data for the Metro Detroit market.

CoStar Group, Inc. has been providing property and tenant listing information for several years as the sole vendor that can provide these unique services. CoStar Property Professional & Tenant is much more than a listing service as:

- It provides the most accurate and comprehensive national database backed by the industry's largest professional research organization consisting of more than 700 researchers, analysts and photographers;

- It provides the most current and detailed information in over 100 data fields, including building characteristics, available space, properties for sale, digital photos, and contact information for property managers, leasing agents and owners, demographic, traffic count, and retail tenant information, covering more than sixty billion square feet of office space nationally on a floor-by-floor, suite-by-suite basis; and
- Company researchers update their database every day, ensuring the most complete and up-to-date information possible. Their photographers take pictures of nearly every building, including lobbies and aerial shots. They boast the largest commercial real estate image library in the United States, with more than 2.2 million high-resolution digital images.

CoStar Suite is utilized on a daily basis, as the system enables us to:

- Calculate vacancy rates in a given market;
- Calculate rental rates (average, minimum and maximum, in direct and sublet space);
- Print office and industrial tenant demographic reports so one can understand the tenant make-up, size range, and lease expiration timetables in a particular market;
- Detail every tenant in Southfield with impending lease expiration, and have their contact names, addresses, phone numbers, as well as square footage, e-mail addresses & web pages; and
- COMPS and National For Sale database information.

The cost for the proposed new service contract is \$18,048 annually, which is a price match from our last contract. CoStar Group is willing to guarantee this price for three years. Funds for year one of the proposed three-year contract period are available in the 2017-18 Community Development Administration Budget (Account No. 101-450-4512-38180). This item will be budgeted in the same account for fiscal years 2018-19 and 2019-20, should Council approve.

There was consensus of Council to place this item under the consent agenda portion of the agenda.

**** Liquor License Request – Little Daddy’s #11, LLC

Attached please find an application from Little Daddy’s #11, LLC. They are requesting a transfer of ownership for a Class C Liquor License from The Bronx Deli of Farmington Hills including a New Sunday Sales (AM and PM) Permit and a New Dance Permit to be located at 29649 Northwestern Hwy, Southfield, Michigan.

All the necessary documents and approvals have been received from the required City departments. A representative from Little Daddy’s #11, LLC will be present to answer any questions you may have.

There was consensus of Council to place this item under the consent agenda portion of the agenda.

**** Purchase of High Speed Voting Equipment for Absentee Ballots

In January 2017, the Secretary of State's Office approved new election equipment for the State of Michigan to replace the present outdated equipment throughout the State of Michigan. The Oakland County Clerk selected Hart InterCivic, based in Austin, Texas to provide the county with new election equipment.

In July 2017, The City of Southfield opted out of purchasing the High-Speed Voting Equipment for Absentee Ballots. As you may be aware, the City of Southfield, as of December 6, 2017, has the most registered voters in the County of Oakland with 60,248. To be aligned with best voting administration practices it is in the best interest to purchase the high-speed voting machine.

The cost for the high-speed tabulator approximately \$62,065.00. Currently, the Clerk's Office budget has enough money allocated in Account No. 101-300-3002-38180 to purchase the high-speed tabulator. On Friday, December 8, 2017, the Southfield Election Commission met and discussed the high-speed voting tabulator equipment. It was the consensus of the Election Commission that the City purchase the high-speed voting tabulator equipment.

It is recommended that your Honorable Body authorize the City Clerk to purchase a high-speed tabulator voting equipment. Funding is provided in the Clerk's Office budget and shall not exceed \$62,065.00. This item was reviewed at the December 18, 2017 Study Session.

There was consensus of Council to place this item under the consent agenda portion of the agenda.

**** 2018 Council Meeting Schedule

Pursuant to the Open Meetings Act, Council must adopt a schedule of Council Meetings for the 2018 calendar year.

Attached please find a proposed meeting schedule for your review. The proposed schedule takes into consideration the budget process, 2018 conference dates, legal holidays and elections for 2018. For regular meetings of a public body the Open Meetings Act states, "there shall be posted within ten days after the first meeting of the public body in each calendar or fiscal year a public notice stating the dates, times and places of its regular meetings."

There was consensus of Council to place this item under the consent agenda portion of the agenda.

The Regular Meeting moved into the Council Chambers and continued with the Pledge of Allegiance.

Next was the Presentation of the Greg Kennedy Community Service Award to Roger Goolsby.

The City of Southfield reintroduced the Greg Kennedy Community Service Award in 2016 to honor members of the community who exemplify the characteristics of the late Greg Kennedy. The award was originally established in 1999 to honor the legacy of community activist Greg Kennedy by encouraging other residents to engage in public service. Greg Kennedy was one of Southfield's first residents and demonstrated his commitment to the City throughout his entire lifetime. Since its inception, there have been only four past recipients of the award, including: Samuel P. Havis in 2000; Jacqueline Nelson in 2001; Muriel Zweigel in 2003; and Jonathan Adams in 2016.

Nominations for this prestigious award are reviewed by the City's Total Living Commission (TLC) with recommendations made to City Council. Nominations were due by September 1, 2017 and was unanimously approved by the Total Living Commission.

Mr. Goolsby currently serves as the President of the Southfield Community Coalition and is also very active with the Dr. Martin Luther King Task Force, Southfield Public Schools (former school board member) and numerous other community groups and initiatives. Mayor Kenson Siver and Total Living Commission Chairperson Veronica Leonard presented Mr. Goolsby with the Greg Kennedy Award.

Mr. Goolsby thanked the Mayor, Ms. Leonard, Christine English and his family. Mr. Goolsby hopes to inspire others to help with volunteering since it is needed especially in the school system. Mr. Goolsby stated that there are never enough volunteers and thanked the people that have paved the way for him.

Council thanked Mr. Goolsby for all his support and hard work that he has put into the City of Southfield.

Next was the Presentation of a Check from Greater Metropolitan Association of Realtors.

Greater Metropolitan Association of Realtors (GMAR) presented the Mayor and Council with a check in the amount of \$2,500. GMAR notified the City of a community improvement grant which the City then applied for. This grant will help repair and restoration costs of five Pegasus from the Northland Art Collection.

The Pegasus Project is to repair, restore and install the winged horse sculpture along the proposed multi-use greenway path at Civic Center Drive and Northwestern Highway Service Drive and at the corner of Evergreen and I-696.

Next on the agenda was the approval of the minutes of the Regular Meeting of October 23, 2017, the Joint Meeting of October 24, 2017, the Regular Meeting (conducted as a Committee-of-the-Whole) of November 13, 2017, the Regular Meeting of November 20, 2017 and the Regular Meeting (conducted as a Committee-of-the-Whole) (Closed Session) of November 27, 2017.

2017.349 Motion by Frasier; seconded by Mandelbaum.

RESOLVED: that Council does hereby approve the minutes of the Regular Meeting of October 23, 2017, the Joint Meeting of October 24, 2017, the Regular Meeting (conducted as a Committee-of-the-Whole) of November 13, 2017, the Regular Meeting of November 20, 2017 and the Regular Meeting (conducted as a Committee-of-the-Whole) (Closed Session) of November 27, 2017.

Motion passed unanimously.

Next on the agenda was the Consent Agenda.

Consent Item A. Receipt of Proposals for Heating, Ventilation & Air Conditioning (HVAC) Preventive Maintenance Services at the Library and Major City Buildings.

2017.350 Motion by Crews; seconded by Frasier.

BE IT RESOLVED: That Council does hereby authorize the Mayor and City Clerk to execute a contract with Temperature Services of Livonia, Michigan, to provide preventive maintenance services for HVAC equipment at the Library and other City buildings, upon review and approval as to form by the City Attorney's Office. The contract shall be for a two-year period and expenditures are estimated to be \$356,108, based on the monthly rates provided in addition to labor rates and estimated hours for repair services, if needed. Repair parts will be billed separately. Funds are provided in the 2017-2018 Library Contractual and Professional Services budget (Account No. 271-500-5001-38180) and in the Facilities Maintenance Repairs and Maintenance budget (Account No. 631-212-2122-39300) and will be requested in future budgets as Council may approve.

Motion passed (Fracassi opposed).

Consent Item B. CoStar Database Contract Renewal.

2017.351 Motion by Crews; seconded by Frasier.

BE IT RESOLVED: That Council approves the service contract with CoStar Group in the annual amount of \$18,048, for the three-year period of January 1, 2018 through December 31, 2021.

Motion passed (Fracassi opposed).

Consent Item C. Receipt of Bids on Water Service Connections and Water and Sewer Maintenance Services Contract.

2017.352 Motion by Crews; seconded by Frasier.

BE IT RESOLVED: That Council approves incorporating the Northland Hudson's Building and former Powerhouse Mixed Use Feasibility Study into the Northland Concept Vision Redevelopment Plan.

BE IT FURTHER RESOLVED: That funds were provided in the General Fund Support Services Account (101-950-9500-38180) incorporated in the proposed 1st quarter budget adjustment.

Motion passed (Fracassi opposed).

Consent Item D. Authorization to Purchase Replacement Portable Digital Radios for the Police Department.

2017.353 Motion by Crews; seconded by Frasier.

RESOLVED: That Council does hereby authorize the purchase of portable digital radios from Digicom Global, Inc. of Troy, Michigan. Expenditures will total \$27,077.62. This recommendation is being made without competitive bidding in accordance with Chapter 8, Section 1.279 (3) of the City's Code of Ordinances "...by contracting with or through another unit of government," namely the State of Michigan MiDeal Cooperative Purchasing program. Funds are provided in the FY 2017-2018 Motor Pool Fund, Communication Equipment Replacement Account (661-1621).

BE IT FURTHER RESOLVED: That Council authorizes the Purchasing Department to dispose of the equipment being replaced in the manner most advantageous to the City.

Motion passed (Fracassi opposed).

Consent Item E. Receipt of Proposals for Table, Chairs and Other Event Related Fixtures.

2017.354 Motion by Crews; seconded by Frasier.

RESOLVED: That Council does hereby accept the bid prices for renting tables, chairs, and other event-related fixtures and set-up from both Utica Rent-All of Utica, MI and C&N Party Rental in an amount not to exceed \$70,000 per year for a two year contract term beginning December 19, 2017 through December 18, 2019. Funds are provided in the FY 2017-2018 Parks and Recreation Pavilion Rental Account (208-555-5507-38180); Cultural Arts Concerts Account (208-556-5605-38180); Special Events Account (208-555-5510-38180) and Burgh Rental Account (208-556-5604-38180); and Library Children's Services Account (271-500-5003-38800) and will be provided in the future Parks and Recreation and Library budgets as Council may approve. The City Centre shall continue to reimburse the Parks and Recreation Fund (208-556-5605-66526) for providing tables, chairs, and entertainment for the Eat to the Beat Concert Series.

Motion passed (Fracassi opposed).

Consent Item F. Liquor License Request – Little Daddy's #11, LLC

2017.355 Motion by Crews; seconded by Frasier.

RESOLVED: The Council does hereby approve the liquor license request for Little Daddy's #11, LLC located at 29649 Northwestern Hwy., Southfield, Michigan for a Class C Liquor License from The Bronx Deli of Farmington Hills including a New Sunday Sales (AM and PM) Permit and a New Dance Permit.

Motion passed (Fracassi opposed).

Consent Item G. Purchase of High Speed Voting Equipment for Absentee Ballots.

2017.356 Motion by Crews; seconded by Frasier.

BE IT RESOLVED: That Council authorize the City Clerk to purchase the high-speed voting equipment for absentee ballots. Funding is provided in the Clerk's Office budget (Account No. 101-300-3002-38180) and shall not exceed \$62,065.00.

Motion passed (Fracassi opposed).

Consent Item H. 2018 Council Meeting Schedule

2017.357 Motion by Crews; seconded by Frasier.

RESOLVED: That Council does hereby adopt the 2018 Council Meeting Schedule as presented in the study session.
Motion passed (Fracassi opposed).

Consent Item I. Resolution for Governmental Bodies – Performance and Indemnification for the Michigan Department of Transportation.

2017.358 Motion by Crews; seconded by Frasier.

RESOLVED: That Council adopts the resolution authorizing Public Works staff to work within the state right-of-way, on behalf of the City of Southfield, effective January 1, 2018 through December 31, 2018.

Motion passed (Fracassi opposed).

Consent Item J. Administration Procedures Act MCL 24.292 of 1969 for Bar 7 & Grill.

2017.359 Motion by Crews; seconded by Frasier.

WHEREAS: Esshaki Bros, LLC, currently holds a Class C liquor license from the State of Michigan, Liquor Control Commission, doing business as the Bar 7 & Grill, 24528 W. 12 Mile Road, Southfield, Michigan (“Bar 7”);

WHEREAS: On or about December 16, 2017, there occurred a fight between two groups of males at the Bar 7, during which two individuals were shot and two others were stabbed;

WHEREAS: The December 16, 2017 shooting incident is not an isolated occurrence at Bar 7; since 2013 more than thirty (30) police runs have been dispatched to Bar 7 involving, fights, weapons, public disturbances, physical assaults, and property damage, including several shootings, reports of shots being fired, and the brandishing of handguns on the following dates at the location: November 21, 2013 (fight in the parking lot – security officer observed some of the combatants with handguns), May 3, 2014 (a male armed with a handgun argued with security after being denied entry), December 12, 2015 (bar security officer was robbed at gunpoint); November 19, 2016 (fight inside the location, shots fired, three individuals were shot), October 28, 2017 (fight between 5 -6 males, report of shots fired), and the December 16, 2017 shooting of two individuals and stabbing of two others.

WHEREAS: The numerous and repeated police contacts with this establishment and/or the patrons of the premises evidence that the operations of the Bar 7 present an immediate threat to the public health, safety, and welfare of the neighborhood and the community;

WHEREAS: Esshaki Bros, LLC. has failed and neglected to adequately staff and control the operations of the establishment to preserve the health and safety of the patrons and the neighborhood;

WHEREAS: Section 7.193 (3) of the City Code provides that the City Council may, based upon a preponderance of the evidence presented at a public hearing, recommend to the Michigan Liquor Control Commission that a license be revoked where the a nuisance is maintained upon or in connection with a licensed establishment, including any of the following: (b) a pattern of patron conduct in the neighborhood of the licensed premises which is in violation of the law and/or disturbs the peace, order, and tranquility of the neighborhood; and (e) any activity in connection with the licensed premises which by its nature causes, creates or contributes to disorder, disobedience to rules, ordinances, or laws, or contributes to the disruption of normal activity of those in the neighborhood of the licensed premises.

WHEREAS: Section 7.194 of the City Code establishes the procedure for recommendation of a revocation of a liquor license by the Southfield City Council;

WHEREAS: a complaint has been filed and is currently pending within the Michigan Liquor Control Commission regarding the December 16, 2017 incident at the Bar 7 establishment.

WHEREAS: Section 92 (MCL 24.292) of the Administrative Procedures Act of 1969, PA 306 of 1969, provides that a license may be summarily suspended by a state agency and effective during a license revocation proceeding, where the public health, safety, or welfare requires emergency action.

NOW, THEREFORE, BE IT RESOLVED: The City of Southfield City Council does hereby direct the Chief of Police to commence the process identified in Section 7.194 of the City Code by preparing a written report identifying the information stated in Section 7.194(1) and filing the report with the City Council and serving a copy of such report on Esshaki Bros LLC by registered mail or personally, following which a public hearing may be scheduled.

BE IT FURTHER RESOLVED: That the City of Southfield City Council does hereby urgently request that the Michigan Liquor Control Commission summarily suspend the liquor license of Esshaki Bros LLC, doing business as Bar 7 & Grill, pending the complaint currently pending within the Michigan Liquor Control Commission regarding the operations of the Bar 7 & Grill, to protect the public health, safety and welfare of the community.

Motion passed (Fracassi opposed).

Next on the agenda was the Public Hearing for PZR17-0003, rezoning request of Scott A. Riddle, Inc., on behalf of the owners, Rose Brystowski and Southfield NRI, LLC to rezone 7.695 acres of land from R-2 Single Family Residential to B-2, Planned Business for development of a conference center and banquet facility, property located at 27150 West Twelve Mile Road and Sidwell Parcels 2407-351-042, 2407-351-044, 2507-351-045 and 2407-351-107, Lot 19 exc nly 635 feet and lots 20, 21 and 23 of Supervisor's Plat 25 Buckland Estates, on the north side of West Twelve Mile Road between Franklin and Sharidale Roads, Section 07, City of Southfield, County of Oakland, State of Michigan.

Properties to the north and west across Sharidale are zoned R-2 Single Family Residential and are either vacant land or contain single family houses fronting on Sharidale. The property to the east is zoned RT Attached Single Family and is developed with the Pilot's Cove Condos. Properties to the South across West Twelve Mile Road are zoned R-4 Single Family Residential and are developed with single family houses fronting East Kalong and West Kalong. The Comprehensive Master Plan indicates Local Mixed Use and residential for these parcels.

The property to the north and south are zoned B-3 General Business and are developed with commercial buildings. The property to the west is zoned R-1 Single Family Residential and is developed with a single-family house fronting Brentwood. The property to the east across Greenfield Road is vacant property in the City of Royal Oak that is undeveloped.

The Public Hearing was declared open.

Jack Thomas, 29232 Sharidale, Southfield, Michigan stated that he is totally opposed and has concerns which include parking on Sharidale, safety, EMS services, traffic, noise and property values declining. Mr. Thomas stated that there are many empty properties that the conference center can go to.

Charles Rossman, 29200 Sharidale, Southfield, Michigan stated that he thought the Southfield NRI was to help improve property values for Southfield. The home on one of the parcels was purchased by the Southfield NRI which is now being sold to someone to build a conference center and banquet facility. Mr. Rossman stated that he has lived in Southfield for 30 years. There are eight residents on Sharidale and six of the residents are retired. Mr. Rossman has concerns about the safety for his grandchildren, the noise, trash pick-up, etc.

Jonathan Brateman, 22917 S. Bellwood Drive, Southfield, Michigan stated that this area is no longer a residential neighborhood. Parcels that surround the area are B-3 and Office. Developers would not want to place a residential development here due to not being able to the sell the homes. Mr. Brateman stated that they have tried working with the residents and have done tremendous outreach to work with them.

Andrea Rossman, 29235 Sharidale, Southfield, Michigan stated that she is a 30-year resident. Ms. Rossman stated that this area has a huge wildlife population and also goes up against the San Marino Subdivision. Sharidale Road is now surrounded by bars and a few years ago there was a shooting at Pi Banquet Hall. Ms. Rossman stated that she would run in this area and consistently almost gets hit by a vehicle due to all of the traffic in the area. Ms. Rossman claims there is already an issue trying to pull out of their street which will increase due to more traffic. Another concern is the decline in property values. Ms. Rossman stated that she works and lives in Southfield but will move if this property is rezoned.

Pamela Gerald, P.O. Box 155, Southfield, Michigan hopes that Council understands what the residents are saying. Ms. Gerald believes that if the property was sold for the right price a developer will build homes on these parcels. Ms. Gerald claims that the traffic study did state that this will not work but used information from a previous study. Ms. Gerald believes Council should not vote for this.

Neman Toma, 8780 Oak Beach Dr., Commerce Township, questioned the parcels involved in this rezoning.

The Public Hearing was declared closed.

Council had questions and concerns regarding the uses that would be permitted under the proposed B-2, Planned Business and the traffic on Twelve Mile Road.

City Planner Croad stated the uses permitted in the proposed B-2, Planned Business, include, but are not limited to the following uses:

- Medical offices and clinics.
- Banks and similar financial institutions.
- Libraries and government office buildings and public utility offices, but not including storage yards.
- Post offices.
- Private clubs or lodges.
- Nursery schools and day care centers.
- Photographic studios and interior decorating studios.
- Establishments which perform personal services on the premises such as: beauty parlors, barber shops, repair shops (including watches, radios, television, shoe, etc. but prohibiting major repair shops such as: automotive, heavy equipment, large appliances, furniture, etc.), tailor shops, self-service laundries and cleaners, dry cleaning and laundry establishments provided cleaning equipment is used to service only the premises at which it is located.
- Stores of a generally recognized retail nature which supply commodities on the premises, such as, but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing, notions and hardware.
- Restaurants and carry out restaurants when attached to and located within a shopping center building complex. For the purposes of this section, a shopping center will consist of not led than four attached uses sharing a common parking area. (Amended – Ordinance 1426 – 09/24/1998)

- Accessory structures and uses customarily incidental to the above permitted uses but not excluding restaurants, carryout's, drive-in, and fast food restaurants. (Amended – Ordinance 1281 – 05/22/1989)

Lauren, traffic engineer from WSA USA, 500 Griswold St., Detroit, Michigan stated that the traffic study was followed from data from 2014 which is typical to use traffic information within the past five years. The parcel and adjacent intersection was studied with the typical model existing conditions without any structure which means everything under the existing conditions is operating at A-C. Per SEMCOG the acceptable growth rate is 1% a year without any development. WSP USA did apply the 1% growth rate then reviewed the rezoning proposal. The worst-case scenario was taken including the future development and shows the intersection will operate at an acceptable level of A-D. This scenario included guests arriving/leaving at peak hours which is not anticipated. Also, traffic under future conditions with the development and anticipated growth were included in the study. Currently there is one way in and one way out of this site.

2017.360 Motion by Frasier; seconded by Fracassi.

RESOLVED: That PZR17-0003, the rezoning request of Scott A. Riddle, Inc., on behalf of the owners, Rose Brystowski and Southfield NRI, LLC to rezone 7.695 acres of land from R-2 Single Family Residential to B-2, Planned Business for development of a conference center and banquet facility, property located at 27150 West Twelve Mile Road and Sidwell Parcels 2407-351-042, 2407-351-044, 2407-351-045 and 2407-351-107, Lot 19 Exc Nly 635 feet and lots 20, 21 and 23 of Supervisor's Plat 25 Buckland Estates, on the north side of West Twelve Mile Road between Franklin and Sharidale Roads, Section 07, City of Southfield, County of Oakland, State of Michigan, be approved based on the following:

1. The Southfield Comprehensive Master Plan indicates Local Mixed Use and Moderate Density Single Family Use for this property.
2. The change in zoning would be compatible the existing adjacent land uses and abutting existing developments.
3. The proposal is in accordance with the standards for rezoning of property.

A roll call vote was taken.

AYES: Brightwell, Fracassi, Frasier and Mandelbaum

NAYS: Crews, Morris and Taylor

ABSENT: None

Motion passed.

2017.361 Motion by Frasier; seconded by Fracassi.

RESOLVED: Ordinance No. 1687 is hereby introduced.

A roll call vote was taken.

AYES: Brightwell, Fracassi, Frasier and Mandelbaum

NAYS: Crews, Morris and Taylor

ABSENT: None

Motion passed.

Next was the Public Hearing for PSLU17-0004, Special Use Request of Scott A. Riddle, Inc., on behalf of the owners, Rose Brystowski and Southfield NRI, LLC, for the development of a conference center and banquet facility, property located at 27150 West Twelve Mile Road and Sidwell Parcels 2407-351-042, 2407-351-044, 2507-351-045 and 2407-351-107, lot 19 exc nly 635 feet and lots 20, 21 and 23 of Supervisor's Plat 25 Buckland Estates, on the north side of West Twelve Mile Road between Franklin Road and Sharidale Road, Section 07, City of Southfield, County of Oakland, State of Michigan.

Properties to the north and west across Sharidale are zoned R-2 Single Family Residential and contain either vacant land or contain single family houses fronting on Sharidale. The property to the east is zoned RT Attached Single Family and is developed with the Pilot's Cove condos. Properties to the south across West Twelve Mile Road are zoned R-4 Single Family Residential and is developed with single family houses front East Kalong and West Kalong.

The site contains 7.695 acres of land. There is 777.12' of frontage on West Twelve Mile Road and a depth of 529.08'.

Issues considered by the Planning Department during the review of the special use were:

1. Waiver of side yard setback from the Zoning Board of Appeals.
2. Special Use Standards and Conditions of Article 17, Planned Business.
3. Southfield Comprehensive Master Plan noting Local Mixed Use and residential for this parcel.

Scott Riddle, 4160 Valley Forge, Bloomfield Hills, Michigan stated this conference and banquet center will be to provide professional healthcare trade groups with doctors and physicians. At the same time, the owners would like to provide the facility to the public. There have been meetings with City Planner Terry Croad to initialize the concept. In November 2016, the surrounding neighbors were contacted and invited to meetings held on Orchard Lake Road. This was a meet and greet to share the concept of this location and to get feedback from the residents. Studies have been completed and soil testing was done. Applications were submitted to the Planning Commission in July; a discussion took place in the Southfield Pavilion to clarify objections and to provide traffic summaries which many Sharidale residents attended. On August 6th, a meeting was held at the City and the residents shared their concerns. This was placed on the agenda for the Planning Commission on October 25th and received two out of three approvals.

On November 15th the site plan was approved. Mr. Riddle stated they have continued to reach out to the residents and have been in contact with adjacent property owners. The changes that were made to the plan was a 60-foot tree buffer for the noise and to maintain natural vegetation and possibly plant more evergreens if needed. The hours of operation have been revised to Monday through Thursday from 8:00 a.m. to 10:00 p.m., Friday and Saturday from 8:00 a.m. to 11:30 p.m. and Sunday from 8:00 a.m. to 10:30 p.m. and there will be 24-hour security. The walls of the conference center will be double insulated and there will be photo metric lighting which allows zero light spillage at the property line. The building height was lowered to 35 feet and the two existing ponds will remain and a retention basin will be added. A deceleration lane has also been added for people coming into the center.

The Pubic Hearing was declared open.

Andrea Rossman, 29235 Sharidale, Southfield, Michigan stated that this subject is painful and that she works in the justice system and must listen to someone who is getting paid to give this information. The traffic at this property is congested. There currently is a little peace left on Sharidale Road. The residents are going to suffer and will have to relocate. Sharidale is a beautiful street and the San Marino Subdivision is an award-winning subdivision which they are wanting to place this development right between the two. Ms. Rossman did not believe this would go through and wish the process would change.

Jack Thomas, 29232 Sharidale, Southfield, Michigan questioned how a left-hand turn can be made due to the high flow traffic in this area. Adding this development will only make the traffic worse. Mr. Thomas stated his concerns about EMS response time and how adding the structure will increase the traffic and slow EMS down if they must get to Sharidale. Mr. Thomas also stated how the traffic on Sharidale will increase due to people missing the structure and turning down Sharidale to turn around.

Pamela Gerald, P.O. Box 155, Southfield, Michigan questioned the Southfield NRI affiliation with this project. Ms. Gerald also questioned EMS services and what will happen if the EMS cannot get to these residents. Ms. Gerald asked Council to review the traffic study and the property values of these homes that will be affected.

Charles Rossman, 29200 Sharidale, Southfield, Michigan stated that he is disappointed with this process. Mr. Rossman questioned if a wall will be placed on the north side, where will the dumpster be placed, are people going to be walking the property, and offers were made to the residents for new windows is this still available? Mr. Rossman stated that he is disappointed and the residents did not want this but Council does not seem to care about their longtime residents.

Kevin Christensen, 27150 W. Twelve Mile Road, Southfield, Michigan stated meetings were held monthly. The traffic study has stated adding this development will still be fine. A deceleration lane has been added to help with the flow of traffic. The building has also been modified to be shorter and smaller do to double insulating the walls. An offer was made for thermal windows for the residents but never received any feedback so the decision was made for double insulating the walls.

The Public Hearing was declared closed.

Discussions ensued between Council, City Planner Croad and Lauren from WSA USA. If the left-hand turn lane was eliminated from this site that would mean two lanes would be making a right-hand turn which would could result to more accidents so there should only be one right hand turn. People attending this site that do not know the area will end up making a right turn then turning around on a side street causing more traffic on that residential street which the City does not want to happen. Ideally traffic signals should provide enough of a gap for people to make a left-hand turn. Currently Sharidale is a public road and if the residents wanted to privatize it there is a process and they would be responsible for the maintenance. Instead of the developer placing a wall the tradeoff was the 50 feet or greater set back so no wall is required. If a wall was placed then the vegetation would have to be removed.

It was recommended to include an additional traffic study in three years to the resolution to determine how the flow of traffic has changed.

2017.362 Motion by Frasier; seconded by Fracassi.

RESOLVED: That PSLU17-0004, the Special Use Request of Scott A. Riddle, Inc., on behalf of the owners, Rose Brystowski and Southfield NRI (Neighborhood Revitalization Initiative LLC), for development of a conference center and banquet facility, property located at 27150 West Twelve Mile Road and Sidwell Parcels 2407-351-042, 2407-351-044, 2507-351-045 and 2407-351-107, lot 19 exc nly 635 feet and lots 20, 21 and 23 of Supervisor's Plat 25 Buckland Estates, on the north side of West Twelve Mile Road between Franklin and Sharidale Roads, Section 07, City of Southfield, County of Oakland, State of Michigan, be approved for the following reasons and conditions;

1. Final sale of Sidwell Parcel 2407-351-045 to the developer by Southfield Neighborhood Revitalization Initiative LLC.
2. Approval of Rezoning Request PZR17-0003 to rezone 7.695 acres of land to B-2 Planned Business by the City Council.
3. The submitted special use, with the conditions recommended by the Planning Department and the Planning Commission, will be in accord with the spirit and purpose of the Southfield Zoning Ordinance.
4. The location, size, intensity and periods of operation is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
5. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
6. The proposed use is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor or fumes.
7. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.

8. An additional traffic study will be done in three years determining how the flow of traffic has changed.

A roll call vote was taken.

AYES: Brightwell, Fracassi, Frasier and Mandelbaum

NAYS: Crews, Morris and Taylor

ABSENT: None

Motion passed.

Next was the PSP17-0004, Site Plan Review Request of Scott A. Riddle, Inc., on behalf of the owners, Rose Brystowski and Southfield NRI, for the construction of a 20,000 gross square feet conference center and banquet facility with associated parking, property located at 27150 West Twelve Mile, and Sidwell Parcels 2407-351-042, 2407-351-044, 2507-351-045 and 2407-351-107, lot 19 exc nly 635 feet and lots 20, 21 and 23 of Supervisor's Plat 25 Buckland Estates, on the north side of West Twelve Mile Road between Franklin Road and Sharidale Road, Section 07, City of Southfield, County of Oakland, State of Michigan.

Properties to the north and west across Sharidale are zoned R-2 Single Family Residential and are either vacant land or contain single family houses fronting on Sharidale. The property to the east is zoned RT Attached Single Family and is developed with the Pilot's Cove condos. Properties to the South across West Twelve Mile Road are zoned R-4 Single Family Residential and are developed with single family houses front East Kalong and West Kalong.

The site contains 7.695 acres of land. There is 777.12' of frontage on West Twelve Mile Road and a depth of 529.08'.

Issues considered by the Planning Department during the review of the special use were:

1. Site Plan Standards of Article 17, B-2 General Business.
2. The Southfield Comprehensive Master Plan notes Local Mixed use and Residential for these parcels.
3. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.

Planning Department received the Site Plan request on May 31, 2017. The Planning Commission held Site Plan Review at their Regular Meeting on this matter on November 15, 2017 and made a favorable recommendation.

2017.363 Motion by Frasier; seconded by Fracassi.

RESOLVED: That PSP17-0004, the Site Plan Review Request of Scott A. Riddle, Inc., on behalf of the owners, Rose Brystowski and Southfield NRI (Neighborhood Revitalization Initiative, LLC) for the construction of a 20,000 gross square foot conference center and banquet facility with associated parking, property located at 27150 West Twelve Mile and Sidwell Parcels 2407-351-042, 2407-351-044, 2507-351-045 and 2407-351-107, lot 19 exc nly 635 feet and lots 20, 21 and 23 of Supervisor's Plat 25 Buckland Estates, on the north side of West Twelve Mile Road between Franklin and Sharidale Roads, Section 07, City of Southfield, County of Oakland, State of Michigan, site plan dated November 7, 2017, received by the Planning Department on November 7, 2017, be approved with the following conditions:

1. Final sale of Sidwell Parcel 2407-351-045 to the developer by Southfield Neighborhood Revitalization Initiative LLC.
2. Approval of Rezoning Request PZR17-0003 to rezone the 7.695 acres of land to B-2 Planned Business and PSLU17-0004 to allow a banquet facility use on the property, by the City Council.
3. Approval of the final detailed landscape plan by the Planning Department prior to City Council review of the site plan.
4. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
5. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
6. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
7. The building is to be constructed in accordance with the submitted elevations shown on Sheet A102 and A202.
8. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
9. Exterior lighting will be shielded to prevent spillage for glare onto adjacent properties.
10. Bike racks shall be installed in accordance with Article 4, Section 5.29 (12).
11. The site shall be designed and developed to contain Public "Works of Art" in accordance with Section 5.22-5 Public Art, Article 4 General Requirements of the Zoning Ordinance, unless exempted based on the written stipulations.
12. Approval of the site plan by the City Council will constitute approval of a Tree Removal Permit.

13. Waiver of 40 foot of building setback (50 foot required, 10 feet proposed) along the east and north property lines adjacent to the proposed building.
14. Lot combination from the Assessing Department to combine four lots into one lot.

This recommendation is made for the following reasons:

1. The submitted site plan, with the conditions recommended by the Planning Department and the Planning Commission, will be in accord with the spirit and purpose of the Southfield Zoning Ordinance.
2. The location, size, intensity and periods of operation is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
3. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
4. The proposed use is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor or fumes.
5. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.

A roll call vote was taken.

AYES: Brightwell, Fracassi, Frasier and Mandelbaum

NAYS: Crews, Morris and Taylor

ABSENT: None

Motion passed.

Next on the agenda was the Communications Portion.

Gerard Mullin, P.O. Box 155, Southfield, Michigan, stated that Council appointed a person to the Local Officers Compensation Committee on October 16, 2017. This member participated in the meeting that determined the pay raises for the Mayor and Council. This person illegally voted at this meeting. Under Michigan law members participating in this vote should be appointed before October 1st. This person was appointed October 16th and the approval should be voided.

Pamela Gerald, P.O. Box 155, Southfield, Michigan, stated that on Friday, December 15, 2017 there was the City Visioning Session. Goals were discussed but nothing stated settling employee contracts. Ms. Gerald believes that there was no employee input for the goals for the City. The City needs to take care of their employees and lower their insurance and increase their wages.

Joseph Person, P.O. Box 115, Southfield, Michigan, not present.

Charlie Gilliam, P.O. Box 2443, Southfield, Michigan wished everyone a happy holiday season and wanted to advise people of their firearms and to keep them in safe places that children cannot obtain them. Mr. Gilliam also advised the people if they have a firearm please go register it, the Police Department will give you the best information that you need to know when owning a firearm. Mr. Gilliam also spoke about paying property taxes. Mr. Gilliam advised the people to read the property tax bills carefully, the bills explain payments and due dates. The bills also state when the taxes will be transferred to the County. Taxes help pay for many things which include the Detroit Zoo, the Court, Parks, State Aid and road funding.

Greg Keeler, P.O. Box 2058, Southfield, Michigan thanked a Police Officer regarding a vehicle being parked across three spots. Mr. Keeler would like to know more information on yard waste pick-up. Mr. Keeler also spoke about Telegraph Road between Ten Mile and Twelve Mile Road; there is no way for someone to cross Telegraph Road between Ten and Twelve Mile Roads. Many people need to be able to cross Telegraph to be able to go the store.

Next on the agenda was the Council portion.

Next was the expense report for Lloyd Crews for the Congressional Black Caucus, Washington D.C., on September 20-24, 2017.

2017.364 Motion by Mandelbaum; seconded by Frasier.

RESOLVED: that Council does hereby approve the expense report for Lloyd Crews for the Congressional Black Caucus, Washington D.C., on September 20-24, 2017.

Motion passed. Councilman Crews abstained.

Councilwoman Taylor wished everyone happy holidays and reminded the residents of the escape for a cause held by Human Services will be on Wednesday, December 27, 2017 from 2:00 p.m. to 4:00 p.m. in the sports arena. On Monday, January 8, 2018 there will be a clinic to talk to legal aid from 2:00 p.m. to 6:00 p.m.

Councilman Mandelbaum stated that he rode along with the crew from the Streets and Highways Department which was very educational. The ride was about three hours. Councilman Mandelbaum wanted to remind residents and business owners that you are not allowed to plow the snow from your driveway, sidewalks or parking lot into the streets. Councilman Mandelbaum also asked the residents to please be patient with the snow plowing since Southfield does have 240 miles to plow. Sidewalks must be shoveled within 24 hours of the snowfall. Councilman Mandelbaum also wanted to wish everyone a Happy Hanukah, a Merry Christmas and Happy Kwanza.

Councilwoman Morris wished everyone a Merry Christmas, Happy Kwanza, Happy Hanukah and a Happy New Year.

Councilman Frasier stated that the City has been receiving complaints about driveways being blocked by snow when a City truck comes down their street plowing. Councilman Frasier suggested maybe shovel some of the snow that is in the street away from their driveway so the snow is not so bad when it is plowed. Councilman Frasier also stated that shoveling the sidewalk is the homeowner and businesses responsibilities not the City. Councilman Frasier wish everyone a Merry Christmas, Happy Kwanza and Happy Hanukah and a safe and happy holiday season.

Council President Brightwell wished everyone a happy holiday season and happy new year.

Next was the Mayor Portion.

Mayor Siver has received many concerns regarding Bar 7 & Grill. The City is starting the process to recommend revocation of their liquor license. The City appreciates the concerns and opinions and this type of behavior is not the Southfield Standard and the City is not going to allow these actions.

Mayor Siver wished everyone a Happy Holiday Season.

Next was the Administrator Portion.

City Administrator Zorn added an item regarding the request to proceed with the decommissioning of the electrical service at 21125 Greenfield Road, Southfield, Michigan 48075 (former Firestone Service Center) for the amount \$72,038.00 plus a 10% contingency not-to-exceed \$79,241.80 to be charged to the Northland contingency account.

2017.365 Motion by Fracassi; seconded by Frasier.

RESOLVED: that Council does hereby authorize the Mayor and City Clerk the authority to proceed with the decommissioning of the electrical service at 21125 Greenfield Road, Southfield, Michigan 48075 (the former Firestone Service Center) for an amount of \$72,038.00 plus a 10% contingency not-to-exceed \$79,241.80 with the expenditure to be charged to the Northland contingency account.

Motion passed unanimously.

City Administrator wished the community a happy holiday season.

Next was the City Treasurer's Portion.

City Treasurer Irv Lowenberg presented the Annual Update of the City's Investment Policy. In conjunction with the City's investment advisor, Robinson Capital, the City Treasurer's office has conducted the annual review of the City of Southfield's Investment Policy. The Investment Policy was reviewed by the City Council Finance Committee. The policy has been updated with four changes.

1. Change maturity limit for certificates of deposit from one year to two years.
2. Change bank credit quality ratings limit from a Highline score of 30 to Robinson Capital rating of B- or better.
3. Changing the maximum percentage of municipal securities that can be held from 10% to 50%. All securities must have a AA rating or better.
4. In conjunction with that, we are updating the limit for a single security type from 25 to 50% for all non-US Treasury and Agency obligations.

The City's policy, as it stood, won a certification of excellence award from the Association of Public Treasurers – United States and Canada and has been strengthened significantly through our annual reviews.

2017.366 Motion by Fracassi; seconded by Frasier.

RESOLVED: that Council does hereby adopt the Investment Policy as approved by the Council Finance Committee.

Motion passed unanimously.

The last item on the agenda was the enactment of Ordinance No. 1685 and Ordinance No. 1686.

2017.367 Motion by Mandelbaum; seconded by Frasier.

RESOLVED: That Council does hereby enact Ordinance No. 1685, rezone 1.84 acres of property from OS Office Service to R-2 Single Family Residential (PZR17-0004).

Motion passed unanimously.

2017.368 Motion by Mandelbaum; seconded by Morris.

RESOLVED: That Council does hereby enact Ordinance No. 1686, rezone .21 acres of property from R-A Single Family Residential to P Vehicular Parking (PZR17-0005).

Motion passed unanimously.

There being no further business, the Regular Meeting adjourned at 10:50 p.m., until the next Regular Meeting (conducted as a Committee-of-the-Whole Meeting) scheduled for Monday, January 8, 2018, at 6:00 p.m., in the Council Conference Room of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan.

Daniel Brightwell, Council President

Sherikia L. Hawkins, City Clerk

REGULAR MEETING
 (CONDUCTED AS A COMMITTEE-OF-THE-WHOLE)
 OF THE COUNCIL
 CITY OF SOUTHFIELD

January 8, 2018

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REGULAR MEETING
(CONDUCTED AS A COMMITTEE-OF-THE-WHOLE)
OF THE COUNCIL
CITY OF SOUTHFIELD
MINUTES

January 8, 2018

The meeting of the Council convened at 6:00 p.m. in the Council Conference Room of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan, with Council President Daniel Brightwell in the Chair. PRESENT: Council Members: Daniel Brightwell, Lloyd Crews, Donald Fracassi, Myron Frasier, Michael Ari Mandelbaum, Tawnya Morris and Linnie Taylor. ALSO PRESENT: Mayor Kenson Siver, City Clerk Sherikia L. Hawkins, City Administrator Frederick Zorn and City Attorney Susan Ward-Witkowski. There being a quorum, Council was in session.

**** Presentation and Discussion Regarding Proposed Special Land Use for Metro City Auto Sales (PSLU1-0011)

The Planning Department and the applicant, Fanar Salama, presented the proposed special land use request for the sale of used vehicles with a Class B License issued by the State of Michigan on property located at 23390 Telegraph Road on the east corner of Telegraph Road between Nine Mile and Ten Mile Road.

Discussion ensued between the Planning Director, Council and the applicant. The business is already doing minimal auto repair and is requesting to add auto sales via the internet. There will be no more than 10 vehicles stored at the location at a time. Vehicles will not be displayed in the public right of way.

There was consensus of Council to plate this item on the January 29, 2018 Regular Meeting agenda for approval.

**** Sapphire Apartment Update

City Administrator Fred Zorn stated the Sapphire Apartments have been without heat since last week and the City's Building Department has been working with the apartment management company. It is the City's understanding that both boilers in the building stopped working and a temporary boiler that was put in place encountered an issue. As of this evening, the property does have heat again. The president of the management company addressed the City's Building Department and said the record low temperatures caused heat and water issues for the building. As a result, remaining water in the building had to be drained and this forced the property to be evacuated. There is a 24-hour fire watch in place and a temporary boiler is in place. Wednesday will be the earliest that these issues will be resolved and Friday is the latest. This company was in front of Council previously for a P.A. 210 and the company did not use it.

Sherri Jackson-Caldwell, 16500 North Park Drive, Southfield, Michigan, stated she has been a resident of Southfield for 20 years. The last 10 years she has resided in this apartment building. In the last year, Ms. Jackson-Caldwell stated she has been living in deplorable conditions. Since the new ownership of the building there has been a tremendous decline. Rent has increased and there are now many vacant apartments. Since December 10, 2017, Ms. Jackson-Caldwell stated she has not had any heat consecutively running. The people residing in this building need the assistance of Council and the people need guarantees regarding this issue.

Monique Womack, 16500 North Park Drive, Southfield, Michigan, stated she has been a resident of the Sapphire Apartments since September and was told before she moved in that the freight elevator wasn't working. Ms. Womack stated she has still not been able to move all her furniture into her apartment because it is not operable. Ms. Womack stated while brushing her teeth, the water from the sink was discolored and when she attempted to get in contact with the management there was never a response. Ms. Womack sent a letter to Lansing regarding the freight elevator and was told it was not registered. There are elderly and sick people living in this building that are unable to walk up and down flights of stairs. The residents are understanding of temporary shutoffs but this cannot go on forever.

Rashon Gaines, owns the hair salon on the main level of the building. Mr. Gaines stated there is no longer a public restroom and the building is not operating to code on many things. Mr. Gaines questioned how the building managed to do things without obtaining proper licenses and permits first. Trash removal is also a concern.

The Mayor, Administration and Council thanked all the residents from the Sapphire Apartments that were present to address their concerns and assured the residents that the City does not condone any of the issues going on. City Administrator Zorn stated if the tenants have a formal organization that would be the best conduit for communication and help the City to address all concerns. The City is going to have the elevator and boiler checked on. When the City began working with this company, the owners were supposed to be making a more substantial investment in the building.

The phone number to the City's Human Services Department was provided as well as the phone number to Lakeshore Legal Aid.

**** Authorize Request from Michigan Department of Transportation for Variance of the City of Southfield Noise Ordinance for Construction Projects on EB and WB I-696 between Drake and I-75 (MDOT Job No. 132113, 202055, 124865, 132246 and M71840)

City Enginner Leigh Schultz stated the City has received a request from the Michigan Department of Transportation (MDOT) to authorize a variance of the City's noise ordinance for construction projects on EB and WB I-696 between Drake and I-75. The construction projects are anticipated to commence in April 2018 and be completed in November 2018. The projects include full depth concrete pavement repairs, joint repairs, drainage structure repairs and application of permanent pavement markings, which will require nightly single, double, triple lanes and weekend closures, as follows:

- Single lane closure on weekends from 9:00 p.m. Friday to 5:00 a.m. Monday.
- Double lane closure Monday through Friday from 9:00 p.m. to 5:00 a.m. the following morning, and on weekends from 9:00 p.m. Friday to 5:00 a.m. Monday.

- Triple lane closure on Monday through Friday from 10:00 p.m. to 5:00 a.m. and on Saturday and Sunday from 12:00 a.m. to 6:00 a.m. in sections of I-696 carrying 4 or more lanes of traffic.
- EB I-696 may be closed between the connector from EB I-696 to EB M-5 and the ramp from NB US-24 to EB I-696 from 9:00 p.m. Friday to 5:00 a.m. Monday for a maximum of 2 weekends.
- EB I-696 may be closed between the ramp from EB I-696 to SB M-10 and I-75 from 9:00 p.m. Friday to 5:00 a.m. Monday for a maximum of 5 weekends.
- WB I-696 may be closed between the ramp from WB I-696 to NB M-10 and the connector from WB M-5 to WB I-96 from 9:00 p.m. Friday to 5:00 a.m. Monday for a maximum of 1 weekend.
- WB I-696 may be closed between the ramp from WB I-696 to NB and SB I-75 and the ramp from NB M-10 to WB I-696 from 9:00 p.m. Friday to 5:00 a.m. Monday for a maximum of 2 weekends.

Provisions have been included in the project to restrict the contractor from working during the Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas and New Year's holiday periods. The project will also be coordinated with the Woodward Dream Cruise and Detroit Zoo events.

There was consensus of Council to plate this item on the next Regular Meeting agenda for approval.

**** Schedule Public Hearing Regarding the Liquor License Involving Eshaki Bros, LLC
(Bar 7)

On December 18, 2017, the City Council passed a resolution regarding the liquor license for Eshaki Bros LLC (Bar 7). It is recommended that Council find an immediate need to act and schedule a public hearing regarding the Liquor License for Eshaki Bros LLC.

C-01-2018 Motion by Fracassi; seconded by Mandelbaum.

RESOLVED: That pursuant to Section 10 of the Rules of Procedure adopted by the Southfield City Council on February 23, 1998, Council hereby determines that there is an immediate need to act.

A Roll Call Vote was taken.

AYES: Brightwell, Crews, Fracassi, Frasier, Mandelbaum, Morris, Taylor

NAYS: None

ABSENT: None

Motion passed unanimously.

C-02-2018 Motion by Fracassi; seconded by Mandelbaum.

BE IT RESOLVED: That Council does hereby schedule a public hearing on February 15, 2018 at 6:30 p.m. regarding the liquor license for Esshaki Bros. LLC.

Motion passed unanimously.

**** Partnership with Southfield Schools Regarding Apprenticeship

Council President Brightwell has been in communication with Southfield Public Schools regarding an apprenticeship program for sheet metal workers for students in 10th-12th grade. Fraser schools currently has this program. Council President Brightwell stated the goal is that individuals who complete the program will be job ready to go into the program for sheet metal workers. The City would be a facilitator and have no fiscal impact.

Council President Brightwell asked for feedback from Council and would like to have a joint meeting with Southfield in the future regarding this topic. Mayor Siver stated the school's larger vision is to run an apprentice program during the day for students and in the evening for adults.

Councilman Crews feels it is important to make sure students have a desire to learn this skill and participate.

**** Litigation in Michigan Relative to National Opioid Epidemic

Mark Brewer, attorney at Goodman Acker, PC and attorney Rob Sickels from Sommers Schwartz, PC made a presentation to Council regarding the cities and counties in Michigan that have filed a lawsuit against twenty-one (21) drug companies, distributors and pharmacies, which are helping fuel the national opioid epidemic. Attorney Sickels stated overtime, manufacturers convinced people that opioids are also intended for chronic pain and this was done with virtually no statistical data. These attorneys would like to bring forth a lawsuit on behalf of the City of Southfield on a contingency basis. If the City decided to retain the attorneys, a settlement could lead to compensation.

There was consensus of Council to have the City Attorney review the topic and discuss the item in 30 days.

**** Communications

Joseph Person, P.O. Box 115, Southfield, Michigan, was not present.

Gerard Mullin, P.O. Box 155, Southfield, Michigan, thanked City Clerk Hawkins for publishing a summary of the December Council meeting in the Southfield Sun.

Pamela Gerald, P.O. Box 155, Southfield, Michigan, feels that the City chooses when to enforce the City Charter and suggested a Charter Committee be developed.

**** Council Portion

Councilman Brightwell mentioned that there is a class offered by the Michigan Municipal League on Robert's Rules of Order and felt it would be beneficial for all to attend.

There being no further business, the Regular Meeting (Conducted as a Committee-of-the-Whole) adjourned at 8:36 p.m., until the next Regular Meeting scheduled for Monday, January 22, 2018, at 6:00 p.m., in the Council Conference Room of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan.

Daniel Brightwell, Council President

Sherikia L. Hawkins, City Clerk

RP

January 22, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

RE: Accept and File 2017 Planning Commission Annual Report

Dear Sirs and Mesdames:

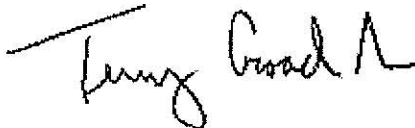
Background: In accordance with requirements of the Michigan Planning Enabling Act (Act 33 of 2008), as amended, the Planning Department on behalf of the Planning Commission respectfully submits the attached 2017 Planning Commission Annual Report to your Honorable Body concerning its operations and the status of past and future planning activities, including upcoming planning and zoning items that may require Council action.

In 2017, the Planning Commission held 26 meetings where they acted on 11 site plans; 15 special land uses; seven zoning map amendments (including Northland ODD amendment); two Master Plan amendments and two zoning text amendments (including Green Infrastructure and landscape regulations). In addition, the Planning Commission reviewed and made recommendations on the one grant application, the 2017-2021 Parks & Recreation Master Plan; Northland Mall Design guidelines; Zoning Map Certification; Redevelopment Ready Certification semi-annual reports and many other planning and zoning items.

Significant planning initiatives in 2018, include, but are not limited: annual Capital Improvements Plan update; *Sustainable Southfield* Master Plan implementation progress report; extension of the non-motorized pathway network; Northland Redevelopment Plan implementation; future art installations; 2018 TAP grant submittal and Zoning Ordinance technical review, alignment with adopted Master Plan and comprehensive text amendments.

In conclusion, we are proud to submit the attached 2017 Planning Commission Annual Report and will be happy to answer any questions.

Respectfully submitted,



Terry Croad, AICP, ASLA
Director of Planning

RECOMMENDED RESOLUTION:

BE IT RESOLVED: That Council does hereby accept and file the 2017 Planning Commission Annual Report.



Department: Planning Dept
 Phone: 248-796-4150
 Fax: 248-796-4105

MEMO

To: Planning Commission
 From: Planning Staff
 Date: December 20, 2017
 Re: **2017 Annual Report**

Below, please find an outline of issues discussed in 2017 and recommendations for action in 2018:

A. 2017 PC Activities:

Site Plan/Special Use/Rezoning

Name of Development	Reference #	Details
New Commercial Development (All Star Desk) 29111 Telegraph Road	PSP16-0008	Demo of the existing building and construction of a 9,880 gsf retail center with restaurant with drive thru.
Dorchen/Keech End of Mapleridge Section 35	PSLU16-0008	On-site production, manufacture and storage of landscape mulch, and storage of road salt.
Organic Roots Day Care 28031 Everett	PSLU16-0009	To use the existing single-family house for a Group Child Care Home.
Real Estate Office 30825 Greenfield	PSLU16-0011	To use the existing building for General Office Use in B-3
Southfield Sleep Lab Vacant land on north side of W Twelve Mile just east of Pierce	PSP16-0006	To construct a 11,550-gross square foot medical office building.
Meade-Lexus/Star Theater 25333 W Twelve Mile Road	PZR16-0005 PSLU16-0010 PSP16-0009	Rezoning Request to B-3 General Business and Special Use and Site Plan to convert half of the existing theater to a Meade-Lexus Dealership and retain other half for theater use.
Dorchen Martin Sidwell Parcels 2435-351-022 thru -025, 2435-352-010 & -011, and 2435-352-030	PSLU16-0008	For on-site production, manufacture and storage of landscape mulch, and storage of road salt.
P&R Master Plan and Grant Application		Review P&R Master Plan for recommendation to Council and discuss Grant Application for Evercentre Park

Super Car Wash 19708 and 19740 West Ten Mile Road	PSLU17-0001 PSP17-0001	Demo Existing Northwest Boat Building and expand Special Use of car wash and Site Plan for 22 vacuum arms
Baby Genius Daycare 20320 Alhambra	PSLU17-0002	Use of existing single-family house for Group Childcare of 7-12 children
inFORM studio 21000 & 21222 W Ten Mile Road	PSP17-0002	Construction of a 93,000gsf student housing facility with 320 rooms on the LTU campus.
P&R Grant Application		Evercentre Park grant review
Southfield Signs 18940 W Eight Mile Road	PZR17-0001	Rezone .91 acres of land from OS Office Service to I-L Light Industrial
Northland Mall Subarea Redevelopment Plan	MP-06	Amendment to the <i>Sustainable Southfield Comprehensive Master Plan</i> to incorporate the <i>Northland Concept Vision Redevelopment Plan, Northland Design Guidelines, and Northland Hudson's Building (and Power Plant) Mixed Use Feasibility Study</i> into the Northland Subarea Redevelopment Plan.
Northland Mall Subarea Redevelopment Overlay Development District Regulations	PZRODD17-0001	Public Benefit Rezoning to rezone from RC, Regional Center, RS Regional Shopping, ERO Education Research-Office, and RMU Multiple Family (High Rise), to Overlay Development District (ODD) (underlying Central Park, Shopping, Lifestyle, Innovation, Boundary, and Greenspace districts), and to establish regulations for the redevelopment of the Northland Subarea District
Dorchen Martin 27566 Northwestern Hwy	PZR17-0002 PSP17-0003	Rezoning Request for 2.808 acres of land from RS Regional Shopping and RMU Multiple Family (High Rise) to B-3 General Business; and site plan for interior/exterior renovation to the existing New Seoul Garden Restaurant and future construction of a 9,016 gsf Korean grocery store.
Southfield Conference Center	PZR17-0003 PSLU17-0004 PSP17-0004	Rezoning of 7.99 acres from R-2 Single Family to B-2 Planned Business,

Sidwell Parcels 2407-351-042, 2407-351-044, 2507-351-045, & 2407-351-107		Special Use for a conference center and banquet facility, and Site Plan Review for construction of a 20,000 gsf conference center and banquet facility
Whirl of Entertainment (Unit 25851 Lahser) on property located at 25843 Lahser	PSLU17-0003	Use of tenant space for a dance studio and dance events
IXL Learning Center 15600 W Twelve Mile and Parcel 2412-479-029	PSLU17-0005	To use residential property for a playground associated with proposed use of the existing building for a child care and learning center
Yeshiva Beth Yehudah 25761 Greenfield Road, Sidwell Parcels 2424-427-007 and -008	PZR17-0004	Rezone 1.84 acres of property from OS, Office Service to R-2 Single Family Residential
Metric Motors LLC, at 23125 and 23151 Telegraph Road, Sidwell Parcels 2429-476-021 & -022, Lot 50 and Lot 51 of Churches Acres Subdivision	PSLU17-0006	To use the property for a Class B Used Vehicle Dealership.
Mr. Alan's, 21170 and 21200 W Eight Mile Road, Sidwell Parcels 2434-376-019, -020 and -021	PSLU17-0008	Mr. Alan's Men's Bootery Retail, Warehouse and Distribution Center.
Autoliv Corporate Headquarters and Office and research facility, Sidwell Parcels 2418-476-009 & -011, American Commerce Centre Unit 10 and Unit 12 of Oakland County Condominium Plan No 1121	PSP17-0005	Construction of a 179,300 gsf Autoliv Corporate Headquarters and Office and research facility with associated parking.
Al Wazeer Medical Office, Sidwell Parcels 2412-478-027, -028 and -036, Lots 431 and Lot 432 Meadowvale Subdivision & N 10 Ft Of Vacated Alley Adj To Same, and S 40 Ft Of Lot 346 & 1/2 Vac Alley Adj To Same of Meadowvale Sub	PZR17-0005	To rezone .21 acres of property from R-A Single Family Residential to P Vehicular Parking and construct a 8,008 gsf medical office building with associated parking.
Spring Haven Communities LLC, Sidwell Parcel 2412-153-021	PSP17-0006	For the construction of a 378gsf maintenance building.
Noah's Event Venue, undeveloped portion of property located at 20700 Civic Center	PSP17-0007	Construction of an 8,181 gsf Noah's Event Venue with associated parking.

Drive, Sidwell Parcel 2422-201-017		
Lions Auto Group LLC, on behalf of the owner, Luxury Holdings LLC, 24130 Telegraph Road, on the east side of Telegraph Road between Nine and Ten Mile Roads	PSLU17-0010.	To establish a used vehicle lot with a Class B License.
Advance Building Retail, 23077 Greenfield Road on the northwest corner of Greenfield Road and W Nine Mile Road	PSLU17-0012 PSP17-0010	To allow for a free-standing restaurant in B-3 and Construction of an 8,980gsf retail center with 2,900 gsf free-standing restaurant
Metro City Auto Sales 23390 Telegraph Road	PSLU17-0011	To establish a used vehicle lot with Class B License

Zoning Ordinance Text Amendments

Reference #	Details
PSLU17-0003	Amend the Zoning Ordinance to include Green Infrastructure and landscape and parking revisions.

Discussion/Initiatives/Review/Research Topics:

- 910 Radio Interview with Karen Dumas (6/11) RE: Placemaking
- Adjacent Community Master Plan Reviews
- Almost Home Animal Shelter Design Assistance
- Art Guideline Updates
- Art Installations' coordination
- Bike Share Start Up
- CCAB Expansion/SAD Renewal
- City Centre Parcel Redevelopment: EverCentre
- Codes and Ordinance Review
- Drone Regulations' Research
- Easement Coordination
- Extend Non-Motorized Pathway Network Mapping
- EverCentre Park Grant Application Submittal Assistance
- Green Infrastructure and Landscape Regulations amendment
- Interpretive Panel Design (3)
- LTU Podcast (8/14) RE: Placemaking
- LID/GI/Stormwater Bus Tour host 5/23
- MAP Awards Submissions (Evergreen Road Corridor & EverCentre Vision) and Presentation (Northland Redevelopment Vision)
- MEDC: Q-Line Preview 5/4

- Medical Marihuana Regulations research and recommendation
- MI Sites Article Submission: EverCentre Vision
- Northland Site Design Guidelines and ODD Regulations adoption
- Northland Transit (transfer stops) Relocations Coordination
- Parks & Rec Master Plan Adoption Assistance
- Patronicity Crowd Funding Campaign: Red Pole Park
- Northwestern Highway Pathway Project completion
- Redevelopment Ready Certification Quarterly Reports
- Southfield Community Cup Challenge
- Streetscape Master Plan for CCAB
- *Sustainable Southfield* Master Plan Amendment (MP-06): Northland Sub-Area
- Zoning Map Amendments & Certification (11/20/17)
- Wayfinding Signage Master Plan for CCAB

B. Planning Commission Meetings:

- 11 Study Meetings
- 12 Regular Meetings
- 3 Long Range Study Meetings

C. Training, Special Projects & Workshop attendance by PC & Planning Team Members:

- 8MBA Leadership Luncheon, Detroit – May 2017
- American Planning Association's Annual Conference: APA NYC 2017
- Michigan Connected & Automated Vehicle Working Group: Macomb County – Jan. 2017
- BCBSM Meetings (3)
- City Council Visioning (12/15)
- CERT
- Crowdfunding Grant Opportunity w/MEDC & MML
- Keep Michigan Beautiful Award Ceremony
- *Making Bikeshare Work Outside the Big City* Webinar
- Medical Marihuana Facilities Licensing Workshops (2)
- Michigan Association of Planning's 2017 Annual Conference
- Michigan Association of Planning Spring Institute, Lansing – May 2017
- Michigan Airline Trail Dedication
- The MI Congress for the New Urbanism: Neighborhoods: Placemaking's Building Block Lecture
- Michigan Modernism Art Show
- Northland Visioning Workshops
- Oakland County Heritage Conference-Sept. 2017

- Oakland County Planning & Economic Development Services (Oakland County PEDS) Planner's Gathering Workshops
- Oakland County Trail, Water and Land Alliance (TWLA) Quarterly Meetings
- Oakland County One Stop Ready Sessions
- Raymond James Sustainability Fair
- SEMCOG University:
 - i. Reimagining Transportation: Transforming SE MI (4/20)
 - ii. Green Infrastructure Champions Workshop & Presentation (10/11)
 - iii. Transportation Alternatives Program (TAP) (12/13)
- Southfield Park & Garden Club
- SE Chapter of the MI Society of Professional Surveyors Presentation-4/13
- SPLGG
- Technoblock Brick/Block Paver Seminar
- Villa Barr Steering Committee

D. 2018 Planning Initiatives:

- Arts Commission: Support Funding, Restoration and Installation
- Capital Improvement Plan Update prior to 2018 City Budget adoption (goal by end of March 2018)
- City Centre Development: Continued Placemaking, support of Special Events and Economic Development Initiatives
 - i. 2018 TAP Grant submittal for LTU pathway
- Redevelopment Ready Certification Quarterly Reports as required
- Northland Redevelopment Master Plan Implementation
- Zoning Ordinance Technical Review and alignment with adopted Master Plan
- Zoning Ordinance Amendments as required by above
- *Sustainable Southfield* Master Plan Implementation Progress Report

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January 22, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

RE: Consent Item: Red Pole Park Easement and Authorization to Bid

Background:

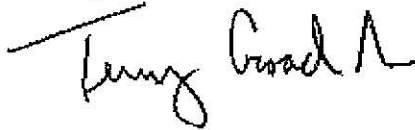
Over \$55,000 was raised through the City's Patronicity campaign in the summer of 2017, which exceeded our target of \$50,000. Thus, the Michigan Economic Development Corporation provided the City with a match of \$50,000. Additional funds will be provided by the Southfield City Centre.

An additional 7.5 ft. wide easement is required to install the balance of the Red Poles within the designated landscape setback.

The Purchasing Department will put this project out to bid by the end of January with an anticipated completion of installation by June 1, 2018.

Fiscal Impact: The requested art installation will cost approximately \$110,000-\$130,000 to be paid from Red Pole Park Fund (Account No. 771-0381) and balance from Southfield City Centre (Account No. 880-901-1174-27400).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Terry Croad". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Terry Croad, AICP, ASLA
Director of Planning

RECOMMENDED RESOLUTION:

BE IT RESOLVED: That Council does hereby approve the additional Red Pole Park Easement subject to review and approval by the City Attorney; and,

BE IT FURTHER RESOLVED: That Council authorizes the Purchasing Department to seek qualified bidders for the installation of Red Pole Park.

January 22, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

Re: Water Leak Program

Dear Sirs and Mesdames:

Background: Southfield water customers occasionally suffer leaks or other malfunctions of the water supply system on the customer side of the meter. When this occurs, it can result in substantial unintended water use and water bills of up to several thousand dollars. These bills can constitute a substantial financial burden on the resident or property owner and have previously contributed to residents losing their home to tax foreclosure as water bills are eventually added to property taxes if unpaid.

The proposed program will lessen the impact of these aberrant water bills in the following manner. In instances where a leak or other water system failure results in an unusually high water bill, up to two billing periods may be adjusted downward by one half of the amount of the bill(s) in excess of the normal bill(s) for the same period of time. To qualify for this one-time adjustment, the customer would have to confirm that a leak or other water system failure had caused the high bill(s) and that the failure had been repaired.

Based on a similar program that has operated administratively, it is estimated that this program may result in one adjustment a month averaging about \$1,000 each. It should be noted, however, that only a small percentage of customers will ever qualify for this program because only customers who suffer an actual leak or water supply system failure will qualify for it.

It should also be noted that once Southfield institutes its planned live water meter reading and can notify water customers of excessive water use in a matter of days instead of weeks, that the number of customers qualifying for this program will substantially decrease. A few days of unusually high water flow is not enough to move the bill beyond normal year-to-year variation.

Fiscal Impact: While even partial downward adjustments of unusually high water bills will result in decreased water fund revenue, the impact will be partially offset by the number of water bills that will not be rolled over onto the tax bill and potentially result in a tax foreclosure where back water bills are sometimes written off. Preventing these foreclosures will benefit the water fund and the city as a whole.

Recommendation: It is recommended that council adopt the recommended resolution authorizing adjustments of unusually high water bills for customers who suffer leaks or other water supply system failures. This item was reviewed at the January 22, 2018 Study Session.

Respectfully submitted,



Frederick E. Zorn, Jr., CEcD
City Administrator

**Honorable Mayor and Council
Water Leak Program
Page 2**

RECOMMENDED RESOLUTION:

WHEREAS, there are instances where a water leak occurs on the customer's side of the water meter, which results in unusually high water consumption by the customer;

WHEREAS, the City Council desires to implement a policy and procedure for adjustment of water bills for water service leaks occurring on the customer's side of the water meter;

NOW, THEREFORE, BE IT RESOLVED, the City of Southfield City Council does hereby determine and implement the following policy for adjustment of water bills for water service leaks occurring on the customer's side of the water meter:

1. If a customer has an unusually high consumption due to an unknown, hidden water leak and notifies the City Water and Sewer Department (the "Department") thereof, the Department will undertake a reasonable investigation of the customer's premises in an effort to determine the existence or source of the purported leak. The burden of proving the existence of the leak shall be upon the customer.
2. If the Department can confirm existence of the leak, and the customer provides satisfactory evidence to the Department that the leak has been repaired by the customer within thirty (30) days of notice of the leak, the Department will make an adjustment to the customer's bill based upon and in accordance with the following:
 - a. The adjustment will consist of one half of up to two consecutive unusually high water bills in excess of the typical bills for that period. The typical water bill shall be determined by computing the mean of the previous two years of water bills for the same billing periods for the same address regardless of who the account holder was for those two years. For example, if three consecutive water bills are six hundred dollars each and the mean water bills for each of those billing periods over the past two years is one hundred dollars per billing period, then the adjustment will be \$750.00 which is computed by adding the three \$600 bills together, subtracting the typical bills of \$100 for each billing period, and dividing the sum by one half. If only one year of water billing history exists for the account, then that year's bill will be the only bill used for typical usage within the computation. If no previous bill exists for that account, then the typical water bill shall be computed using similar residential or commercial water accounts.
3. Only one, life-time adjustment as provided in Section 2 hereof shall be given to a customer, including an immediate member of the customer's family residing with customer, regardless of address or location of account. In order to receive the adjustment, the customer shall sign a statement acknowledging that he or she and members of his or her immediate family residing with customer shall only be eligible to receive one adjustment as provided in Section 2 hereof.
4. No adjustments will be granted where any of the following circumstances exist:
 - a. Usage above the customer's typical monthly consumption is due to seasonal usage such as watering of grass, gardening, filling swimming pools, washing vehicles, etc.

Honorable Mayor and Council
Water Leak Program
Page 3

- b. The leak was caused by a third party from whom the customer is able to recover their costs. Examples include, but are not limited to, theft, vandalism, negligence and construction damage.
 - c. The leak occurs in a vacant or unoccupied property which is not being properly monitored or inspected by the owner or an agent of the owner.
 - d. If the leak continues for more than two consecutive billing periods, there shall be no adjustment for subsequent billings periods beyond two.
 - e. The meter at the property has been accessed, tampered with, or turned on/off by anyone other than a City of Southfield employee, and that action results in water loss or consumption.
 - f. An adjustment pursuant to Section 2 hereof was previously made to the customer or a member of the customer's immediate family residing with customer.
 - g. Customer denies access to the premises to Department employee(s) to verify the existence or source of the leak.
5. Adjustments to water bills permitted hereunder shall be administered by the Department. The Department shall make annual reports to the City Council through the City Administrator during the month of August each year. The reports shall cover the previous fiscal year and shall include and identify each residential and commercial water account adjusted pursuant to Section 2 hereof and the total adjustments made for all accounts.
 6. The adjustment pursuant to Section 2 is not intended to address billings resulting from an inaccurate water meter or a water meter that is suspected of being inaccurate.

January 22, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

Re: Authorize Request from Michigan Department of Transportation for Variance of the City of Southfield Noise Ordinance for Construction Projects on EB and WB I-696 between Drake and I-75 (MDOT Job No. 132113, 202055, 124865, 132246 and M71840)

Dear Sirs and Mesdames:

Background: The City has received a request from the Michigan Department of Transportation (MDOT) authorizing a variance of the City's noise ordinance for construction projects on EB and WB I-696 between Drake and I-75. The construction projects are anticipated to commence in April 2018 and be completed in November 2018. The projects include full depth concrete pavement repairs, joint repairs, drainage structure repairs and application of permanent pavement markings, which will require nightly single, double, triple lanes and weekend closures, as follows:

- Single lane closure on weekends from 9:00 p.m. Friday to 5:00 a.m. Monday.
- Double lane closure Monday through Friday from 9:00 p.m. to 5:00 a.m. the following morning, and on weekends from 9:00 p.m. Friday to 5:00 a.m. Monday.
- Triple lane closure on Monday through Friday from 10:00 p.m. to 5:00 a.m. and on Saturday and Sunday from 12:00 a.m. to 6:00 a.m. in sections of I-696 carrying 4 or more lanes of traffic.
- EB I-696 may be closed between the connector from EB I-696 to EB M-5 and the ramp from NB US-24 to EB I-696 from 9:00 p.m. Friday to 5:00 a.m. Monday for a maximum of 2 weekends.
- EB I-696 may be closed between the ramp from EB I-696 to SB M-10 and I-75 from 9:00 p.m. Friday to 5:00 a.m. Monday for a maximum of 5 weekends.
- WB I-696 may be closed between the ramp from WB I-696 to NB M-10 and the connector from WB M-5 to WB I-96 from 9:00 p.m. Friday to 5:00 a.m. Monday for a maximum of 1 weekend.
- WB I-696 may be closed between the ramp from WB I-696 to NB and SB I-75 and the ramp from NB M-10 to WB I-696 from 9:00 p.m. Friday to 5:00 a.m. Monday for a maximum of 2 weekends.

Provisions have been included in the project to restrict the contractor from working during the Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas and New Year's holiday periods. The project will also be coordinated with the Woodward Dream Cruise and Detroit Zoo events.

Honorable Mayor and Council

Authorize Request from Michigan Department of Transportation for Variance of the City of Southfield Noise Ordinance for Construction Projects on EB and WB I-696 between Drake and I-75 (MDOT Job No. 132113, 202055, 124865, 132246 and M71840)

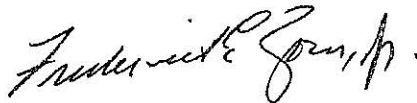
Page 2

Whenever possible, MDOT tries to construct projects mainly at night and on weekends to reduce motorist delay, reduce inconvenience to adjacent businesses and shorten the duration of construction, and night and weekend lane closures provide the best opportunity to complete the work while minimizing the impact on motorists.

Fiscal Impact: None.

Recommendation: It is the recommendation of this office that your Honorable Body authorize a variance of the City's noise ordinance to allow the Michigan Department of Transportation (MDOT) to proceed with construction projects on EB and WB I-696 between Drake and I-75, anticipated to commence in April 2018 and be completed in November 2018. This item was reviewed at the January 8, 2018 Committee-of-the-Whole Meeting.

Respectfully submitted,



Frederick E. Zorn, Jr., CEcD
City Administrator

FEZ/LMS

RECOMMENDED RESOLUTION:

BE IT RESOLVED: That your Honorable Body authorize a variance of the City's noise ordinance to allow the Michigan Department of Transportation (MDOT) to proceed with construction projects on EB and WB I-696 between Drake and I-75, anticipated to commence in April 2018 and be completed in November 2018.

January 22, 2018

Honorable Mayor and Council
City of Southfield
Southfield, MI

Re: Publicly Funded Health Insurance Contribution Act Deduction Correction

Dear Sirs and Mesdames:

Background: On December 4, 2017, your Honorable Body approved a resolution specifying the dollar amount of the bi-weekly employee deductions for health insurance, as provided for in the above-cited state law. The resolution specified the deduction for Blue Cross Blue Shield (BCBS) Community Blue PPO 10 and Community Blue PPO 12, as well as Health Alliance Plan. We have discovered that the calculations for the Community Blue PPO 12 plan used an incorrect premium base amount. Correctly applying the 20% employee contribution will result in a slight reduction to the employee contribution for the 6 employees participating in Community Blue PPO 12.

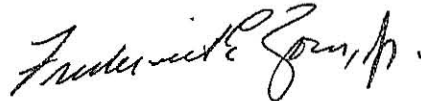
Fiscal Impact: The current and corrected bi-weekly deductions for Community Blue PPO 12 are as follows:

	<u>SINGLE</u>	<u>EMPLOYEE+</u> <u>SPOUSE</u>	<u>FAMILY</u>
BCBS Community Blue PPO 12 (current)	\$ 43.57	\$104.57	\$130.72
BCBS Community Blue PPO 12 (corrected)	\$ 42.25	\$101.40	\$126.75

The deductions for the affected employees will be corrected, effective January 1, 2018.

Recommendation: We respectfully recommend your adoption of the corrected premium contribution rates cited in the recommended resolution.

Respectfully submitted,



Frederick E. Zorn, Jr. CEcD
City Administrator

RECOMMENDED RESOLUTION:

BE IT RESOLVED: That the following employee premium deductions per pay period are adopted for calendar year 2018:

	<u>SINGLE</u>	<u>EMPLOYEE+SPOUSE</u>	<u>FAMILY</u>
BCBS Community Blue PPO-10	\$53.50	\$128.41	\$160.51
HAP-10	\$68.08	\$158.28	\$166.79
BCBS Community Blue PPO-12	\$42.25	\$101.40	\$126.75

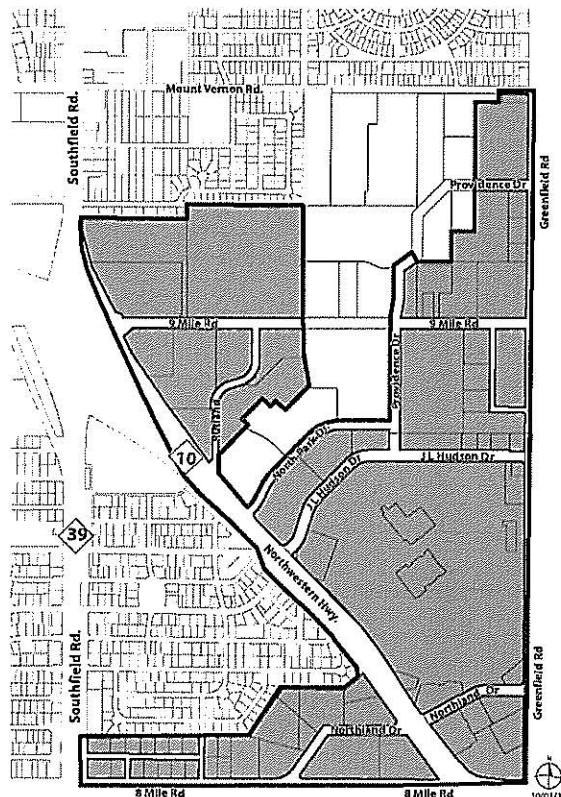
**CITY OF SOUTHFIELD
NOTICE OF PUBLIC HEARING**

**SOUTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY
2017 RESTATED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Downtown Development Authority Act, Act 197 of the Michigan Public Acts of 1975, as amended, that a public hearing will be held on January 22, 2017, at 7:30 p.m. in the Council Chambers of the Municipal Building, 26000 Evergreen Road, City of Southfield, County of Oakland, Michigan, at which time and place the Southfield City Council will consider the following related request:

The purpose of the public hearing is to hear and consider public comments on the Southfield Downtown Development Authority's proposed 2017 Restated Development Plan and Tax Increment Financing Plan (the "Plan"), prior to adoption. The Plan establishes a new initial assessed value, provides for reimbursement of the City/Brownfield Authority for eligible expenses related to the Northland redevelopment project, extends the duration of the Plan, adds other new development projects, updates existing development projects, updates cost estimates, and other Plan provisions, and includes maps and text. Projects proposed within the Plan do not require displacement and/or relocation of families or individuals from the area. All aspects of the Plan will be open for discussion at the public hearing.

The Development Area to which the Plan applies is generally bounded on the south by Eight Mile Road; on the west by the Southfield Freeway; on the east by Greenfield Road; and on the north by Mt. Vernon Road. A map of the Development Area boundaries follows.



Southfield DDA Development Area

Copies of the proposed 2017 Restated Development Plan and Tax Increment Financing Plan (including maps and the legal description of the Development Area) are available for public inspection in the City Clerk's office during regular business hours.

Written comments may be delivered to the City Clerk's Office, 26000 Evergreen Road, P.O. Box 2055, Southfield, MI 48037-2055, prior to the public hearings.

Questions regarding this matter should be directed to the Southfield Downtown Development Authority at (248) 796-5190.

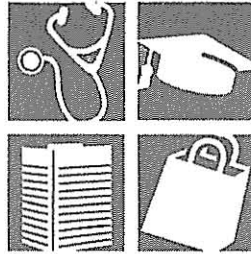
Sherikia L. Hawkins, CMC
City Clerk
City of Southfield

Publish Date: December 21, 2017
January 11, 2018



Individuals with special needs who plan to attend this meeting should contact the City Clerk's Office at (248) 796-5150 (voice) or (248) 354-4831 (TDD). If auxiliary aids or services are needed, reasonable advance notice is required.

SOUTHFIELD



DOWNTOWN
DEVELOPMENT
AUTHORITY

18000 West Nine Mile Road, Suite 320 • Southfield, Michigan 48075 • 248.796.5190 (P) • 248.796.5195 (F) • SouthfieldDDA.com

January 22, 2018

Honorable Mayor and Council
Municipal Building
Southfield, Michigan

Re: **2017 RESTATED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

Dear Honorable Members,

For your information please find enclosed amended documents related to the 2017 Restated Development Plan and Tax Increment Financing Plan. This information is inclusive of comments and changes from the Southfield Downtown Development Authority Board of Directors, Southfield Development Area Citizens Council and the City of Southfield as of October 24, 2017.

This information is being provided in anticipation of the Public Hearing scheduled for January 22, 2018. Final action by this Honorable body will be requested at a later date.

If you have any questions I can be reached at (248) 796-5192. Thank you.

Sincerely,

Al Aceves, Executive Director
Southfield DDA

SOUTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY, *Serving the City of Southfield since 1988*

James K. Ralph Jr., Chairman of the Board
Mayor Kenson J. Siver
Frederick A. Najor

Dr. Daveda J. Colbert, Secretary
Joseph R. Hurshe
Arik Rusk
Shawn Stafford
Anita Preston, Assistant to the Executive Director

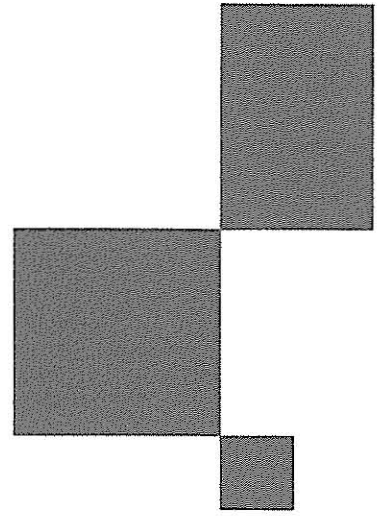
Ryan McKindies, Treasurer
W. Michael McFarland
Steven Schneider

Al Aceves Jr., Executive Director

2017 Restated Development Plan and Tax Increment Financing Plan

SOUTHFIELD DOWNTOWN
DEVELOPMENT AUTHORITY
SOUTHFIELD, MICHIGAN

JANUARY 10, 2018



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2017 Restated Development Plan and Tax Increment Financing Plan

Southfield Downtown
Development Authority
Southfield, Michigan

Original Plan Adopted: March, 1996
Amended: June 12, 2000
Amended: January 18, 2011
Restated: January ____, 2018

Adopted by the Southfield Downtown Development Authority on: 11/17/17
Approved by the Southfield City Council on: --/--/18

Prepared with the Assistance of:



MCKENNA

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
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ACKNOWLEDGMENTS

CITY COUNCIL

Kenson J. Siver, Mayor
Myron A. Frasier, Council President
Lloyd C. Crews, Council President Pro Tem
Daniel Brightwell, Councilman
Donald F. Fracassi, Councilman
Michael A. Mandelbaum, Councilman
Tawnya Morris, Councilwoman
Linnie Taylor, Councilwoman
Sherikia L. Hawkins, Clerk
Irv M. Lowenberg, Treasurer

SOUTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY

James K. Ralph Jr., Chairman
Dr. Daveda J. Colbert, Secretary
Ryan A. McKindles, Treasurer
Kenson J. Siver, Mayor
Joseph R. Hurshe, Director
W. Michael McFarland, Director
Frederick A. Najor, Director
Arik Rusk, Director
Steven Schneider, Director
Shawn Stafford, Director

DEVELOPMENT AREA CITIZENS COUNCIL

Secelia Joseph
Veronica Ray Lindsey
Scott MacDonald Reilly
Carol L. Manciel
Kathleen Ann McNelis

STAFF

Al Aceves, Executive Director
Anita J. Preston, Assistant to the Executive Director

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APPENDIX A: SOUTHFIELD DDA DEVELOPMENT AREA BOUNDARY DESCRIPTION

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BACKGROUND AND PURPOSES OF THE PLAN

ESTABLISHMENT OF THE DOWNTOWN DEVELOPMENT AUTHORITY

On May 23, 1988, the City Council adopted Ordinance #1246, creating the Southfield Downtown Development Authority (“SDDA”) of the City of Southfield (“City” or “Southfield”), formerly called the Cornerstone Development Authority. The SDDA was created pursuant to the Downtown Development Authority Act, Michigan Public Act 197 of 1975, as amended (“DDA Act”). The Preamble to Act 197 states that downtown development authorities are created for the following purposes:

“...to provide for the establishment of a downtown development authority; to prescribe its powers and duties; to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interest in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; to create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to reimburse downtown development authorities for certain losses of tax increment revenues; and to prescribe the powers and duties of certain state officials.”

PURPOSE OF THE SOUTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY

When the SDDA was created, the City had identified the southeast portion of its community as an area experiencing increasing blight. Consistent with the purposes of the DDA Act, the City created the SDDA as a way to stabilize this area. By so doing, the City Council also acknowledged that the downtown district of the SDDA (“District”) was the historic retail center of Southfield (Northland Center), as well as an office and major employment center including Providence Hospital and Oakland Community College. The continued vitality of this District is critical for the City’s image. A 12-member SDDA Board plus the Mayor, was established and over the years since has made significant positive impacts.

For the first eight years of its existence, the SDDA did not capture tax increment revenue. In 1996, the SDDA and City Council determined that in order to more aggressively pursue revitalization and focus more heavily on the capital improvements needed to enhance the District, the institution of tax increment financing was necessary. Thus, the SDDA’s first Development Plan and Tax Increment Financing Plan (“TIF and Development Plan”) was adopted in March 1996. The TIF and Development Plan has been amended twice since, first in June 2000 and most recently in January 2011. The SDDA also obtains revenue from an approximate two-mill property tax levy on properties within the DDA.

RESTATED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

Much of the District developed during the 1950’s and 1960’s and reflects the pattern of suburban design popular in that era. Northland Center was cutting edge when it was built in 1954, drawing people from all over the metro Detroit region. At the time, it was the largest shopping center in the world and a major draw for Southfield and the region. In the early

1970's, the shopping center was transformed into an enclosed mall, consistent with the retail shopping preferences of that period. Other nearby development includes mid- and high-rise office and residential buildings, separated and surrounded by vast parking lots. A number of architecturally significant office buildings were constructed in the mid-century modern style of that period.

The District's auto-centric layout does not lend itself well to the preferences of the population of the 21st century. Over the decades since Northland's construction, population, lifestyle and economic preferences changed, the mall declined, and disinvestment and blight occurred. The mall closed in early 2015. In December 2015, the City, in cooperation with the SDDA acquired Northland Center (including approximately 115 acres) to facilitate coordinated redevelopment of the land.

The SDDA partnered with the City to prepare a conceptual master plan for the transformation and redevelopment of the Northland Center site. The conceptual master plan process included detailed analysis of existing land and market conditions, outreach for community engagement, and assessment of the land's development potential to create a design plan, strategic implementation recommendations and guidelines. The resultant Northland Concept Vision Redevelopment Plan ("Northland Plan"), completed in September 2016 anticipates using a combination of tax increment financing, brownfield incentives and several other economic development tools to encourage compatible private reinvestment in the property. The Northland Plan was subsequently incorporated into the City's Northland Subarea Redevelopment Plan (MP-06 adopted May 22, 2017) ("Northland Subarea Redevelopment Plan"). Consistent with the strategies in the Northland Subarea Redevelopment Plan, on March 27, 2017 the City adopted a Brownfield Plan ("Northland Brownfield Plan") to assist in funding redevelopment of the site. The restatement of the SDDA's Development and TIF Plan as proposed herein, is an essential component of the Northland redevelopment program, since tax increment revenues captured by the SDDA will be used to repay eligible project costs necessary for the desired redevelopment to occur.

In addition to the Northland Center site, the SDDA District includes Providence Hospital, Oakland Community College, Fox 2, Greenfield Road corridor retail, a variety of multiple family residential dwellings and other related uses. This balance of the District will be positively impacted by redevelopment of Northland Center, and will contribute to the City's economic vitality with improvements, investments and employment. The SDDA's 2013 - 2015 Strategic Plan ("Strategic Plan"), the City's Non-Motorized Pathway and Public Transit Plan ("Non-Motorized Plan") for the SDDA subarea, the *Sustainable Southfield* City Master Plan ("*Sustainable Southfield*"), the Northland Subarea Redevelopment Plan ("Northland Subarea Redevelopment Plan"), and the Northland Overlay Development District (PZR0DD17-0001, adopted May 22, 2017) ("Northland Overlay Development District") are among the other recent documents that prioritize and recommend future actions for the entire District.

This current restatement of the TIF and Development Plan considers the goals and objectives of the above-referenced plans: to enhance the infrastructure, walkability, and appearance of the District; to support the success of the District's key stakeholders as catalysts for new investment and economic vitality; and to continue marketing and

communications to improve the public's perception of the District. This Plan also continues to support the SDDA's ongoing activities including business recruitment and retention, planning, and facilitating potential catalyst project(s) to stimulate investment in the District.

A development plan and tax increment financing plan are required by the DDA Act before the SDDA may capture and spend tax increment. This Restated Development Plan and Tax Increment Financing Plan ("2017 Restated Plan") replaces the 2011 TIF and Development Plan and previous TIF and Development plans. It contains a development plan ("Development Plan") and a tax increment financing plan ("TIF Plan") in one document ("TIF and Development Plan").

It is the purpose of this 2017 Restated TIF and Development Plan to establish the legal basis for the capture and expenditure of tax increment revenues in accordance with the DDA Act, as amended, for the purpose of financing public improvements that are necessary to accomplish the objectives of the SDDA and the State of Michigan.

ESTABLISH INITIAL ASSESSED VALUE AND EXTEND DURATION OF PLAN

It is also the purpose of this 2017 Restated Plan to establish the total taxable value for all taxable property within the Development Area as of December 31, 2016 and finally equalized in May 2017 as the initial assessed value for the 2017 Restated Plan.

The duration of the Plan is also hereby extended to run through the end of 2038.

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EXECUTIVE SUMMARY

HISTORY OF SUCCESS

The SDDA has a very successful record making public improvements, creating incentives for increased private sector investment, and intervening to purchase key district properties to allow them to be redeveloped and return as increased tax base. Among the SDDA's past projects and accomplishments are: public-private partnerships to develop the Clock Tower Plaza shopping center, redevelop the former Stouffer property, assemble the Develop America parcel and others; support for the recent Nine Mile Road and Greenfield Road reconstruction projects; construction and maintenance of public improvements in the District such as sidewalks, landscaping, bus stops and other streetscape amenities to improve walkability; installation of distinctive district identity signs; assisting with the Baseline obelisk project; offering incentive programs for new private investment including new or updated site landscaping, building exterior improvements and fencing; marketing the district as a good place for business via social media, advertising, market studies; and a program of financial incentives to entice new businesses to the district.

OVERALL PLAN

The SDDA last updated its vision of the District in the 2013-15 Strategic Plan. The Strategic Plan considered input from SDDA Board members and other stakeholders, and considered the effects of changes in the economy, population and housing trends. While several conditions have changed since then, most significantly Northland Center, the priorities in the Strategic Plan remain a useful guide and a foundation for this restated TIF and Development Plan.

The SDDA's basic concepts for the future development of the District focus on making the physical and economic environment a more successful, vital, attractive, desirable, comfortable and secure place that embraces 21st century needs and desires. That vision is combined with the recommendations in the Northland Plan and reflected on Map 3, Concept Master Plan, herein. The Concept Master Plan is not intended to be lot-line specific, or to dictate detailed land uses or boundaries. Rather, it is a big picture illustration – the SDDA District of tomorrow is envisioned as a fully walkable, pedestrian friendly, safe, sustainable, fine-grain mixed-use place with retail, services, offices, residential, public and other uses blended in a compatible and vital mix.

To a large extent, the District's success is tied to the success of its major anchors: the utilization of the former Northland Center parcels, Providence Hospital and Oakland Community College. The Northland Center property is undergoing major redevelopment and transformation; its success has yet to be realized, but when implemented the impacts of that redevelopment will be transformative. The SDDA's Concept Master Plan for this 2017 Restated Plan builds on the strength of the health care, education and mixed-use sectors, and recommends that attractive public and private spaces be created and blighting elements removed. Also, opportunities to increase development density, particularly by redeveloping under-utilized parking lots, vacant land, or obsolete buildings and sites, are planned to be capitalized upon for new tax base and a vital, energetic physical and economic environment. Measures are planned to encourage reinvestment in the District.

FOCUSED DEVELOPMENT

This Restated TIF and Development Plan proposes projects focused on alleviating problems and revitalizing the District. Projects are intended to accomplish the following:

- Enhance the District's physical layout,
- Improve the District's public infrastructure and aesthetics
- Encourage healthy living, walkability and pedestrian amenities
- Promote sustainability
- Provide development and redevelopment assistance
- Encourage improvements on private properties
- Renovate and improve the District's facilities
- Continue maintenance and District operations
- Promote business development
- Promote public safety in the District
- Conduct District-wide marketing, on-going administration and planning.

The total anticipated cost of public improvements and projects under this Restated Plan is \$59,240,885. Implementation of the SDDA's Restated TIF and Development Plan will transform the District into a more vibrant place to live, work, shop, learn, and recreate.

BALANCED FUNDING

This Restated TIF and Development Plan calls for funding from a variety of sources. Although most of the proposed funding comes from tax increment revenues, funds may also come from federal and state grants, City funds, SDDA millage, private contributions and other sources to leverage maximum benefit from the tax increment. Although not planned at this time, bonds may be sold in the future to allow public improvements to be constructed in advance of the private construction and tax increment revenues accruing.

AN INVESTMENT IN ECONOMIC DEVELOPMENT

This Restated TIF and Development Plan provides an opportunity for Southfield, Oakland County, and the other taxing jurisdictions to partner in fostering expanded economic development opportunities. The proposed SDDA development projects will directly support redevelopment of Northland Center, which has a projected value of approximately \$130 million in new tax base, and which will be a revitalized center of mixed-use activity and a new regional focus and vitality for the City of Southfield, Oakland County and the State of Michigan. The projects proposed in the Development Plan also support continuation and expansion of the largest employer in Southfield, Providence Hospital, and will enhance the desirability of Oakland Community College's campus with better visibility and access to surrounding complimentary services, improving their ability to support economic development. Further, the projects will assist desirable redevelopment and maintain attractive, high quality public infrastructure in the District.

RESTATED DEVELOPMENT AND TIF PLAN

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DEVELOPMENT PLAN

1. Designation of Boundaries of the Development Area [Section 17(2)(a)] *Designation of the boundaries of the development area in relation to highways, streets, streams, or otherwise*

The SDDA's Development Area designated by the Plan ("Development Area") is located within the limits of the City of Southfield. Generally, the Development Area is bounded on the south by Eight Mile Road; on the west by the Southfield Freeway and Northwestern Highway; on the east by Greenfield Road; and on the north by Mount Vernon Road. The Development Area contains only two residential developments: the Village at Cornerstone and the Vistas.

Map 1 shows the boundaries of the Development Area and the Southfield Downtown Development Authority District.

2. Location and Extent of Existing Streets and Other Public Facilities within the Development Area; Location, Character and Extent of Existing Public and Private Land Uses [Section 17(2)(b)] *The location and extent of existing streets and other public facilities within the development area; the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses; and shall include a legal description of the development area.*

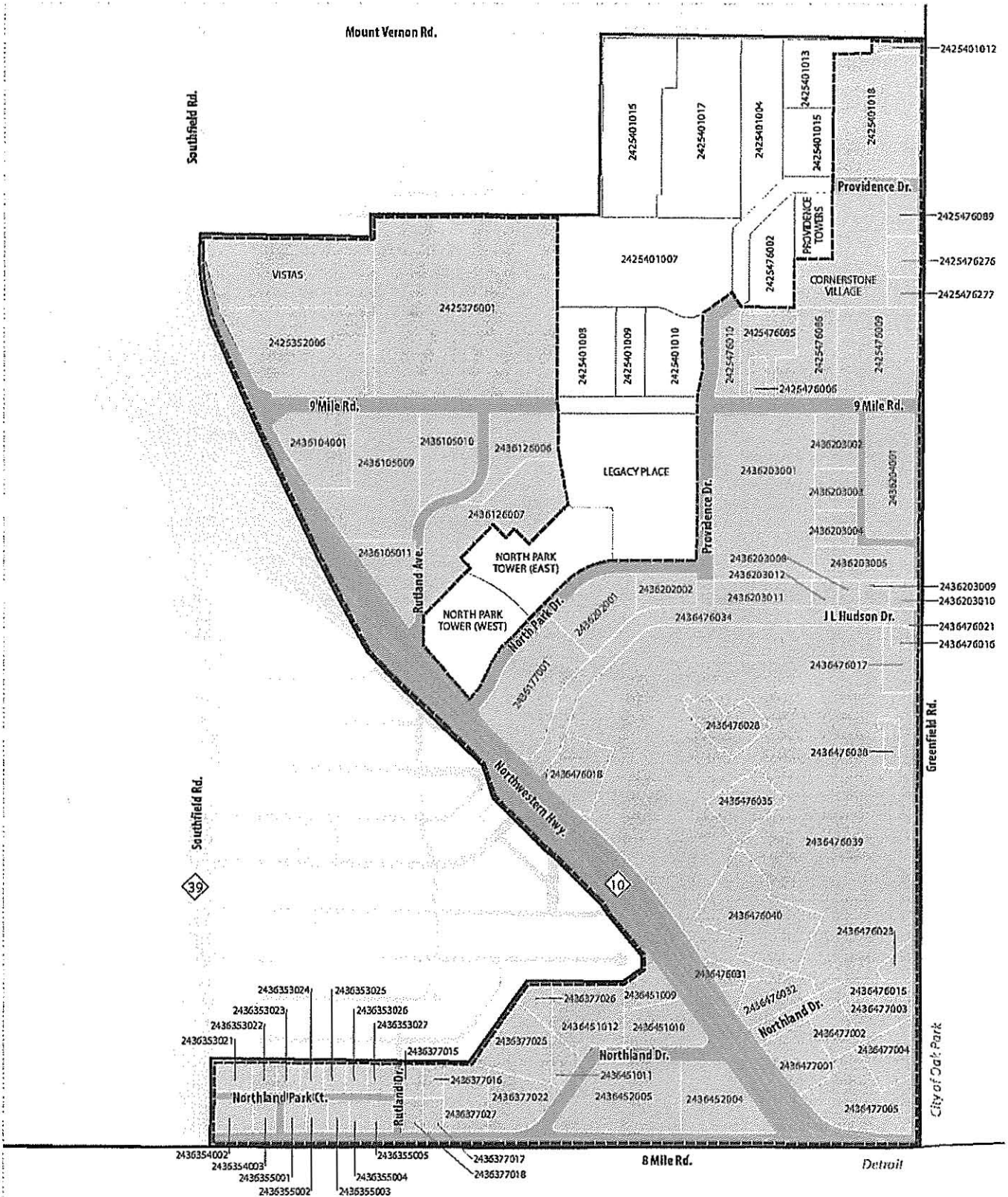
The Development Area contains the following streets, facilities and land uses:

A. STREETS AND OTHER PUBLIC FACILITIES

Public streets and highways in the Development Area are:

- Southfield Freeway (M-39), Lodge Freeway (M-10) including service drives, Eight Mile Road (M-102) (sections east and west of M-10)
- Greenfield Road, Nine Mile Road, Rutland Road (sections north and south of M-10)
- J.L. Hudson Drive, Providence Drive, Northland Drive (sections east and west of M-10), North Park Drive, Foster Winter Drive, Northland Park Court

North Park Place is a private road, located between the buildings of the North Park Place apartments. Other private roads are contained within the various condominium complexes in the Development Area.



Map 1: SDDA and Development Area Boundary

Southfield Downtown Development Authority, Southfield, Michigan

5.9.17



LEGEND

- Southfield Downtown Development Authority District
- Development Area Boundary

0080000000 Tax Parcel ID Number



Data Source: Oakland County GIS, 2016

B. EXISTING LAND USE

A mixture of land uses exists in the Development Area. Commercial, office, health care/institutional, utility and communications, educational, transportation, and residential uses are located in the Development Area. They are described in more detail below and on Map 2: Existing Land Use. Several existing buildings in the Development Area are notable examples of mid-century modern architecture.

1. PUBLIC USES

There are two public land uses currently in or adjacent to the Development Area. One is the small pocket park located at the southwest corner of Mount Vernon and Greenfield Road. The other is the small site with the Baseline obelisk marker at the intersection of Rutland Dr. and Eight Mile Rd. The Southfield “downtown” police substation formerly located at Northland Center mall has been relocated to the City civic complex. It will be moved back to the Development Area when the planned redevelopment occurs. The former Northland Center mall property and several out-lot parcels are currently owned by the City, are undergoing demolition and environmental remediation, and are vacant or have vacant buildings.

2. PRIVATE USES

- a. **Residential.** When the Development Area was originally created, it contained no residential uses. Since then, two condominium projects (The Village at Cornerstone and The Vistas) have been built and contain approximately 280 dwelling units. Other mid-rise and high-rise residential units are located inside the SDDA District, but are outside the Development Area.
- b. **Commercial.** Commercial land uses historically comprised a substantial portion of the Development Area. Northland Center, now vacant and planned for redevelopment was the most notable of these. The buildings on the Northland site are being demolished, and environmental issues on the 100+ acre site are being remediated in accordance with the adopted Northland Brownfield Plan. Formerly 2 million square feet of retail space, the Northland site has potential for mixed-use development because of the surrounding population density and excellent freeway access. Other commercial uses in the Development Area are located in freestanding buildings and in small shopping centers concentrated along Greenfield Road.

There are no longer any active hotels in the Development Area. The former Ramada Inn on Nine Mile Road has been demolished and its site purchased by Oakland Community College for future use. The Plaza Hotel at the corner of J. L. Hudson and Northwestern Highway has fallen into disrepair, owes back taxes and utility bills, and is part of a bankruptcy confirmation plan.

Eating establishments are predominantly fast food restaurants, and small carryout or casual dining in the small strip centers on Greenfield Road. The SDDA wishes to attract a variety of sit-down and family dining restaurants as more up-scale alternatives for the day time and night time populations.

- c. **Educational.** The Southfield campus of Oakland Community College (OCC) is located on Rutland Avenue. OCC is the largest community college in Michigan. The Southfield OCC campus features programs in diagnostic medical sonography, radiologic technology, respiratory therapy technology, and surgical technology. OCC has a cooperative arrangement with Providence Hospital for training and in-hospital experience.

OCC expanded its campus footprint in 2011 with a new building on Rutland Drive. The expansion and addition created an increase in floor space for labs in the health and science programs, new double classrooms, enhanced areas for counseling, enrollment services, financial aid/scholarships and career center operations, more study areas, an educational testing center and increased space for tutoring services, and a dedicated center for Student Life activities. In addition, and as noted above, OCC also recently purchased the former Ramada Inn and North Park Plaza parcels, and a parking lot adjacent to the campus for future development purposes.

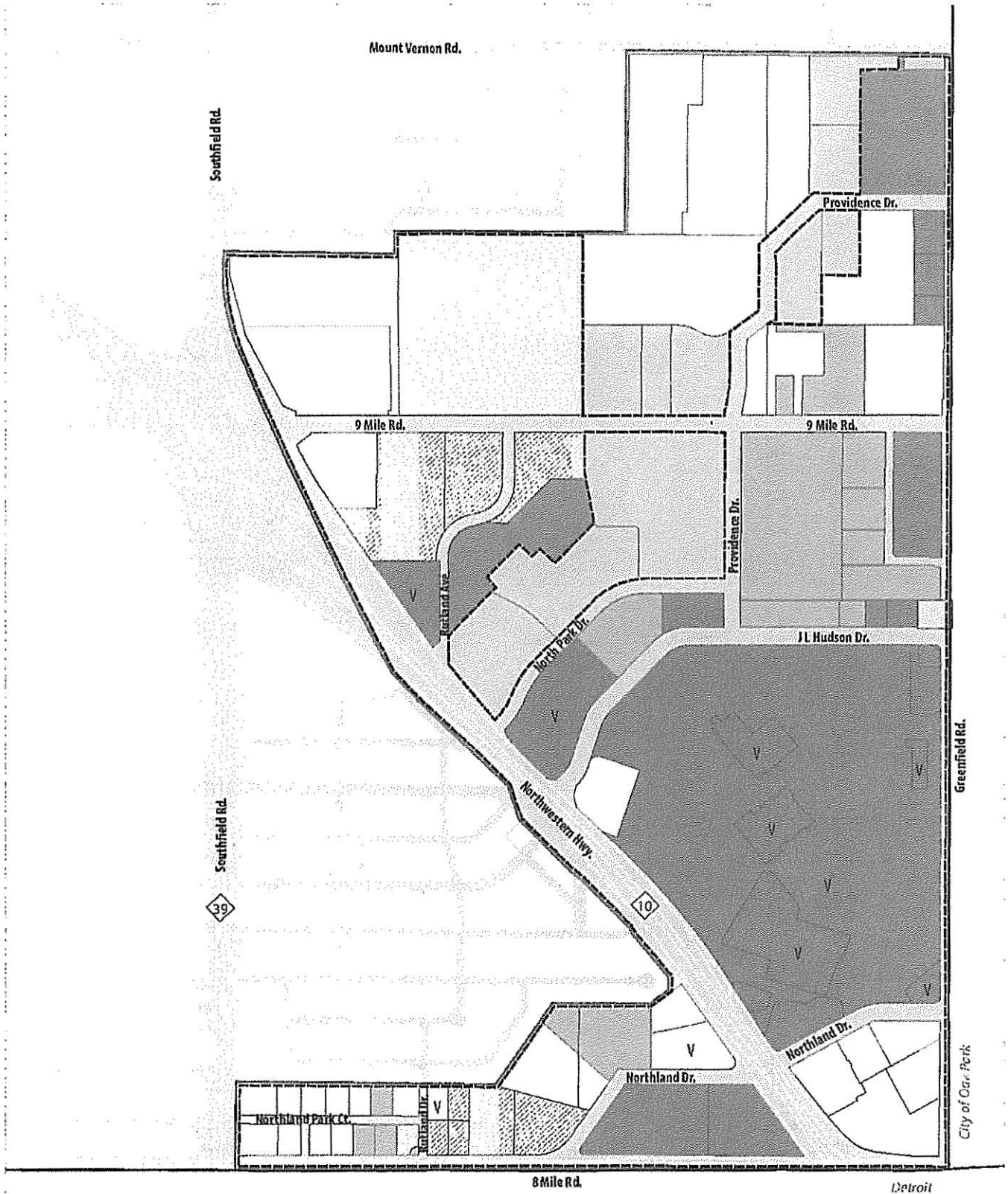
- d. **Institutional.** Institutional uses in the Development Area include Providence Hospital, Triumph Church located in the former Millennium Centre, and several non-profit service organizations. The Salvation Army Regional Headquarters is located on Northland Drive, west of M-10.
- e. **Office.** The Development Area is home to high-rise multi-tenant, mid-rise and small individual tenant office buildings. The IBM (Southfield Center) building, Nine Mile Crossing, Northland Towers and the Shonola building are among the largest. As noted above, the former North Park Plaza building on Nine Mile Road has been demolished, and is being held by OCC for future use.
- f. **Transportation/Utility/Communication.** The WJBK - Fox 2 television office and studio, located north of Nine Mile Road, encompasses approximately 38 acres. A Detroit Edison substation is at the corner of J. L. Hudson Drive. Also, while it is vacant and part of the redevelopment, Northland Center's former power plant is on the north part of the mall site. DDOT/SMART bus system supports the redevelopment site with six-eight transfer points plus additional bus stops distributed throughout the district.
- g. **Recreational Uses.** There are currently no recreational uses in the Development Area. The former Bally's Total Fitness building north of Northland Drive is vacant.
- h. **Industrial Uses.** There are no industrial uses in the Development Area.

3. Location and Extent of Proposed Public and Private Land Uses. [Section 17(2)(b)] *The location and extent of existing streets and other public facilities within the development area; the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses; and shall include a legal description of the development area.*

Map 3, Concept Master Plan presents the SDDA's vision and objectives for the Development Area and is based on the Strategic Plan, Northland Plan, and *Sustainable Southfield*. The SDDA's vision incorporates Northland Center as a dynamic mixed-use destination with a variety of activities focused around a series of unique public spaces linked through a greenspace network; OCC as a vital, active hub of higher education; Providence Hospital's expansion into cutting edge health care services; and the overall District as a safe and prosperous environment that advances values that care, share and grow the community. The SDDA's three main goals are as follows:

- A. Infrastructure and Aesthetics - Work toward a vibrant, mixed-use district that is walkable, attractive, welcoming, clean, safe and comfortable with landscaping, lighting, streetscape, road, utility, attractive stormwater features and related improvements, in both the public and private realm to ensure the District is an attractive, welcoming, distinctive and comfortable place.
- B. Development & Redevelopment - Facilitate investment and reinvestment in District properties consistent with this Plan and implement targeted strategies for business, economic and community development, recruitment, retention, development and redevelopment. Stabilizing housing values in the District, supporting and marketing the neighborhoods as good places to live with a variety of available housing stock, and addressing the need for senior housing resulting from changing demographics are SDDA priorities.
- C. Marketing & Communications - Promote and market the SDDA and its assets to businesses, residents, the community, and on a regional, state and international basis to enhance the District's image as a desirable place to invest, work and live, as well as for shopping, education, and healthcare. Support and enhance the District's economic health and vitality through a targeted strategy of business and economic development programs and incentives for recruitment, retention, development and redevelopment.

The Development Area is planned as a vital, active and walkable district, a fine-grained mixed-use place with retail, services, office, public open space, residential and other land uses, blended in a compatible, energized mix. The major anchors – Providence Hospital, OCC, and redevelopment of the Northland Center site – are critical to the district's future success. Blighting influences should be removed, and attractive public and private spaces created. Opportunities to increase density, particularly by redeveloping under-utilized parking lots, vacant land, and obsolete buildings and sites should be capitalized upon.



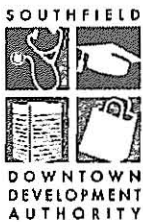
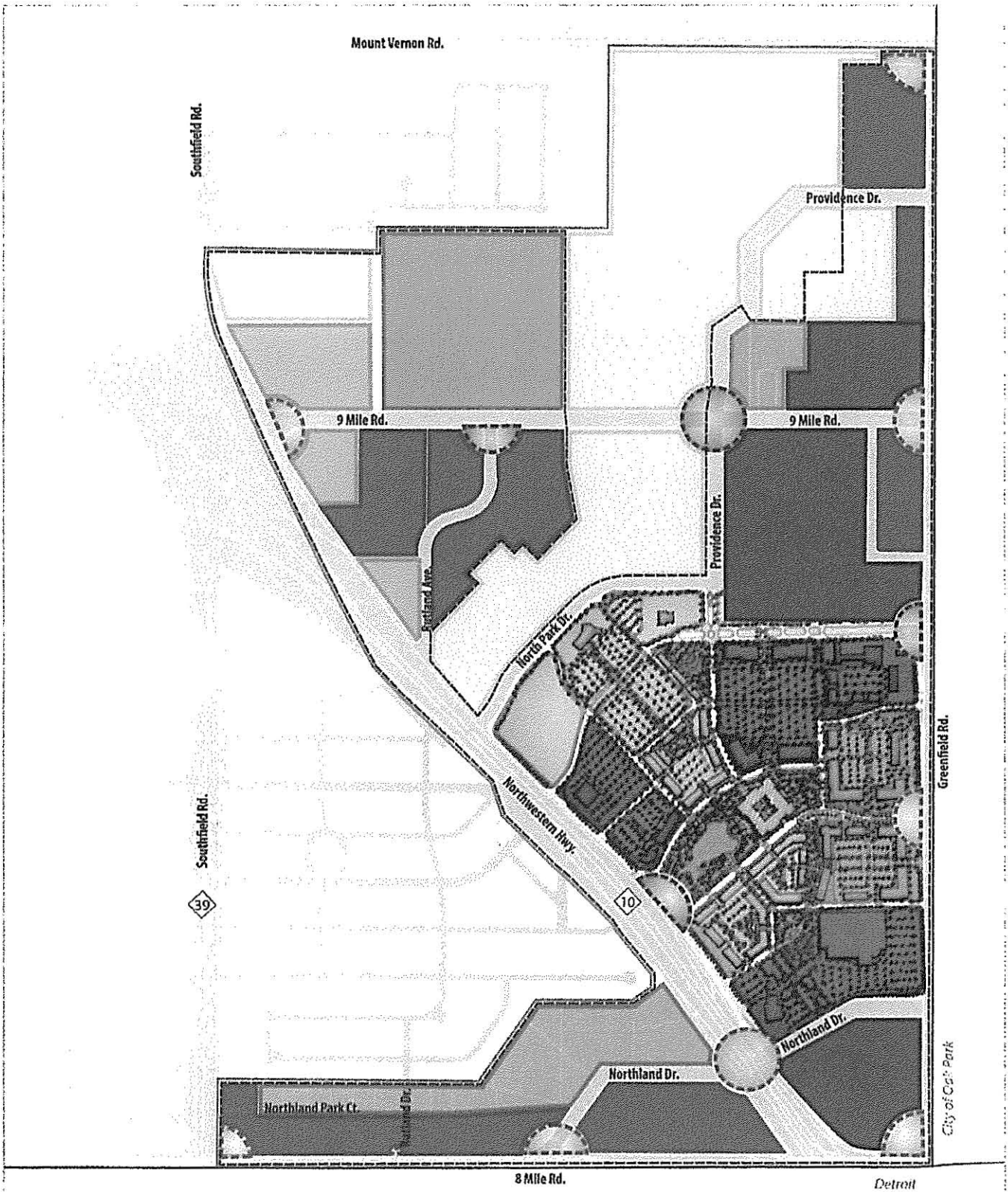
Map 2: Existing Land Use

Southfield Downtown Development Authority, Southfield, Michigan

10.24.17

LEGEND			
	Multiple Family (Low Rise)		Public
	Multiple Family (Mid/High Rise)		Office
	Commercial		Vacant Land
	Transportation/Utility/Communication		Institutional
			Educational
			Development Area Boundary
			V Vacant Building





Map 3: Concept Master Plan

Southfield Downtown Development Authority, Southfield, Michigan

11.2.17

LEGEND

- Commercial
- Residential
- Healthcare Technology
- Communications Technology
- Office / Mixed Use
- Education / Mixed Use
- Medical Support / Mixed Use
- Institutional

- Image Intersection
- Gateway
- Development Area Boundary

- Central Park District
- Shopping District
- Lifestyle District
- Innovation District
- Greenspace

Map 3, Concept Master Plan illustrates several focal activity areas where the key recommendations are planned to be implemented. These areas may currently contain obsolete buildings that require retrofitting or redevelopment to be economically viable; underutilized sites and vacant land with potential for new and expanded uses; vibrant uses such as Providence Hospital, Oakland Community College; and the Northland Center site that is slated for redevelopment.

Properly managing public improvements, redevelopment and change will be an important task for the SDDA and the City. The Concept Master Plan is intended to serve as the guide for how the District redevelops. Particular areas of focus are described as follows:

- A. **NORTHLAND CENTER:** The Northland Mall was formerly a major draw that brought many people into the District. The SDDA and City plan to create a new signature development worthy of the site's history and prominence as the first regional shopping mall in Michigan. The transformed Northland site will grow the local economy and will be a new mixed-use destination for businesses and residents, integrated with new public space to serve the existing and future community, and with physical and social connections to adjoining businesses, neighborhoods and local centers. The planned future land uses and redevelopment activities are described in detail in the Northland Plan. A summary of the Northland Plan's proposed uses and improvements follows.

Planned land uses include residential dwellings of varied types and densities, a shopping and entertainment hub, convenience/service commercial, offices, research and technology, lodging and public open spaces. A new street and multimodal network will be developed through the Northland site, creating new internal circulation and frontage for development and better connecting the site to the existing external roads.

The Northland Plan establishes a variety of flexible development "blocks" designed to be parceled to an individual, or multiple, land developers. The Plan also identifies building forms and overall development densities (based on market data), but the specific mix of uses can be integrated with the overall plan on a project-by-project basis as the market dictates. The redevelopment districts are connected through a greenspace network. The greenspace elements within this Plan are based on the "Hub and Wheel" planning concept - the central park serves as the hub of activity, while the streets and linear parks connect to an outer green loop and activity path.

The following descriptions of the Northland planned use areas are from the Northland Plan and the Northland Subarea Redevelopment Plan.

Central Park District: The Central Park District sits at the center of the development and includes a variety of uses and public spaces. This area is defined by three key elements: the adaptive reuse of an iconic structure (the Macys/Hudson's building), a 'central park' including a variety of public spaces, large stormwater feature, and variety of residential dwelling types.

Shopping District: The shopping district serves as an area for larger format and convenience/service based commercial activities. This area is planned for retail uses that are traditionally auto-centric and demand high visibility and access.

Lifestyle District: This area is planned as the main shopping and entertainment hub of the development. It is intended to include a mix of uses including retail, office, and residential. The core buildings and streets that comprise this district are intended to look like a self-contained “Main Street”.

Innovation District: This area is defined as the innovation hub of the development. This district should include uses that merge the innovation and employment potential of research-oriented institutions, high-growth companies, and tech start-ups in well-designed, amenity-rich residential and commercial environments.

- B. PROVIDENCE MEDICAL CAMPUS:** Providence Hospital has a history of supporting and investing in the District. Southfield’s largest employer, the hospital is keeping pace with the times and expanding in new and emerging health care initiatives, such as exploring partnerships for health, wellness and fitness, the possible expansion and development of additional medical office and hospital support uses, and transforming its campus into a more walkable complex.

The Concept Master Plan proposes expanded healthcare technology uses both north and the south of the existing Providence complex. To the south, the hospital may be a participant in portions of the Innovation District at Northland Center. To the north, office parcels could be more closely linked to Providence and functionally be part of the overall medical campus. Other healthcare technology land use is planned at Northland Towers at the south end of the Development Area.

The physical image of Providence Hospital should be made more prominent. The Plan recommends aesthetic enhancements at the related image intersections and from major roads to better identify this important anchor as part of the Development Area.

- C. OAKLAND COMMUNITY COLLEGE CAMPUS:** As discussed previously, Oakland Community College’s student population is a significant potential market for retail and service businesses. OCC’s health care related career programs benefit from the college’s proximity to Providence Hospital.

Similar to Providence, both OCC and the Development Area would benefit from greater public visibility and recognition of the college’s presence. By acquiring the sites of the former Ramada Inn and North Park Towers building the college has gained considerable land for future expansion and related uses, all with frontage and visibility on Nine Mile Road.

Redevelopment of the vacant sites with new education buildings, mixed-uses, or other uses that complement the college campus should be pursued.

This vicinity is envisioned as a mixed-use “college town”. Beyond the services and ancillary support uses that could be developed on the college’s vacant land, the Plan recommends the OCC campus be better connected to the other destinations in the District to enhance the area’s appeal as a day and night activity center. The primary connection is envisioned as a new road that permits vehicle traffic but is primarily designed as an attractive, enticing place for pedestrians. Sidewalks/non-motorized paths along the connector should be wide, with ample space and improvements for sitting, relaxing, and interacting with others. The space should be well landscaped, yet visibly a safe place to be.

NORTH OF NORTHLAND: The former Millennium Centre/Triumph Church facility has expanded its parking lot with 6 additional acres from the Northland site. The church is an institutional use and incorporates religious-based entertainment. With proper programming, Millennium can attract people from outside the immediate area, particularly during evening hours, which would create an increased market for restaurants, specialty shopping and other entertainment venues such as might develop on the Northland site.

The Plaza Hotel building/parcel is envisioned as a new hotel. The property is in need of renovation/redevelopment and given its past use and adjacency to Northland, has potential for such use.

8 MILE ROAD AREA: The land along Eight Mile Road and Northland Drive is a significant area of the District as it is the interface of the SDDA with Detroit. The road frontage is planned as commercial, with medical support and mixed-uses to the north, buffering the existing single-family neighborhoods. Improvements should be designed and implemented to create a welcoming, high quality image along Eight Mile. Particular efforts should be made to enhance the District’s gateways at Southfield Road, Greenfield Road, and Northland Drive and Eight Mile Road. Also, the four corners of Northland Drive at the Lodge Freeway should be enhanced with stronger district identify features, landscaping and aesthetic improvements.

A Baseline commemorative obelisk was installed in 2016 near Rutland Dr. at Eight Mile Rd. It is a community identity feature, calling attention to the historic significance of 8 Mile Rd.

The Kalabat site, located at the northwest corner of Northland Drive and 8 Mile Rd. has potential as new tax base. Site plan approval has been granted for development with a gas station/convenience center. Future plans call for a new plaza with public art opposite the Baseline monument, new multi-use pathways, ornamental fencing with brick pillars and landscaping along Eight Mile Rd. Overall, in addition, the land in this vicinity is ripe for redevelopment and reinvestment, possibly as medical office, medical products or related uses.

GATEWAYS, IMAGE INTERSECTIONS, and INFRASTRUCTURE: The Plan recommends several locations for more intensive improvements to signify entrance into the District or to identify sub-areas for the major anchors. These gateway and image intersections may incorporate signage, lush landscaping, color elements, public art and similar features to distinguish the intersection or entrance within the overall theme of the

District. Further the roads, sidewalks, streetlights, landscaping, utilities and other essential infrastructure in the District are aging, and new infrastructure is required for the Northland redevelopment. In order for the District to remain economically viable, and to become an even more desirable place, infrastructure and aesthetic updates must continue to be made.

- 4. Legal Description of the Development Area [Section 17(2)(b)]** *The location and extent of existing streets and other public facilities within the development area; the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses; and shall include a legal description of the development area.*

The Development Area boundaries are described in Appendix A, and illustrated on Map 1.

- 5. Existing Improvements in the Development Area to be Demolished, Repaired or Altered, and Time Required for Completion [Section 17(2)(c)]** *A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.*

The proposed development program for the SDDA Development Area incorporates both public and private improvements. Public improvement project descriptions and an anticipated schedule for completion are found in Table 1 and on the pages, that follow.

The SDDA's Development Plan calls for the renovation, alteration and repair of existing public improvements such as public roads and utility facilities within the Development Area boundaries; assistance with construction of public infrastructure, utilities and drainage improvements; landscaping, lighting, sidewalks, open space and streetscape enhancements; installation of public art; construction of new improvements such as the addition of sidewalks and bike paths; repair/upgrading and installation of street lights; and public transportation facilities. Improvements will be located throughout the Development Area, along the road corridors, at the focal intersections and gateways, or on publicly owned or controlled sites.

As previously described, the Northland Center mall, several outlot buildings, associated parking lots, underground utilities and other site improvements will be demolished and environmental issues remediated/mitigated, consistent with the descriptions in the Northland Brownfield Plan. These changes will ready that approximate 1.15-acre site for redevelopment and productive use in accordance with the Northland Plan. Demolition, remediation and site preparation are expected to take approximately 18 months. The City acquired 12-15 works of art from the former Northland Center and intends to install some of those pieces back on the site as part of future development.

The full extent of demolition, repair, or alteration of existing improvements is not yet known since design plans are not completed for all the projects. Demolition, repair, construction, enhancement, and/or replacement of existing infrastructure is likely as part of the various projects, including sidewalks, curbing, pavement, above and below-ground utilities, decorative walls, fencing, and others. Further, redevelopment of privately owned sites may be assisted, on a case-by-case basis, consistent with the priorities and procedures in this Plan. The time required for completion of these projects will be determined as plans are more fully developed.

6. The Location, Extent, Character and Estimated Cost of Improvements, Including Rehabilitation Contemplated for the Development Area and an Estimate of Time Required for Completion [Section 17(d)] *The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.*

The SDDA has successfully completed many projects from the previous Development Plan. Examples include assistance with costs of land purchase and building demolition for redevelopment, sidewalk and bus stop improvements, district identification signs, road reconstruction, and various streetscape improvements on Greenfield, Nine Mile and Providence Drive. The SDDA's projects have contributed greatly toward the conditions that support a healthy and desirable office, residential, education and business district.

However, considerable work remains to be done to help the District reach its potential, halt property value deterioration, eliminate the causes of blight, disinvestment, and economic decline in the area and promote economic growth, consistent with the purposes of the DDA Act. Support for the Northland redevelopment project is a major priority of this Plan and is necessitated by economic factors that reach far beyond the City of Southfield. The City's redevelopment plan to transform the former Northland mall site into a contemporary, vibrant, mixed-use district requires participation from the SDDA to fund brownfield cleanup, demolition and site preparation, as well as needed public improvements on and around the mall site.

The SDDA wishes to continue its efforts to improve public infrastructure, enhance streetscapes and beautify the Development Area, as well as implement projects that more directly lead to new private business investment and tax base increase. Facilitation of development and redevelopment to increase the Development Area's tax base is a high priority, with particular focus on the major stakeholders. Changes to the physical layout of the District are needed to better suit the new economy, sustainability and mixed-use formats.

Accordingly, the SDDA has identified the improvements, projects and priorities described below, targeted to accomplish the recommendations of the Northland Subarea Redevelopment Plan, and the SDDA's Concept Master Plan and Strategic Plan. Some of these projects will require alteration, demolition, or repair of existing land, buildings and uses, and others will be new construction or development. The timing and order of implementation is projected based on several factors, including input from SDDA members, expected timing of tax increment revenue availability, opportunities to promote jobs and economic development, actions to eliminate blight and under-investment, the availability of other related investments and funding, and the relative speed with which various projects could be accomplished, along with the benefits and value of each to the community.

The projects described herein will be undertaken during the term of this Plan as needed to support development/redevelopment and as funds are available. It is estimated that these projects will be completed over a period of 1 to 21 years, the life of this Restated TIF and Development Plan.

It should be noted that while each project is assigned a phase and estimated timing for budget and planning purposes, the projects in Phase 1 may be expedited in Phase 1, may continue into Phase 2 or may not begin until Phase 2, and those in Phase 2 may begin sooner. Overall, the projects within each phase are not mutually exclusive to one phase or another. Phase 1 is projected as 2018 through 2027 and coincides with the repayment scenario adopted in the Northland Brownfield Plan; Phase 2 is 2028 - 2038. Ongoing projects continue over the life of the TIF and Development Plan.

Costs estimated for the projects are very preliminary. The costs for the Northland redevelopment project are from the Northland Brownfield Plan, and may need to be amended as that development process unfolds. Most of the projects in this Restated TIF and Development Plan have not been fully conceptualized, will not be implemented until years in the future, and have too many unknowns to allow estimates to be prepared at this time. Therefore, most cost estimates herein are presented as general budget estimates or with costs to be determined. Actual costs may increase or decrease based on changes, opportunities to maximize return, or factors that are unknown today. Specific plans and refined cost estimates will be completed and approved prior to initiation of each project.

Funding will be obtained from a variety of sources - primarily tax increment revenues, but also may include: federal and state grants (which may include but are not limited to HUD, CDBG, MDOT, Michigan Economic Development Corporation, Michigan State Housing Development Authority and the Federal Intermodal Surface Transportation Efficiency Act program); private donations (as available); SDDA millage revenues; City funds; and additional sources consistent with DDA Act and to be determined. The SDDA intends to leverage its TIF dollars with other funding sources to the maximum extent practicable to achieve its goals.

Table 1 following, summarizes the projects, costs and timing of the planned projects. More detailed descriptions are provided in the following section.

**Table 1
Estimated Project Costs and Timing**

Projects*	Cost Estimate ¹	Timing
PHASE 1: 2018 – 2027		
Northland Redevelopment Project – partner with the Southfield Brownfield Redevelopment Authority (“SBRA”) with respect to redevelopment of the Northland site, transferring TIF funds to the SBRA (75% tax increment capture from SBRA area) for eligible activities and administration fees pursuant to the Northland Brownfield Plan. ⁴	\$10,955,885 ⁵	2019 - 2027
Streetscape Enhancements – prioritize locations where features are missing, need replacement or are high image locations; remove old CDA signs & install wayfinding system. Northland interior & perimeter roads, & other SDDA locations included.	\$1,300,000	2018 - 2027
Walkability Improvements – repair, replacement & new construction of sidewalks & multi-use pathways; and ADA enhancements.	\$400,000	2019 - 2027
Road Improvements – partner for construction, repair or replacement of roads. Northland & other SDDA locations included.	\$750,000	2020 - 2027
Utility Improvements – partner for construction, repair or replacement of utilities: water and sewer main, storm sewers and stormwater management facilities. Northland & other SDDA locations included.	\$750,000	2020 - 2027
Development & Redevelopment Assistance - Providence, OCC, 8 Mile Rd. parcels, Michigan Inn & others that meet SDDA objectives. Facilitate & assist investment/reinvestment in development area properties; implement targeted strategies for business & economic development, recruitment, retention, development/redevelopment consistent with the SDDA's Concept Master Plan. SDDA participation may include construction & site preparation, design & other costs (including but not limited to site acquisition, demo, renovations, environmental remediation, etc.) as described in this Plan.	\$450,000	2018 - 2027
Business Recruitment and Retention Activities – includes evaluating & continuing SDDA's incentive programs, among others.	\$200,000	2018 - 2027
Community Police Support – Ave. \$25,000/yr. contribution	\$225,000	2019 - 2027
<u>Code Enforcement Assistance – includes property maintenance and ordinance compliance. Ave. \$10,000/yr. contribution</u>	<u>\$100,000</u>	<u>2018 - 2027</u>
Ongoing Marketing, Communications and Administration – includes marketing and communications, maintenance of improvements, economic development strategy administration, etc. Includes funding for additional effort for administrative oversight, marketing assistance and project management for Northland redevelopment. Ave. \$455,000/yr.	\$5460,000	2018 - 2027
Other Projects Consistent with the Plan ²	TBD	2018 - 2027
Total Phase 1 Costs:	\$15,590,885	

Projects*	Cost Estimate ¹	Timing
PHASE 2: 2028 - 2038		
Streetscape Enhancements – other roads (Northland and other locations included). Includes possible street lighting.	\$7,650,000	2028 - 2038
District Beautification, Image Intersections & Gateways – public art, landscaping, cultural amenities, aesthetic improvements, entry signs/features	\$1,500,000	2028 - 2038
Walkability Improvements – repair, replacement & new construction of sidewalks & multi-use pathways; and ADA enhancements.	\$2,000,000	2028 - 2038
Road Improvements – partner for construction, repair or replacement of roads. Northland interior & perimeter roads, & other SDDA locations included.	\$6,500,000	2028- 2038
Utility Improvements – partner for construction, repair or replacement of utilities: water and sewer main, storm sewers and stormwater management facilities. Northland and other SDDA locations included.	\$3,000,000	2028 - 2038
Public Transportation Infrastructure – bus stop improvements, park & ride, and others.	\$1,000,000	2028 - 2038
Traffic Signals – mast arms, autonomous vehicle support, pedestrian crossings.	\$1,500,000	2028 - 2038
Parking Improvements – assist with construction of parking deck(s), parking lot combinations or enhancements, and other public parking improvements	\$3,000,000	2028 - 2038
Central Park/Public Gathering Space	\$1,500,000	2028 - 2038
Non-Motorized Vehicle Improvements – construction of bike paths/lanes for access throughout the district, connect OCC, Providence, Northland site and other activity centers.	\$2,000,000	2028 - 2038
Information Technology Improvements – <u>world class IT infrastructure</u> facilities for improved public internet access	\$1,000,000	2028 - 2038
Development & Redevelopment Assistance - Providence, OCC, 8 Mile Rd. parcels, Michigan Inn & others that meet SDDA objectives. Facilitate & assist investment/reinvestment in development area properties; & implement targeted strategies for business & economic development, recruitment, retention, development/redevelopment consistent with the SDDA's Concept Plan. SDDA participation may include construction & site preparation, design & other costs (including but not limited to site acquisition, demo, renovations, environmental remediation, etc.) as described in this Plan.	\$3,000,000	2028 - 2038
Brownfield Remediation – sites to be determined	\$2,000,000	2028 - 2038
Property Acquisition – sites to be determined	\$3,000,000	2028 - 2038
Demolition of Buildings & Structures – sites to be determined	\$500,000	2028 - 2038

Projects*	Cost Estimate ¹	Timing
Improvements to & Renovation of Buildings – public facilities only; may include ADA improvements	\$750,000	2028 - 2038
Business Recruitment and Retention Activities – continued from Phase 1, includes continuing SDDA's incentive programs, among others.	\$1,500,000	2028 - 2038
Community Police Support – Average \$60,000/yr. contribution	\$650,000	2028 - 2038
Code Enforcement Assistance – includes property maintenance and ordinance compliance. Ave. \$20,000/yr. contribution	\$220,000	2028 - 2038
Ongoing Marketing, Communications and Administration - continued from Phase 1 – average \$1,108,000/year.	\$1,108,000	2028 - 2038
Other Projects Consistent with the Plan ²	\$500,000	2028 - 2038
Total Phase 2 Costs:	\$43,650,000	
TOTAL PHASE 1 & 2:	\$59,240,885	

* More detailed descriptions of the projects are provided under PROJECT DESCRIPTIONS on the following pages.

Footnotes to Table 1

- 1 Costs estimated for the projects are preliminary and are budget guides only; specific plans and refined cost estimates for Development Area improvements will be completed upon initiation of each project. Expenditures will not exceed available funds. Estimates consider design, construction and associated costs.
- 2 Other projects that arise and are consistent with the objectives and priorities of the SDDA – as outlined in this Restated Plan – may be funded consistent with the financing methods described in the Tax Increment Financing Plan.
- 3 All estimates are in current dollars; actual costs will likely vary from these estimates.
- 4 The remainder of the funding needed to reimburse the City/SBRA for the estimated \$20,329,825 in Northland project costs is expected to come from the State of Michigan. This is consistent with the project funding and repayment sources specified in the Northland Brownfield Plan.
- 5 Depending on the amount of funding received from the State, if necessary, the SDDA may shall increase its transfer of TIF revenues for the Northland Redevelopment project up to ~~\$13,000,000~~ \$20,329,825, less any local tax increment revenue captured by the SBRA (not subject to capture by the SDDA), less any increment revenue from taxes levied for school operating purposes as approved by the Michigan Department of Environmental Quality and the Michigan Strategic Fund, pursuant to Act 381, and less any actual net proceeds received by the City for the sale of portions of the Eligible Property (as defined in the Northland Brownfield Plan) owned by the City, as required by the Interlocal Agreement between the SDDA and SBRA. As a consequence, other Phase 1 projects may be postponed, eliminated or funded at different levels. Further, in order to generate sufficient TIF revenues for the increased transfer, this project may carry over into Phase 2 and other projects planned during Phase 2 may be postponed, eliminated or funded at different levels accordingly.

PROJECT DESCRIPTIONS

The following public improvements, activities and projects are proposed for implementation under this 2017 Restated TIF and Development Plan through 2038 (the life of this Plan),

along with estimated costs and timing. Project descriptions are organized by SDDA goal.

A. PARTNER WITH THE CITY AND SBRA TO SUPPORT REDEVELOPMENT OF THE NORTHLAND SITE - *A primary reason for this Restatement of the SDDA's TIF and Development Plan is to make funds available to reimburse the City's investment in the Northland parcels, thereby supporting redevelopment and reinvestment. This project includes contribution of TIF funds to the SBRA as agent of the SDDA to implement the project consisting of eligible activities and SBRA administration fees under the Brownfield Act. This includes reimbursement for City costs incurred for various eligible activities as outlined in the Northland Brownfield Plan and for which tax increment revenues may be spent under P.A. 197 of 1975, the DDA Act.*

- 1. Reimbursement Agreement.** The Northland Brownfield Plan for the Northland mall site anticipates funding from a variety of sources, including SDDA tax increment revenue captured from growth in the tax base as the sites are sold, redeveloped and improved. Under the City's Northland Brownfield Plan, 75% of the SDDA's tax increment capture from the Northland parcels is proposed to be transmitted to the SBRA as partial reimbursement for the costs of eligible activities and SBRA administration fees as provided in the Northland Brownfield Plan. The total of the Northland project's eligible activity costs and SBRA administration fees is estimated at \$20,329,825 in the Northland Brownfield Plan. Along with the approved Northland Brownfield Plan, associated Reimbursement Agreement, and Interlocal Agreement to use Local Tax Increment Revenues for the Northland Redevelopment Project approved by the SBRA on November 1, 2017, this restated TIF and Development Plan establishes the legal basis to permit that transfer of DDA tax increment revenues to reimburse a portion of the eligible brownfield costs.

The Northland Brownfield Plan projects that sufficient development will occur over nine years to generate adequate DDA tax increment revenues to fund the eligible activities (combined with funds from other anticipated sources). Therefore, the SDDA's transfer of 75% of the TIF revenues captured from Northland to the City/SBRA (per the Northland Brownfield Plan), is projected herein for nine years, for an estimated amount of \$10,955,885. These TIF capture estimates are based upon projections of development; the pace of development and actual revenues captured will likely vary. In addition to this specific transfer of funds, this Plan proposes an array of other projects and infrastructure investments that will also help support Northland's redevelopment.

It is expected that the remainder of the \$20,329,825 needed to reimburse the City for the Northland project costs will come from the State of Michigan through the Brownfield Act or other sources. If necessary, depending on the amount of funding received from the State, the SDDA ~~may~~ shall increase its transfer of TIF revenues for the Northland Redevelopment project up to ~~\$13,000,000~~ \$20,329,825, less any local tax increment revenue captured by the SBRA (not subject to capture by the SDDA), less any increment revenue from taxes levied for school operating purposes as approved by the Michigan Department of Environmental Quality and the Michigan Strategic Fund, pursuant to Act 381, and less any actual net proceeds received by

the City for the sale of portions of the Eligible Property (as defined in the Northland Brownfield Plan) owned by the City, as required by the Interlocal Agreement between the SDDA and SBRA. As a consequence, other Phase 1 projects may need to be postponed, eliminated or funded at different levels. Further, in order to generate sufficient TIF revenues for the increased transfer, this project may carry over into Phase 2, and other projects planned during Phase 2 may be postponed, eliminated or funded at different levels accordingly.

B. INFRASTRUCTURE & AESTHETICS - *Work toward a vibrant, mixed-use district with that is walkable, attractive, welcoming, clean, safe and comfortable with landscaping, lighting, streetscape, road, utility and related improvements, in both the public and private realm to ensure the District is an attractive, welcoming, distinctive and comfortable place.*

1. **Streetscape Enhancements:** The existing streetscape improvements in the District have improved the image of the SDDA, however, there are streets that lack streetscape, and there are aspects of the District's existing streetscape environment that would benefit from refreshing, updating and renewal. The SDDA will evaluate streetscape throughout the Development Area and selectively enhance it. Streetscape improvements may include landscape plantings such as trees, shrubs, groundcover and annuals/perennials; decorative paving; decorative accent lights; street furniture such as benches and trash receptacles; and other design elements. A focus will be on enhancements that would simplify maintenance, create a uniform standard of care, and make the major corridors more pedestrian friendly. In addition, the new streets in the Northland redevelopment area should be provided with streetscape improvements so as to present the highest quality environment. The SDDA may choose to allocate TIF funds to those roads as well. Streetscape elements under this project will be within the public right-of-way, in publicly controlled easements or otherwise under public control.

The worn-out Cornerstone identification signs will be removed and replaced as soon as practicable with clear, attractive wayfinding signs using the SDDA's new image.

Street lighting is absent or not functioning in several locations; decorative streetlights would enhance the District's appearance and public safety along the roads. The SDDA may evaluate the existing street lighting, prioritize needs and install uniform decorative lights throughout. Goals are to increase energy-efficiency, aesthetics and provide for public safety and security. First priority will be to replace outdated nonfunctioning lights, followed by adding and/or replacing existing lights where most necessary for public safety and to improve the aesthetics of the SDDA.

Elements of this component may include, but are not limited to:

- Acquisition of land, rights-of-way and easements.
- Removal of plant material, bituminous material, sidewalk, and curb.
- Filling, grading and site preparation.
- Installation of curb, gutter and sidewalks.

- Installation of decorative pavement or pavers
- Purchase and install trees, plantings and other landscape materials to fill in “green gaps” inside the public ROW’s of the development area.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of benches, trash receptacles, uniform street lighting, signage, public art, banners, tree grates, and similar hardscape.
- Engineering, architectural, legal and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

Projects will be prioritized, timed and constructed based on the benefit to the district, considering factors such as: increased tax base created; benefits accruing to multiple properties, significant parcels or image locations affected; and other criteria to be determined. TIF funds will be supplemented with grants and other fund sources as available and permitted by the DDA Act.

The improvements have not been designed, thus costs are not known and are to be determined. The total budget estimate over the life of the Plan is \$8,950,000.

2. **District Beautification, Image Intersections and Gateways:** Plan, design and install enhanced landscaping, hardscaping and aesthetic improvements at all SDDA gateway entrances and image intersections, as identified on the Concept Master Plan. The enhancements are intended to give a consistent image to the SDDA’s entrances, and may incorporate distinctive features, within a uniform palette to convey the identity of respective anchors at designated intersections and sub-areas. Improvements may include, but are not limited to, accent lighting, banners, decorative pavement, crosswalks, seasonal plantings, public art, and similar features, and may extend beyond the intersections and gateways. Participation by the neighboring property owners will be encouraged; OCC and Providence Hospital have expressed interest in the past.

Elements of this component may include but are not limited to:

- Acquisition, installation and maintenance of banners and/or holiday decorations.
- Acquisition and construction of public art and cultural amenities, including, but not limited to artwork, statues and fountains.
- Installation of such other aesthetic improvements as the DDA Board determines to be desirable.
- Engineering, architectural, legal and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable to include in connection with this project.

Funding is expected from TIF revenues, grants, private contributions, partnerships

and donations, and other sources permitted by the DDA Act that may become available. Costs are not known at the present time and are to be determined. This project category is not anticipated to begin until Phase 2, and is budgeted at \$1,500,000 for improvements such as entrance/welcome signs, walls, public art, and other features throughout the Development Area.

3. **Walkability Improvements:** New construction, repair or replacement of sidewalks, walkways, multi-use pathways and other similar improvements in the development area to enhance pedestrian access and to create a walkable community. This project includes installing sidewalks, walkways or multi-use pathways along public streets that lack these facilities, and completing missing segments of sidewalks (including J. L. Hudson Drive, Northland Drive, Eight Mile Road, and other public streets in the District). Also, new sidewalk, multi-use pathways and amenities to enhance walkability may be installed in conjunction with construction of new streets and other accessways in the Northland redevelopment. The SDDA may also assist and partner with property owners to implement improved and additional pedestrian connections throughout the District.

Project components may include, but are not limited to:

- Acquisition of land, rights-of-way and easements.
- Removal of plant material, bituminous material, sidewalk, curb and gutter.
- Filling, grading and site preparation.
- Installation, repair, or replacement of curb, gutter, sidewalks, walkways, multi-use pathways, boardwalk and other paving or surfacing.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of shelters, benches, trash receptacles, lighting, signage, banners, tree grates, etc.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

This project is a longer-term opportunity, and will be pursued primarily during Phase 2. The cost of sidewalks, multi-use paths and enhancing SDDA connections will vary depending on the length, location, whether part of another construction project, replacement or new and other site-specific factors. Funding is anticipated to come from SDDA TIF funds, but may be augmented with CDBG funds, grants, SDDA millage, City and private funds or other fund sources as available.

Costs are not known at the present time and are to be determined. The estimated budget is \$2,400,000.

4. **Road Improvements:** Construction, repair or replacement of streets, service drives, access roads and other public rights-of-way within the Development Area. In recent

years with SDDA support, many of the existing major roads in and bordering the SDDA Development Area have been reconstructed and improved, correcting what was formerly a major deficiency in the District. Of the major roads, J.L. Hudson Drive, and Northland Drive between Eight Mile Rd. and Northwestern Highway remain to be reconstructed. Also, Rutland Drive in the vicinity of OCC is in poor condition. It may be relocated or improved on the same alignment, however the parameters of that improvement are dependent upon reaching an agreement with the college about the future development pattern of the adjacent parcels.

Significantly, the redevelopment plan for Northland Center includes a number of circulation, road and access improvements on which the SDDA may partner. Providing access to the interior of the former mall site creates an unparalleled economic development opportunity to establish new uses, public spaces, and mixed-use developments. Further, other external road and infrastructure modifications may be needed in order to maximize the benefits of the Northland redevelopment project, including but not limited to possible closure or relocation of J.L. Hudson Dr. The SDDA will work with the City to address other road improvements, as determined most critical to accomplish the objectives of this Plan. Any such changes will be carefully evaluated before proceeding to ensure that traffic circulation and the overall future development plan are properly accommodated.

Funds in an amount to be determined, may be allocated for all or a portion of the activities necessary to accomplish each project which may include but are not limited to:

- Acquisition of land, rights-of-way and easements.
- Demolition of existing structures and clearing the right-of-way of other obstacles, and/or removal of existing pavement.
- Grading, erosion control, drainage and site preparation.
- Installation of the road bed and paving.
- Improvements for advanced traffic management and autonomous driving.
- Road lighting.
- Installation of curb, gutter, sidewalks, multi-use pathways and bicycle lanes.
- Installation of signage and traffic control devices.
- Associated landscaping and streetscape improvements.
- Vacating and closing streets, alleys, and rights-of-way within the development area, removal of the street and remediation and landscaping of the area.
- Elimination of curb cuts.
- Construction of access roads.
- Engineering, architectural, legal and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

Costs are not known at the present time and are to be determined. Budget estimate is \$7,250,000.

5. **Utility Improvements:** Improvements to the water supply system, sanitary sewer system and the storm water management system in the Development Area. Redevelopment of parcels, relocation of streets or construction of new streets may require that the existing utilities be realigned, modified or improved. Further, ongoing repair and replacement of existing facilities is necessary to maintain the value of properties in the Development Area. The SDDA will work with the City to address utility improvements as determined most critical to accomplish the objectives of this Plan. Any such changes will be carefully evaluated before proceeding to ensure that the overall future development plan is properly accommodated.

Funds in an amount to be determined, may be allocated for all or a portion of the activities necessary to accomplish each project which may include but are not limited to:

- Removal of plant material, pavement material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer lines.
- Filling, grading and site preparation.
- Installation and replacement of water main and sewer main, lift stations and associated infrastructure.
- Improvement of existing storm sewers and installation of new storm sewers, separation of storm sewer from sanitary sewer and conversion of existing sanitary sewer mains to storm sewer. Green and bio-designed stormwater management facilities and features.
- Reconstruction and restoration of streets, including, but not limited to filling, grading and other site preparation, installation of paving, and installation of curb, gutter and sidewalks.
- Related energy management and efficiency improvements.
- Remediation of landscaping, driveways and rights-of-way damaged as a result of this project.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

Costs are not known at the present time and are to be determined. Budget estimate is \$3,750,000.

6. **Central Park/Public Gathering Space Improvements:** The Northland Subarea Redevelopment Plan envisions the creation of a large public plaza/open space as an outdoor gathering and civic activity area in the heart of the Northland site. This central, well-designed public open space could be a functional public amenity that serves as a location for festivals, image enhancement and district promotions. Also, there are other locations in the Development Area where public open space could enhance the value, appearance and quality of the District's environment for the

public.

This component will include the design, acquisition, and construction of improvements to enhance areas and facilities in the Development Area to be used for open space, recreation, public events and gatherings. This component includes:

- Purchase, lease or obtain interests in property, and the improvement of that property.
- Clearing sites, including removal of plant material, bituminous material, concrete and other items that must be removed to prepare the property for redevelopment.
- Filling grading and site work.
- Paving/decorative pavement
- Construction of structures and remodeling of structures.
- Installation, repair, and replacement of associated sidewalks, parking and other improvements.
- Landscaping, including, but not limited to, the installation of grass, bushes, trees, other plantings, mulch, ground cover and other decorative items.
- Installation of shelters, fountains, public art, benches, tables, trash receptacles, lighting, signage, banners, dumpster enclosures, tree grates, etc.
- Installation of utilities, stormwater management features and irrigation.
- Aesthetic improvements.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

Costs are not known at the present time and are to be determined. Although land will likely be reserved earlier, this is expected to be a Phase 2 project. Budget estimate is \$1,500,000.

7. Traffic Signals. Replacement of existing traffic signals and the placement of new traffic signals or other traffic control devices throughout the Development Area.

Items under this component may include but are not limited to:

- Removal of existing traffic signals.
- Installation of signal arm structures or such other traffic control devices, along with any necessary or incidental items.
- Autonomous driving and traffic management improvements.
- Pedestrian crossing facilities.
- Engineering, architectural, legal, and other professional fees.

- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

Funding may be from TIF revenues, grants, road agency funds, or other sources permitted by the DDA Act. Costs are not known at the present time and are to be determined. Budget estimate is \$1,500,000.

8. **Parking:** Assistance to create more efficient, effective parking throughout the Development Area. The use of land is planned to become more intense, and well-located, sufficient parking will be necessary to support the increased intensity. Parking projects may include, but are not limited to working with property owners to expand sharing of their parking facilities, encouraging less land to be absorbed into dedicated parking lots and to utilize more cost-effective options; implementing on-street parking where feasible, consistent with the SDDA's Concept Master Plan; promoting the design of parking areas to accommodate parking structures in the future; and assisting in financing, planning and construction of parking structure(s).

Parking improvements, particularly as part of the Northland redevelopment and in the vicinity of Providence Hospital will be timed to support private development. This may occur at any time during the Plan period, but SDDA financial assistance is not expected until Phase 2. The funds may come from several sources, including TIF funds, private funds, bond proceeds as TIF or revenue bonds, and other sources as permitted by law.

Elements of this component may include but are not limited to:

- Acquisition of property.
- Demolition of existing structures and clearing the sites of other obstacles.
- Filling, grading and site preparation.
- Construction of parking structures, lots, and on-street parking.
- Installation of pavement.
- Installation of curb, gutter and sidewalks.
- Striping pavement, lots or structures.
- Signage.
- Improvement of existing storm drains and installation of new drainage for the parking lots.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of benches, trash receptacles, lighting, banners, tree grates, etc.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

Costs are not known at the present time and are to be determined. Budget estimated cost is \$3,000,000.

9. **Public Transportation Infrastructure.** Several years ago, the SDDA partnered with the City to prepare the Non-Motorized Plan that examined alternatives to auto transportation, such as bike paths, park and ride facilities, bus transit service and other options. This Restated Development and TIF Plan anticipates construction of various improvements in the Development Area to support public transportation and public transportation alternatives.

The transit facility currently located at Northland Center has been affected by the redevelopment of Northland. A new park and ride lot along with several geographically distributed transfer stations and bus stops replace it and continue to serve the vicinity. On a preliminary basis, bus stop improvements are planned at the following locations: Providence Hospital at Nine Mile, Providence Towers at Nine Mile, Fox 2 at Nine Mile, Rutland Drive near OCC, and two locations on Northland Drive. Other locations may be added, some may be removed or these may be changed.

Also, the SDDA may partner with the City and/or others to explore and support short route transit service within the City, to and from the SDDA, such as trolley service between the Civic Center and SDDA, possible purchase of vehicles and equipment, and assisting to construct transit stops and similar public improvements.

Items of this component may include but are not limited to:

- Construction of bus turnout lanes, and the associated removal and/or replacement of curbs, gutters and bituminous paving.
- Autonomous driving technology and improvements.
- Construction of shelters, landing pads and transit stops.
- Aesthetic improvements.
- Pedestrian crossing signals.
- Installation of benches, trash cans, bike racks, signs, etc.
- Acquisition of land, easements and rights-of-way.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

Funds for public transportation infrastructure improvements may come from TIF funds, grants, transit agency funds, private contributions, City and other sources, and could begin in Phase 1. SDDA millage and operating revenues are potential funding sources for local short route transit service if that project is pursued. Timing of this effort would be in the later phases of the TIF Plan implementation.

Costs are not known at the present time and are to be determined. Budget estimate is \$1,000,000.

10. **Non-motorized Vehicle Paths and Lanes.** Construction of improvements to enhance non-motorized access in the Development Area. The Northland Subarea Redevelopment Plan and Non-Motorized Plan identify several desired routes for pedestrian/bicycle/nonmotorized travel to and from the District which may be considered for implementation. Among these are from OCC via North Park Place through the Triumph Church/Millennium site to Northland; Providence Hospital to Northland; Greenfield Road from the north to Northland; Oak Park to Northland via Miller Street; from Northland Towers to Northland; and along the Service Drive from Northland Drive to Nine Mile.

Elements of this project may include but are not limited to:

- Acquisition of property, rights-of-way, and easements.
- Removal of plant material, bituminous material, sidewalk, curb and gutter.
- Filling, grading and site preparation.
- Installation of curb, gutter, sidewalks, and other paving.
- Construction of non-motorized multi-use pathways and bike lanes.
- Landscape improvements and site amenities including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of benches, trash receptacles, lighting, signage, banners, tree grates, bike racks, bike repair stations, trail heads, etc.
- Acquisition of equipment and improvements to aid the mobility of the physically challenged.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

Funding for these projects is expected to come from TIF revenues, grants, private contributions, City and other sources. Implementation is expected in Phase 2. Budget estimate is \$2,000,000.

11. **Information Technology Improvements.** Make world-class IT infrastructure improvements to provide access to or improved wireless and high-speed internet or other advanced communications technology in the development area.

Project components may include, but are not limited to:

- Studying existing internet infrastructure.
- Surveying internet needs.
- Acquisition and installation of such conduit, fiber optic cable or other cable necessary to provide high speed and/or wireless internet or other advanced communications technology.

- Acquisition and installation of antennas, transmission equipment, hardware and software and any other equipment needed to provide high speed and/or wireless internet.
- Improvements to facilitate autonomous cars.
- Solar, alternative energy, or energy saving or efficiency technology.
- Acquisition of land, rights-of-ways or easements.
- Remediation of streets, rights-of-way and other properties affected by the improvements.
- Engineering, architectural, legal and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

Funding for these projects is expected to come from TIF revenues, grants, private contributions and other sources. This project is expected to be in Phase 2. Costs are not known at the present time and are to be determined. Budget estimate: \$1,000,000.

C. DEVELOPMENT AND REDEVELOPMENT - *Facilitate investment and reinvestment in District properties consistent with this Plan and implement targeted strategies for business, economic and community development, recruitment, retention, development and redevelopment. Stabilizing housing values in the District, supporting and marketing the neighborhoods as good places to live with a variety of available housing stock, and addressing the need for senior housing resulting from changing demographics are SDDA priorities.*

Several of the projects described under this general heading of Development and Redevelopment are activities that are being undertaken and funded with the tax increment revenues transmitted to the SBRA for reimbursement of Northland Center site demolition, environmental remediation, site preparation and other eligible actions. These project activities may be necessary or desirable at other sites in the Development Area, thus they are called out in this section.

1. Development and Redevelopment Assistance for Specific Sites: These activities will likely continue over the life of the Plan, and the SDDA's participation will necessarily be flexible and adaptable to specific conditions and circumstances. There is potential for the SDDA to partner with several of the Development Area's key stakeholders and assistance with development or redevelopment efforts at their sites. These improvements may occur as independent efforts or as parts of other identified projects/categories. Targeted assistance under this category may take many forms, as permitted by the DDA Act and as described in other sections of this Plan, including but not limited to the following:

- Roads, utilities, and streetscape amenities.
- Land acquisition, demolition of structures, site preparation including addressing environmental issues.

- Building rehabilitation costs.
- Public handicapper facilities.
- Public safety and public fire protection safety improvements.
- Public parking facilities.
- Soft costs for architectural, legal, engineering, planning, landscape architectural, accounting, and similar expenses.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

Funding sources for this category of projects may include TIF funds, private contributions, grants and other sources as permitted by law. These activities will continue throughout the life of the Plan. Budget estimate \$3,450,000.

Descriptions of anticipated assistance follow:

- a. **Providence Hospital.** The SDDA plans to support Providence Hospital's continued investment in the Development Area. The hospital has plans to expand its facilities into a more campus-like layout with new buildings, services and site improvements. That expansion may require acquisition or lease of land or buildings as part of the Northland redevelopment, or from parcels to the east or north of the current hospital location. The SDDA will work with Providence, the Northland redevelopment plans, and others to facilitate medical campus and support facilities expansions.

The SDDA may support the expansion with public improvements consistent with the SDDA's Concept Master Plan, Strategic Plan and Northland Subarea Redevelopment Plan. SDDA participation may involve construction, design, planning, land acquisition and assembly, and costs of site preparation for roads, utilities, parking facilities, demolition, road removal, landscaping, public amenities, pedestrian crossings and other public improvements to assist Providence's facility.

- b. **Oakland Community College:** The SDDA will support Oakland Community College's investments in the District, including assistance to facilitate expansion of the campus and support facilities, consistent with the SDDA's Plan. The now vacant OCC-owned former Ramada Inn and North Park Plaza sites offer the college the significant opportunity to create a prominent image and identity at Nine Mile Road. TIF funds may be used to enhance OCC's visibility and public recognition in the District, with possible improvements to roads, utilities, streetscape, landscaping and public amenities, other public improvements including sidewalks and multi-use pathways, planning, design, and other assistance as permitted by the DDA Act. The SDDA will collaborate with OCC and the City to resolve design, parking and development issues relating to the campus and create a fitting image.

- c. **Eight Mile Road Area:** The former Kalbat site, prominently located at the corner of Eight Mile Road and Northland Drive, is planned for a gas station, convenience store and other associated retail with attractive amenities. There are also opportunities for other nearby parcels to develop or redevelop and enhance the tax base. The SDDA plans to target its marketing and incentive programs to foster investment in this area, assist with development and redevelopment, enhance Eight Mile Road with streetscape, lighting and other public improvements, and consider reconstruction or relocation of Northland Park Court.
 - d. **Other Sites:** The former Plaza Hotel property and several other sites in the Development Area are rundown, blighted, obsolete or in similar need of improvement. SDDA will facilitate development and redevelopment efforts in all parts of the District as opportunities arise, consistent with this Plan.
2. **Brownfield Remediation.** This component involves coordinating projects with the Southfield Brownfield Redevelopment Authority and contributing SDDA resources for remediation of brownfield sites, redevelopment of obsolete sites and construction of such infrastructure as may be required for these projects.

Elements of this component may include, but are not limited to:

- Demolition of existing structures and clearing the sites of other obstacles and site work as deemed necessary by the SDDA.
- Environmental remedial and due diligence work, soil removal and replacement with structurally supporting soils, demolition, backfilling and site preparation.
- Infrastructure improvements.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

These projects may occur at any time during the life of the Plan. Sites and costs are not known at the present time and are to be determined. Budget estimate is \$2,000,000.

3. **Property Acquisition.** The lease or purchase of property or interests in land or buildings within the Development Area. The purpose is to make the properties marketable or useful; to promote economic growth and revitalization of the district; to encourage preservation of architecturally significant buildings (e.g. mid-century modern style); to correct and/or prevent deterioration in the district; for redevelopment of non-residential property; and to acquire property or rights-of-way for various public infrastructure projects. If condemnation is determined necessary, it may only be used for property acquired for public purposes.

Elements of this component may include but are not limited to:

- Acquisition of property interests, easements, land and/or buildings.
- Demolition of existing structures and clearing the sites of other obstacles and site work as deemed necessary.
- Environmental remedial and due diligence work, soil removal and replacement with structurally supporting soils, demolition, backfilling and site preparation.
- Infrastructure improvements to support the site, including water, stormwater, sanitary sewer and streets.
- Entering into lease agreements with tenants.
- Sale of land and/or buildings.
- Engineering, architectural, legal, property management and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

These projects may occur at any time during the life of the Plan. Sites and costs are not known at the present time and are to be determined. Budget estimate is \$3,000,000.

4. Demolition of Buildings and Structures. Demolition of buildings and structures as such work may be necessary to prepare sites for development, redevelopment or for other purposes. Elements of this component may include, but are not limited to:

- Demolition of existing above or below ground structures and clearing the sites of other obstacles and site work as deemed necessary by the SDDA.
- Disposal of materials from these sites.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

These projects may occur at any time during the life of the Plan. Sites and costs are not known at the present time and are to be determined. Budget estimate is \$500,000.

5. Business Recruitment and Retention: The SDDA will continue to engage in business recruitment and retention activities. These efforts are intended to stimulate new economic investment, create expanded tax base, provide economic incentives to attract desirable new business and investment to the District, and to retain existing businesses. The business recruitment and retention program may involve actions such as hiring staff or consultant(s) to assist, adopting standards for public/private partnerships, identifying financial, infrastructure and other possible incentives, and promoting programs to enhance the human capital of the District, such as creating

partnerships with major stakeholders.

Part of the SDDA's recruitment and retention efforts is the several incentive programs that the SDDA has sponsored in the past. The SDDA will evaluate the effectiveness of those incentive programs, and modify them as may be necessary to further stimulate reinvestment in the District. For example, the SDDA's Tenant Recruitment Incentive Program (TRIP) could be modified to include offering small forgivable loans to new businesses that move to the District and stay ("Come to the Southfield DDA"). The Site Improvement (Landscape Grants) program could be revised to allow larger grants for larger investments with associated easements or other satisfactory guarantees of permanence.

Other incentive programs may be created to encourage owners, developers and tenants to upgrade their properties, thus adding to the overall value of the District. A Facade Improvement Revolving Fund could be created which would be a low interest loan program to help incentivize specific types of facade improvements for existing buildings (particularly historic or architecturally significant structures) consistent with the planned vision for the District, with retention of public interest in the improvements. The program could include funding for these improvements in exchange for some control over type and timing of improvements, requirements for regular maintenance and similar restrictions.

These activities will be primarily supported by SDDA millage funds, however TIF revenues may be used to finance associated public improvements. TIF funds may be allocated annually and utilized on a "pay-as-you-go" basis for such activities. The budget for each incentive program will be established annually in the SDDA's budget. Budget estimate is \$1,700,000.

6. Improvements to and Renovation of Buildings. This component includes the renovation of existing buildings and structures in the Development Area. Improvements may be funded with tax increment revenues to the extent the building is a public building or a building in which the public has an appropriate property interest. This component includes:

- Purchase of lease of property or an interest in property and the improvement of the property.
- Environmental due diligence and remediation.
- Demolition of buildings.
- Clearing of sites, including the removal of plant material, bituminous material, concrete and other items that must be removed.
- Filling grading and site work.
- Construction and/or remodeling of structures.
- Barrier-free access improvements.
- Communications improvements.
- Energy efficiency, alternative energy, and energy management improvements.

- Historic preservation and designation
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the SDDA Board determines to be desirable in connection with this project.

These projects may occur at any time during the life of the Plan. Buildings and costs are not known at the present time and are to be determined. Budget estimate is \$750,000.

D. ONGOING MARKETING, COMMUNICATIONS AND ADMINISTRATION - *Promote and market the SDDA and its assets to businesses, residents, the community, and on a regional, state and international basis to enhance the District's image as a desirable place to invest, work and live, as well as for shopping, education, and healthcare. Support and enhance the District's economic health and vitality through a targeted strategy of business and economic development programs and incentives for recruitment, retention, development and redevelopment.*

Marketing, communications, planning and SDDA administration are essential to the future success of the SDDA and this Plan. Except as specifically noted, this component extends over the life of the Plan.

Components 1 – 3, below are budgeted together on an annual basis and largely funded from SDDA millage. However, as needed, a portion of these efforts may be funded by TIF revenues or other sources as permitted by the DDA Act. Budget estimate for 1 – 3 is \$1,660,000 over the life of this TIF and Development Plan.

- 1. Maintain SDDA Marketing Program:** Promotion and advertising for the SDDA District are a means of revitalizing and attracting businesses and customers. The SDDA plans to continue its marketing and public relations efforts to improve the public's perception of the District and reinforce that it is a good place to do business. Development of a strong online image and presence, regular updates of the website, marketing collateral such as professionally prepared brochure(s), targeted advertising, marketing of special events, promotion of available business sites and real estate marketing, property tours, use of site consultants, and promotion of the general assets of the Development Area are all possible elements of the marketing program. The marketing program may include development of a unique image and branding for the 8 Mile Road subarea.

As part of this effort, the SDDA will continue to participate in mutually beneficial organizations and promotional events, such as the Convention and Visitors Bureau, Eight Mile Boulevard Association, ULI Detroit Chapter, Southfield Area Chamber of Commerce, Oakland County Business Roundtable and others. Collaborative efforts may be pursued with the Chamber, OCC and other stakeholders to create specific retail promotional programs such as a student discount card program.

2. **Ongoing Maintenance of Public Improvements.** On an annual basis, the SDDA may allocate funds to maintain the public improvements it has made in the Development Area. Included in this project are maintenance of the existing and planned streetscape elements and other public improvements. The level and costs of maintenance required will necessarily increase over the life of the Plan, particularly as new streetscape and gateway improvements are installed, new public spaces are created, and activity levels increase in the District. The ongoing maintenance costs of the SDDA are approved in the annual budget process and are currently paid out of SDDA millage revenues, but may be supplemented in the future with tax increment revenues and other sources.
3. **On-going Administration of the Authority, including Professional, Technical and Administrative Assistance:** The SDDA may fund the ongoing professional, technical, and administrative costs incurred in accomplishing the purposes and undertaking the projects listed in this Plan. Professional program and project administration is essential to the success of this Plan. The SDDA's Executive Director and staff are responsible for implementing SDDA's economic development strategy which guides business development, redevelopment, retention and attraction for the District. This includes overseeing the marketing plan, business attraction efforts, retention and incentive programs and incorporates the Northland redevelopment strategy.

This component also includes the continued involvement, oversight and project management support for the Northland redevelopment project for the next 10 years. Costs and the amount of effort required by the SDDA will increase significantly as the Northland project develops, and are over and above the normal administration and project activities of the SDDA. Additional staff, consultant services, and other resources may be needed to assist in bringing the Northland project to fruition. The early years will be heavy on marketing, recruitment and planning, including site-specific efforts; later years will focus more on enhancements and maintenance. Additional efforts may also include other items that the SDDA Board determines to be desirable in connection to this project.

Costs may include professional fees for consultants, planning, legal, engineering and architect fees, administrative and staff support, supplies, materials, postage, dues, newspaper publications, and similar as permitted under the DDA Act. Further, the monies allocated for program administration may be used for the employment of a permanent director and/or other staff, as considered necessary by the SDDA Board.

The increased activities related to Northland will be funded with TIF funds as they are directly related to and essential for that redevelopment project. Funds will be allocated annually and the level of funding may be adjusted from year to year.

4. **Community Police Support.** The SDDA may contribute to partially support a community policing presence in the District. It is anticipated that the downtown police substation will be restored at a location to be determined in the Development Area, with associated staffing that may include a Community Police Officer assigned to the District. This project is intended to create a positive image of the area as a

safe place to live, work, visit and do business, as well as to foster public safety improvements.

Funding may come from SDDA millage, annual assessments on benefitted land owners, TIF or other sources as permitted by the DDA Act and allocated for the public benefit. Budget estimate is \$875,000.

5. Code Enforcement Assistance. Compliance with land use, health and safety ordinances and codes is important to keep the SDDA a welcoming, desirable place to live, invest and do business. The SDDA contribution to fund stepped-up City ordinance enforcement in the District for property maintenance and ordinance compliance may come from SDDA millage, TIF or other sources as permitted by the DDA Act and allocated for the public benefit.

E. OTHER PROJECTS CONSISTENT WITH THE OBJECTIVES OF THE PLAN - Certain projects described in this Plan may require additional construction, demolition, alteration or other project activities to ensure or expedite completion, beyond that described in this Plan. Each project listed in this Plan may include such other improvements as the SDDA Board deems to be necessary or incidental to the project components listed. Also, other improvements that further the goals of the Development Plan but are not specifically listed in this Plan or for which costs are not available, may be implemented and/or constructed at such time as there are sufficient TIF funds generated to fund their cost.

An annual project prioritization system will be adopted by the SDDA. Projects will be prioritized and may be implemented based on their benefit to the District, considering factors such as: increased tax base created, benefits accruing to multiple properties, significant parcels or image locations affected, ability to maintain the improvement, elimination of blight, timing of elements, and other factors. SDDA funds will be supplemented with grants and other fund sources as available and permitted by the DDA Act.

7. A Statement of the Construction or Stages of Construction Planned, and the Estimated Time of Completion [Section 17(e)] *A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.*

The anticipated schedule for construction and implementation of the public improvement projects for the Development Area is outlined in Table 1, Estimated Project Costs and Timing. The actual timing and sequence of projects may vary based on availability of funds, opportunities that arise to achieve the goals and purposes of this Plan, and SDDA priorities.

8. Parts of the Development Area to be Left as Open Space and Contemplated Use [Section 17(f)] *A description of any parts of the development area to be left as open space and the use contemplated for the space.*

A small parcel of land at the southwest corner of Mount Vernon Rd. and Greenfield Rd. is set aside as a pocket park and contains a gateway feature for the SDDA, the signature obelisk sign and landscaping. This area is expected to remain as public open space. The

site of the Baseline obelisk at Rutland and Eight Mile Rd. will also remain as public open space. The Northland Subarea Redevelopment Plan envisions a future public plaza/central park and open space near the center of the former mall site and the former Macy's building that could be used for public events, celebrations and passive enjoyment. Greenways and public pathways are planned and will be part of the Northland planned open space. No other part of the Development Area is proposed to be reserved as public open space at this time, although other open space may be provided in conjunction with permitted uses in the District and used consistent with *Sustainable Southfield* and SDDA Concept Master Plan.

9. Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease to or From the Municipality and the Proposed Terms [Section 17(g)] *A description of any portion of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.*

The SDDA owns no portion of the Development Area at this time. Further the SDDA has no plans to sell, donate, exchange, or lease to or from the City any land or building in the Development Area. If the SDDA assists in constructing the central park, other public space or public facility, it may do that work under agreement with the City, or if the land is not already City-owned, the SDDA may acquire and improve the land and then transfer ownership to the City. Further, if opportunities arise consistent with the goals and purposes of this Plan, other land and/or building purchases may be considered and terms would be determined at that time.

Additional right-of-way and/or easements may be required to accomplish the planned streetscape, connections, utilities and other public improvements. While it is not the intent of the SDDA to purchase either right-of-way or easements since considerable benefits will accrue to the abutting parcels from the public improvements, purchase may be required. Any road right-of-way acquired will be transferred to the road agency with jurisdiction.

10. Desired Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities [Section 17(h)] *A description of desired zoning changes and changes in streets, street levels, intersections and utilities.*

No zoning changes are proposed as part of this Plan. In June 2017, the City adopted a new zoning overlay district, the Northland Overlay Development District. It contains building and site design standards that guide the appearance of new buildings and sites in the District, as well as require the inclusion of various site amenities. Any zoning changes on parcels in the SDDA District will be coordinated between the SDDA, the Planning Commission, and the City Council according to State enabling acts and the adopted procedures of the City. Any change will occur in a manner that ensures appropriate future land uses within the district for the attainment of the goals as stated herein.

Proposed changes in utilities, intersections and streets are described previously and reflected on the Concept Master Plan and Northland Subarea Redevelopment Plan. These changes may include right-of-way acquisition or vacation; pavement removal and replacement; traffic modifications; relocating, replacing, expanding or burying existing utilities; changes to median widths, landscaping, driveways and access to parcels; and

related elements. Detailed design plans that will be prepared as part of the implementation of this plan may specify further utility, intersection or street changes.

11. An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing [Section 17(i)] *An estimate of the cost of the development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing.*

The cost estimates for the proposed public improvements to be undertaken by the SDDA are provided earlier in this plan (see Section 6). The estimated cost of the SDDA's portion of the public improvement projects listed in this plan, including the cost of associated administration, engineering, planning, and design work as outlined in Table 1 is \$59,240,885.

It is anticipated that these projects will be paid for with tax increment revenues generated by annual increases in property valuations from economic growth and new construction within the Development Area, in accordance with a tax increment financing plan established pursuant to the DDA Act. The tax increment revenues may be supplemented with developer contributions, grant dollars, SDDA millage revenues, and other funds as may become available. Projects will not be initiated until such time as sufficient funds have been projected to pay for the project or debt service for project financing. Matching funds, contributions from other funding entities, grants, donations, bonding, special assessments, and other sources available to the SDDA may be utilized, consistent with the goals and objectives of this plan.

It is anticipated that most projects will be financed on a "pay-as-you-go" basis using funds on-hand or accumulated from prior years' captures. However, the SDDA may determine that there is a need to sell bonds, obtain loan funds or grants, or receive contributions from any of the other sources permitted under the DDA Act to facilitate completion of one or more of the improvement projects.

The cost estimates for projects are rough preliminary estimates because the extent of each project has not yet been determined, construction or design drawings have not been prepared. Therefore, the estimates have been based on preliminary concepts and typical ranges of cost. A percentage has been factored into the estimates to cover contingencies and design costs. Costs are estimated in current 2017 dollars.

12. Designation of Person or Persons, Natural or Corporate, to Whom All or a Portion of the Development is to be Leased, Sold, or Conveyed in any Manner and for Whose Benefit the Project is Being Undertaken if that Information is Available to the Authority [Section 17(j)] *Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken, if that information is available to the authority.*

All public improvement projects undertaken as part of this plan will remain in public ownership for the public benefit. The SDDA may participate in and/or facilitate a purchase of other land for use or redevelopment in accordance with *Sustainable Southfield*, the Northland Subarea Redevelopment Plan, the SDDA Concept Master Plan, and the goals of

this Development Plan. The SDDA may convey any such property to another entity, yet unknown. Further, the SDDA may consider other property acquisition, lease, or sale, as appropriate, in furtherance of the goals of this Plan. The person or persons to whom such property may be leased or conveyed is unknown at this time.

- 13. The Procedures for Bidding for the Leasing, Purchasing, or Conveying of All or a Portion of the Development Upon its Completion, if There is no Expressed or Implied Agreement between the Authority and Persons, Natural or Corporate, that all or a Portion of the Development will be Leased, Sold, or Conveyed to Those Persons [Section 17(d)]** *The procedures for bidding for the leasing, purchasing, or conveying of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed to those persons.*

It is intended that the SDDA be authorized to acquire land and/or properties, as necessary, to facilitate the projects described previously. Should acquisition of property be required to accomplish the objectives of the SDDA, or should the SDDA receive property by donation, through purchase or by any other means of acquisition, the SDDA will follow its established procedures, consistent with those of the City for property disposition, and subject to all applicable Federal, State, and local regulations.

It is not the intention of the SDDA to own property on a permanent basis, however the SDDA will own property (if acquired) until such time as the property in question can be conveyed to an appropriate party. Temporarily-owned property will encourage suitable development in targeted areas, and will likely induce quality development elsewhere in the Development Area.

SDDA-owned property will be conveyed to parties equipped to develop that property in a manner that serves the goals and objectives of this Development Plan. In most cases, this will occur through the RFP process so as to be fair and equitable. If the SDDA-owned property is part of the Northland redevelopment project, it may be handled by the City's competitively hired master broker for the Northland project. Acquisition and disposition procedures will include the ability of the SDDA to dispose of acquired parcels or lots with the value of such parcels or lots based upon an independent appraisal of the real estate by a qualified real estate appraiser licensed to perform such work in the State of Michigan. In the event the SDDA decides to dispose of a parcel or parcels of real property, the sale may be for more than appraised value, at appraised value, or below the appraised value at the discretion of the SDDA Board.

- 14. Estimates of the Number of Persons Residing in the Development Area [Section 17(I)]** *Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals*

More than 100 individuals live within the Development Area boundaries. No individuals are proposed to be displaced as a direct result of SDDA activities under this Plan, and no occupied residences are designated for acquisition or clearance by the SDDA. Since more than 100 people reside in the Development Area, the City Council has appointed a Development Area Citizens Council (DACC) as required by the DDA Act. The DACC has met, and will review and make its recommendation on this Restated Plan as required by law.

15. **Response to MCL 125.1667(2)(m), 125.1667(2)(n), and 125.1667(2)(o) [Section 17(m)]** *A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area*

Not applicable. The SDDA does not intend to condemn property in conjunction with this Plan that would result in people being displaced. However, in the future, if the condemnation of property is necessary to meet the objectives of this Plan and would result in persons being displaced, the SDDA will submit to the City Council an acquisition and relocation plan consistent with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

16. **Provision for the Costs of Relocating Persons Displaced by the Development, and Financial Assistance and Reimbursement of Expenses, including Litigation expenses and expenses incident to the Transfer of Title in accordance with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 [Section 17(n)]** *Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, being Public Law 91-646, 42 U.S.C. sections 4601, et seq.*

Not applicable. The SDDA does not intend to condemn property in conjunction with this Plan that would result in people being displaced. As a result, this section is not applicable. However, in the future, if the condemnation of property is necessary to meet the objectives of this Plan and would result in persons being displaced, the SDDA will submit to the City Council an acquisition and relocation plan consistent with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

17. **A Plan for Compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972 {Section 17(o)}** *A plan for compliance with Act. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws*

Not applicable. The SDDA does not intend to condemn property in conjunction with this Plan that would result in people being displaced. As a result, this section is not applicable. However, in the future, if the condemnation of property is necessary to meet the objectives of this Plan and would result in persons being displaced, the SDDA will submit to the City Council an acquisition and relocation plan consistent with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972.

TAX INCREMENT FINANCING PLAN

1. Purpose of the Tax Increment Financing Plan.

The SDDA was established in order to accomplish a number of goals, such as to increase property tax valuation, halt decline in property values and facilitate the overall economic growth of the City's business district. On that basis, the City Council deemed it beneficial and necessary to create and provide for the operation of a downtown development authority under the provisions of the DDA Act.

The SDDA has determined that the 2017 Restated Plan, including establishing a new base year is necessary to achieve the purposes of the DDA Act. Further, the SDDA is authorized to prepare and submit the TIF Plan to the governing body. The TIF Plan includes the preceding Development Plan, along with a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured assessed value to be used by the SDDA.

2. Explanation of the Tax Increment Procedure.

As provided in the DDA Act, tax increment financing is a tool for the redevelopment of designated areas within a Development Area. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the Development Area. Tax dollars generated from new private property developments and from improvements to existing private property within a designated development area are "captured" and utilized by the SDDA to finance projects within the Development Area. This process supports and encourages continued private investment.

To utilize tax increment financing, the SDDA must prepare a Development Plan and a Tax Increment Financing Plan. Both plans are submitted to the City Council, subject to public hearing, and City Council must adopt the plans by ordinance. As described above, the plans specify the initial assessed value, estimate the captured assessed value, and provide for the expenditure of the funds. These plans may be amended in the future to reflect changes desired by the SDDA. All amendments must follow the procedures of the DDA Act.

Captured assessed value is defined in the DDA Act as the amount, in any one year, by which the current assessed value of the Development Area exceeds the initial assessed value. Initial assessed value is defined as the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality.

Such funds transmitted to the SDDA are termed "tax increment revenues". Tax increment revenues are the amount of ad valorem and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state education tax, local or intermediate school districts, and several other entities specifically exempted under the DDA Act, upon the captured assessed value of real and personal property in the Development Area.

The initial assessed value under this 2017 Restated Plan is established as the total taxable value for all real and personal property in the Development Area as of December 31, 2016 and finally equalized in May 2017, which is the assessed value as equalized at the time of adoption of this 2017 Restated Plan.

The applicable tax levy for tax increment purposes in the SDDA Development Area will be the total millage levied by the eligible taxing jurisdictions. The current tax levy of all applicable taxing jurisdictions listed in Table 2 is 28.0686 mills.

3. Maximum Amount of Bonded Indebtedness to be Incurred.

The SDDA has no bonded indebtedness. Most of the SDDA's proposed improvements are planned to be implemented on a "pay-as-you-go" basis as tax increment revenues are transmitted to the SDDA, or as may be accumulated over more than one year, and held in reserve to allocate for projects. However, bonded indebtedness may be undertaken if the SDDA determines it would be advantageous to completing all or portions of the improvement program.

The maximum amount of bonded indebtedness to be incurred under this TIF Plan shall be \$20 million. Bonds issued under this TIF Plan may be issued in any form authorized under the DDA Act.

**Table 2
Applicable Millage Summary**

Taxing Jurisdiction*	Projected Captured Millage Rate**
City of Southfield***	20.8633
Oakland County General	4.0400
Oakland Community College	1.5707
Drains At Large	0.1467
SMART	0.9941
Oakland County Parks	0.2392
HCMA	0.2146
Total Applicable Millage	28.0686

Notes:

* Oak Park Schools, Southfield Schools, School Debt, State Education Tax, Oakland County Intermediate Schools are not included because the tax levies of these jurisdictions are exempt from capture. The Zoo Authority and Art Institute millages are also statutorily exempt.

** Rates are in dollars per \$1,000 of taxable value. Millage rates are current and were provided by the City of Southfield Finance Office.

*** The City of Southfield millage rate includes the City's General, Sanitation, Publicity, P&F Pension, Police and Fire 1974 + 2011, Residential Streets and P&R levies. The DDA and Library millages are not included.

Under this TIF Plan, the tax levy on the entire captured assessed valuation is planned to be utilized by the SDDA. The tax increment revenues will be expended in the manner as set forth in this Plan. Estimates of the projected growth in taxable value and the tax increment revenues to be received by the SDDA are included in Table 3.

4. Duration of the Program.

The TIF Plan will remain in effect until December 31, 2038 except as the same may be modified from time to time by the Southfield City Council in accordance with the procedures required by the DDA Act. Provided, however, the Plan will not terminate before the principal and interest owing on any bonds which are outstanding has been paid in full, or funds sufficient for such payment have been segregated.

5. Statement of the Estimated Impact of Tax Increment Financing on Taxing Jurisdictions in Which the Development Area is Located.

The maximum effect of this Plan on the taxing jurisdictions in which the Development Area is located is that the taxable value upon which taxes are now levied will remain constant over the life of this Plan. If private development occurs and values increase as anticipated in this Plan, potential taxes captured from each taxing jurisdiction over the duration of the Plan are estimated in Table 4. Of course, at the expiration of this TIF Plan all taxing jurisdictions will benefit substantially from new private development and from a tax base that has been stabilized and enhanced as a result of the public improvement program.

6. Plan for the Expenditure of Captured Assessed Value by the Authority

A. Estimate of Tax Increment Revenues. Table 3 shows projected value increase through 2038. The value increase for the Northland parcels is estimated at the rates projected in the adopted Northland Brownfield Plan. After consultation with the City Assessor, the overall projected annual growth in taxable value for the remainder of the district and for Northland after 2027, is projected at a conservative 1% per year. Both real and personal property assessments are included in the taxable value projections, and while real property values may increase faster than 1% per year, personal property values fluctuate up and down.

Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, expansion, rehabilitation, or further appreciation of property values. These increases are beyond those projected in this Plan, but if such increases result, the tax increment revenues will be spent according to this Plan to accelerate the implementation of the public improvement program. The total tax increment revenues captured over the life of this Plan is estimated at \$59,295,077.

B. Expenditure of Tax Increment Revenues. The program and schedule for the expenditure of tax increment revenues to accomplish the proposed public improvements for the SDDA Development Area is outlined in Table 1. The cost estimates shown are approximations only. These cost estimates are based solely upon concepts, are relative

allocations of the funds expected to be available, and have not been developed from construction drawings. The cost estimates are intended to include costs for design, preparation of construction drawings, contract administration, and other costs and contingencies.

Any additional tax increment revenues beyond those projected in this plan will:

- 1) be used to further the implementation of the public improvement program and projects contained in this Plan,
- 2) be used to expedite any debt service to the extent possible, or
- 3) be returned, pro-rata, to the taxing units.

If the tax increment revenues are less than projected, the SDDA may choose to:

- 1) Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements.
- 2) Implement public improvement projects based upon the ability to match existing funds with expenditures, while seeking out additional funding sources.
- 3) Amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.

The SDDA shall annually review proposed increment expenditures and revenues to prioritize the use of additional funds. Other public improvements which would further the completion of the Development Plan may be funded by the SDDA.

TABLE 3
Future Capture Projections
Southfield Downtown Development Authority
Southfield, Michigan

Tax Day	Fiscal Year	Millage	Northland/ BRA Taxable Value	Remainder Dev. Area Taxable Value	Total Development Area Taxable Value	Total Development Area Captured Taxable Value	Total Development Area Tax Increment Revenue
New Base Year							
12/31/2016	2017-18		\$0	\$69,241,070	\$69,241,070	\$0	\$0
12/31/2017	2018-19	28.0686	\$0	\$69,334,430	\$69,334,430	\$93,360	\$2,620
12/31/2018	2019-20	28.0686	\$7,500,000	\$70,027,774	\$77,527,774	\$8,286,704	\$232,596
12/31/2019	2020-21	28.0686	\$15,000,000	\$70,728,052	\$85,728,052	\$16,486,982	\$462,766
12/31/2020	2021-22	28.0686	\$21,056,250	\$71,435,332	\$92,491,582	\$23,250,512	\$652,609
12/31/2021	2022-23	28.0686	\$27,173,063	\$72,149,685	\$99,322,748	\$30,081,678	\$844,351
12/31/2022	2023-24	28.0686	\$52,288,543	\$72,871,182	\$125,159,725	\$55,918,655	\$1,569,558
12/31/2023	2024-25	28.0686	\$77,655,179	\$73,599,894	\$151,255,073	\$82,014,003	\$2,302,018
12/31/2024	2025-26	28.0686	\$91,485,480	\$74,335,893	\$165,821,373	\$96,580,303	\$2,710,874
12/31/2025	2026-27	28.0686	\$105,454,085	\$75,079,252	\$180,533,337	\$111,292,267	\$3,123,818
12/31/2026	2027-28	28.0686	\$122,821,126	\$75,830,044	\$198,651,170	\$129,410,100	\$3,632,360
12/31/2027	2028-29	28.0686	\$124,049,337	\$76,588,345	\$200,637,682	\$131,396,612	\$3,688,119
12/31/2028	2029-30	28.0686	\$125,289,831	\$77,354,228	\$202,644,059	\$133,402,989	\$3,744,435
12/31/2029	2030-31	28.0686	\$126,542,729	\$78,127,771	\$204,670,500	\$135,429,430	\$3,801,314
12/31/2030	2031-32	28.0686	\$127,808,156	\$78,909,048	\$206,717,205	\$137,476,135	\$3,858,763
12/31/2031	2032-33	28.0686	\$129,086,238	\$79,698,139	\$208,784,377	\$139,543,307	\$3,916,785
12/31/2032	2033-34	28.0686	\$130,377,100	\$80,495,120	\$210,872,220	\$141,631,150	\$3,975,388
12/31/2033	2034-35	28.0686	\$131,680,871	\$81,300,071	\$212,980,943	\$143,739,873	\$4,034,577
12/31/2034	2035-36	28.0686	\$132,997,680	\$82,113,072	\$215,110,752	\$145,869,682	\$4,094,358
12/31/2035	2036-37	28.0686	\$134,327,657	\$82,934,203	\$217,261,860	\$148,020,790	\$4,154,736
12/31/2036	2037-38	28.0686	\$135,670,933	\$83,763,545	\$219,434,478	\$150,193,408	\$4,215,719
12/31/2037	2038-39	28.0686	\$137,027,643	\$84,601,180	\$221,628,823	\$152,387,753	\$4,277,311
						\$2,112,505,691	\$59,295,077

NOTES:

1. Northland Brownfield Area (BRA) taxable values increase as projected by the Brownfield Plan during years 2019 - 2027. Remainder of DDA Development Area taxable value increases at 1% per year.
2. In 2028, assume that Northland is built out. Its taxable value increase rate then changes to 1% per year to match the rest of the Development Area.
3. Millages are projected to remain constant for the life of the Plan.
4. 2017 DDA base year value per City Assessor.
5. In 2017 - 2018 the taxable value of the Northland/BRA portion of the Development Area is \$0. Those parcels are all City-owned. Potential City purchase of two additional parcels adjacent to Northland is reflected in a \$593,120 decrease of Remainder Development Area Taxable Value for 2018-19. Remainder Value for that year is increased by 1% consistent with other years.

TABLE 4
Estimated Impact on Taxing Jurisdictions
Southfield Downtown Development Authority
Southfield, Michigan

Tax Day	Fiscal Year	Total Taxable Value	Total Captured Taxable Value	Southfield 20.8633	Oakland County General 4.0400	OCC 1.5707	Drains At Largo 0.1467	SMART 0.9941	H.C.M.A 0.2146	Oakland County Parks 0.2392	Total Tax Increment Revenue 28.0686	
New Base Year												
12/31/2016	2017-18	\$69,241,070										
12/31/2017	2018-19	\$69,334,430	\$93,360	\$1,948	\$377	\$147	\$14	\$93	\$20	\$22	\$2,620	
12/31/2018	2019-20	\$77,527,774	\$8,286,704	\$172,888	\$33,478	\$13,016	\$1,216	\$8,238	\$1,778	\$1,982	\$232,596	
12/31/2019	2020-21	\$85,728,052	\$16,486,982	\$343,973	\$66,607	\$25,896	\$2,419	\$16,390	\$3,538	\$3,944	\$462,767	
12/31/2020	2021-22	\$92,491,582	\$23,250,512	\$485,082	\$93,932	\$36,520	\$3,411	\$23,113	\$4,990	\$5,562	\$652,609	
12/31/2021	2022-23	\$99,322,748	\$30,081,678	\$627,603	\$121,530	\$47,249	\$4,413	\$29,904	\$6,456	\$7,156	\$844,351	
12/31/2022	2023-24	\$125,159,725	\$55,918,655	\$1,166,648	\$225,911	\$87,831	\$8,203	\$55,589	\$12,000	\$13,376	\$1,569,558	
12/31/2023	2024-25	\$151,255,073	\$82,014,003	\$1,711,083	\$331,337	\$128,819	\$12,031	\$81,530	\$17,600	\$19,618	\$2,302,018	
12/31/2024	2025-26	\$165,821,373	\$96,580,303	\$2,014,984	\$390,184	\$151,699	\$14,168	\$96,010	\$20,726	\$23,102	\$2,710,874	
12/31/2025	2026-27	\$180,533,337	\$111,292,267	\$2,321,924	\$449,621	\$174,807	\$16,327	\$110,636	\$23,883	\$26,621	\$3,123,818	
12/31/2026	2027-28	\$198,651,170	\$129,410,100	\$2,699,922	\$522,817	\$203,264	\$18,984	\$128,647	\$27,771	\$30,955	\$3,632,360	
12/31/2027	2028-29	\$200,637,682	\$131,396,612	\$2,741,367	\$530,842	\$206,385	\$19,276	\$130,621	\$28,198	\$31,430	\$3,688,119	
12/31/2028	2029-30	\$202,644,059	\$133,402,989	\$2,783,227	\$538,948	\$209,536	\$19,570	\$132,616	\$28,628	\$31,910	\$3,744,435	
12/31/2029	2030-31	\$204,670,500	\$135,429,430	\$2,825,505	\$547,135	\$212,719	\$19,867	\$134,630	\$29,063	\$32,395	\$3,801,314	
12/31/2030	2031-32	\$206,717,205	\$137,476,135	\$2,868,206	\$555,404	\$215,934	\$20,168	\$136,665	\$29,502	\$32,884	\$3,858,763	
12/31/2031	2032-33	\$208,784,377	\$139,543,307	\$2,911,334	\$563,755	\$219,181	\$20,471	\$138,720	\$29,946	\$33,379	\$3,916,785	
12/31/2032	2033-34	\$210,872,220	\$141,631,150	\$2,954,893	\$572,190	\$222,460	\$20,777	\$140,796	\$30,394	\$33,878	\$3,975,388	
12/31/2033	2034-35	\$212,980,943	\$143,739,873	\$2,998,888	\$580,709	\$225,772	\$21,087	\$142,892	\$30,847	\$34,383	\$4,034,577	
12/31/2034	2035-36	\$215,110,752	\$145,869,682	\$3,043,323	\$589,314	\$229,118	\$21,399	\$145,009	\$31,304	\$34,892	\$4,094,358	
12/31/2035	2036-37	\$217,261,860	\$148,020,790	\$3,088,202	\$598,004	\$232,496	\$21,715	\$147,147	\$31,765	\$35,407	\$4,154,736	
12/31/2036	2037-38	\$219,434,478	\$150,193,408	\$3,133,530	\$606,781	\$235,909	\$22,033	\$149,307	\$32,232	\$35,926	\$4,215,719	
12/31/2037	2038-39	\$221,628,823	\$152,387,753	\$3,179,311	\$615,647	\$239,355	\$22,355	\$151,489	\$32,702	\$36,451	\$4,277,311	
				\$2,112,505,693	\$44,073,840	\$8,534,523	\$3,318,113	\$309,905	\$2,100,042	\$453,344	\$505,311	\$59,295,077

NOTES:

- a. Millages are projected to remain constant for the life of the Plan.
- b. 2017 DDA new base year value per City Assessor.
- c. City of Southfield millage rate includes the City's General, Sanitation, Publicity, P&F Pension, Police and Fire 1974 + 2011, Residential Streets and P&R levies.

Appendix A
Southfield DDA Development Area Boundary Description

Southfield DDA Development Area Boundary Description

Located in the City of Southfield, Oakland County, Michigan. Beginning at the northwest corner of parcel 2436-353-021; thence easterly along the north lot lines of parcels 2436-353-021 through 2436-353-027 across the right-of-way of Rutland Drive and continuing along the north lot lines of parcels 2436-377-015, 2436-377-016 and 2436-377-027 to the southwest corner of parcel 2436-377-025; thence northeasterly along the west lot lines of parcels 2436-377-025 and 2436-377-026 to the northwest corner of parcel 2436-377-026; thence easterly along the north lot lines of parcels 2436-377-026 and 2436-451-012 to the northwest corner of parcel 2436-451-009; continuing northeast along the north lot line of parcel 2436-451-009 to the point where such parcel intersects the west right-of-way of Northwestern Highway; thence northwesterly along said west right-of-way of Northwestern Highway and continuing north through the right-of-way of Southfield Road to the northwest corner of parcel 2425-352-007; thence easterly along the north lot line of parcel 2425-352-007 to the west lot line of parcel 2425-376-001; thence northerly along the west lot line of parcel 2425-376-001 to the northwest corner of said parcel 2425-376-001; thence easterly along the north lot line of parcel 2425-376-001 to the west lot line of parcel 2425-401-007; thence southerly along the west lot lines of parcels 2425-401-007 and 2425-401-008 and continuing south across Nine Mile Road to the northwest corner of parcel 2436-201-002; thence southerly along the west lot line of parcel 2436-201-002 to its intersection with parcel 2436-127-001; thence continuing southwesterly along the northwest lot line of parcel 2436-127-001 392.96 feet, thence continuing along the lot line of parcel 2436-127-001 northwesterly 140.39 feet, southwesterly 85 feet, northwesterly 129 feet, southwesterly approximately 331 feet and southeasterly 96.66 feet; thence continuing southwesterly along the northwest lot line of parcels 2436-127-001 and 2436-128-001 to its intersection with the east right-of-way line of Rutland Avenue; thence southerly along the east right-of-way of Rutland Avenue to the east right-of-way of Northwestern Highway; thence southerly along the east right-of-way of Northwestern Highway to the north right-of-way of North Park Drive; thence northeasterly and easterly along the northerly right-of-way line of North Park Drive to the west right-of-way line of Providence Drive; thence northerly along the west right-of-way of Providence Drive continuing north across Nine Mile Road to the southeast corner of parcel 2425-401-010; thence northerly along the west right-of-way of Providence Drive to the northeast corner of parcel 2425-401-010; thence continuing northeasterly along the west right-of-way of Providence Drive 257.85 feet; thence southeasterly across Providence Drive to the southwesternmost corner of parcel 2425-476-002; thence easterly along the south lot line of parcel 2425-476-002 to the west lot line of parcel 2425-476-091; thence northerly along said west lot line of parcel 2425-476-091 to the south lot line of parcel 2425-476-014; thence easterly along said south lot line of parcel 2425-476-014 and continuing north along the east lot line of parcel 2425-476-014; thence north across Providence Drive to the southwest corner of parcel 2425-401-018; thence north along the west lot line of parcel 2425-401-018 and continuing easterly and northerly along the boundaries of said parcel 2425-401-018 to the south right-of-way of Mt. Vernon Road; thence north to the centerline of Mt. Vernon Road; thence easterly along the centerline of Mt. Vernon Road to the centerline of Greenfield Road; thence southerly along the centerline of Greenfield Road to the centerline of Eight Mile Road; thence westerly along said centerline of Eight Mile Road to the centerline of Southfield Road; thence northerly along said centerline of Southfield Road to a point due west of the northwest corner of parcel 2436-353-021; thence east to the northwest corner of parcel 2436-353-021, the point of beginning.

COMMUNITY PLANNING & DEVELOPMENT CONSULTANT



235 East Main Street
Suite 105
Northville, MI 48167

John Jackson, AICP President
Sara J. Hodges, AICP Project Manager
Brian Keeseey, AICP Project Planner
Sabah Aboody-Keer GIS/Mapping
Kacy Smith Text Production

**INTERLOCAL AGREEMENT TO USE LOCAL TAX INCREMENT REVENUES
FOR THE NORTHLAND BROWNFIELD REDEVELOPMENT PROJECT**

WHEREAS, the Urban Cooperation Act, PA 7 of 1967, Extra Session (Act 7), provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share to in common and that each might exercise separately; and

WHEREAS, the Southfield Downtown Development Authority (SDDA) was formed in 1988 pursuant to PA 197 of 1975 ("Act 197"); and

WHEREAS, the Southfield Brownfield Redevelopment Authority (SBRA) was duly established in 2001 pursuant to PA 381, 1996, as amended (Act 381); and

WHEREAS, the SDDA and SBRA are both considered a "public agency" under Act 7; and

WHEREAS, the SBRA has the authority to pay for "eligible activities" and SBRA "administration fees" identified in its Northland Brownfield Plan dated March 21, 2017 (the "Northland Brownfield Plan"), from captured tax increment revenues generated by the levy of certain taxes on property defined in the Northland Brownfield Plan (the "Eligible Property") pursuant to and as described in Act 381; and

WHEREAS, the SDDA has the authority to pay for certain eligible activities and capture tax increment revenues generated by the levy of certain taxes on the property pursuant to its Development Plan and Tax Increment Financing Plan (the "SDDA Plan"), and

WHEREAS, the SDDA Plan was adopted prior to the adoption of the Northland Brownfield Plan which results in capture of certain tax increment revenues by the SDDA with respect to certain taxes levied on the Eligible Property; and

WHEREAS, the SDDA and the SBRA enter into this Interlocal Agreement to transfer a portion of the SDDA tax increment revenues captured from the Eligible Property to the SBRA to reimburse the Act 381 "eligible activities" and SBRA "administration fees" provided for in the Northland Brownfield Plan as currently adopted (together, the "Eligible Activities"); and

WHEREAS, the City of Southfield (the "City") and the SDDA intend to approve a 2017 Restated Development Plan and Tax Increment Financing Plan (the "2017 Restated Plan"), restating the SDDA Plan, which will among other things include a development project for the Eligible Activities enabling the SDDA to utilize tax increment revenues captured by the SDDA for the Eligible Activities.

THEREFORE, the SDDA and SBRA agree as follows:

1. Capture of Tax Increment Revenues by SDDA. The parties agree that the SDDA will capture the tax increment revenues it is authorized to capture pursuant to the SDDA Plan as modified by the 2017 Restated Plan, including such tax increment revenues resulting from the capture of tax increments from taxes levied against the Eligible Property.
2. Transfer and Use of Tax Increment Revenues. Upon affirmative vote by the City Council of the City (the "City Council"), and approval of this Interlocal Agreement by the SDDA Board and SBRA Board, seventy five percent (75%) of the tax increment revenues captured by the SDDA on the Eligible Property pursuant to the 2017 Restatement as authorized by Act 197 (the "Tax Increment Revenues") shall be transferred to the SBRA to reimburse approved Eligible Activities, estimated to total \$20,329,825, less any local tax Increment revenue captured by the SBRA (not subject to capture by the SDDA), less any increment revenue from taxes levied for school operating purposes as approved by the Michigan Department of Environmental Quality and the Michigan Strategic Fund, pursuant to Act 381, and less any actual net

proceeds received by the City for the sale of portions of the Eligible Property, which shall also be used to reimburse or offset the cost of approved Eligible Activities.

3. Limitation to Tax Increment Revenues from Eligible Property. The SDDA shall only transfer to the SBRA the Tax Increment Revenues generated by the Eligible Property to reimburse for approved Eligible Activity costs identified in the approved Northland Brownfield Plan and authorized by Act 381. Upon full reimbursement for the cost of all Eligible Activities on the Eligible Property, all tax increment revenues (as defined in Act 197) generated by the Eligible Property shall be captured by the SDDA as stated in the SDDA Plan as modified by the 2017 Restated Plan.
4. SBRA as Agent under This Agreement. The parties designate the SBRA as the agent to receive and disburse such Tax Increment Revenues generated by the Eligible Property as provided in Section 2 above until such time all obligations to reimburse the cost of the Eligible Activities have been satisfied.
5. SBRA as Agent under Reimbursement Agreements. The parties agree to designate the SBRA as agent to develop and enforce the terms of any Reimbursement Agreement executed with outside parties pursuant to the approved Northland Brownfield Plan.
6. Effective Date. The Agreement shall commence upon its approval by the legislative bodies of the SDDA and SBRA and duly executed by their authorized representatives and filed with the City Clerk and Secretary of State of the State of Michigan as required by Act 7.
7. Severability. To the extent that any provisions contained in this Agreement is deemed enforceable, to the extent possible, the remaining terms shall remain in effect.

The SDDA and SBRA, by their authorized representatives, have executed this Agreement as indicated on the attached signature page:

This agreement was approved by the City of Southfield Downtown Development Authority. The Chair was authorized to sign this Agreement on the ____ day of _____, 2018 and was executed by the Chair on the ____ day of _____, 2018.

Witnesses:

CITY OF SOUTHFIELD DOWNTOWN
DEVELOPMENT AUTHORITY

Chair

Subscribed and sworn before me on this ____ day of _____, 2018.

Notary Public, City of Southfield

My commission expires: _____

This agreement was approved by the City of Southfield Brownfield Redevelopment Authority. The Chairperson was authorized to sign this Agreement on the ____ day of _____, 2018, and was executed by the Chairperson on the ____ day of _____, 2018.

Witnesses:

CITY OF SOUTHFIELD DOWNTOWN
DEVELOPMENT AUTHORITY

Chair

Subscribed and sworn before me on this ____ day of _____, 2018.

Notary Public, City of Southfield

My commission expires: _____

MOTION TO RECOMMEND APPROVAL OF THE 2017 RESTATED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

At a meeting of the Southfield Downtown Development Authority Development Area Citizens Council, held on January 17, 2018 at 4 p.m.

MOTION BY: Secelia Joseph

SECONDED BY: Kathleen McNelis

WHEREAS, pursuant to the provisions of PA 197 of 1975 (the DDA Act), the Development Area Citizens Council (DACC) for the Southfield Downtown Development Authority (SDDA) was created by the Southfield City Council in 2009 and members were subsequently appointed; and

WHEREAS the purpose of the DACC under the DDA Act is to act as an advisory body to the SDDA and to the City Council in the adoption of a development plan and tax increment financing plan; and

WHEREAS the DACC has met and representatives of the SDDA have consulted with the DACC about aspects of the proposed 2017 Restated Development Plan and Tax Increment Financing Plan (the proposed Plan); and

WHEREAS the DACC has given its comments and input regarding various aspects of the proposed plan, the projects and proposed improvements, and those comments have been incorporated into the proposed Plan; and

WHEREAS the DDA Act requires that the DACC notify the City Council, in writing, of its findings and recommendations regarding the proposed Plan before City Council approves the proposed Plan.

NOW THEREFORE, the DACC hereby finds that the proposed 2017 Restated Development Plan and Tax Increment Financing Plan serves the best interests of the development area, and the proposed projects and priorities are reasonable and necessary for enhancement of the district. We therefore respectfully recommend that City Council approve the proposed Plan.

AYES: Secelia Joseph, Veronica Lindsey, Carol Manciel, Kathleen McNelis, Scott Reilly

NAYES: None

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 noon 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.
3. You will be limited to a period of three (3) minutes in which to address the Council.

SHERIKIA L. HAWKINS
CITY CLERK

I, Joseph Person, do hereby request to be recognized by the Southfield City Council, at the meeting scheduled for JANUARY 22nd/18, for the purpose of discussing

City Council, and Government

17 NOV 29 PM 2:18

RECEIVED

NOV 29 2017

CITY CLERK
CITY OF SOUTHFIELD

Name: Joseph Person
Address: P.O. Box 115
City: Southfield M.I
State: MI
Zip: 48075
Phone: 248-470-3370
Email: PersonJS@YA.Hoo.com

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 noon on the Wednesday preceding the meeting at which you wish to speak.
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 - 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.
3. You will be limited to a period of three (3) minutes in which to address the Council.

SHERIKIA L. HAWKINS
CITY CLERK

'17 DEC 27 PM 4:15

I, Pamela Gerald, do hereby request to be recognized by the Southfield City Council, at the meeting scheduled for Monday, January 22, 2018 for the purpose of discussing

"What Matters" in Southfield.

Check-out the Southfield Citizens Oversight Committee on YouTube and Like Us on Facebook.

RECEIVED

DEC 27 2017

CITY CLERK
SOUTHFIELD

Name: Pamela Gerald
Address: P.O. Box 155
City: Southfield,
State: Michigan
Zip: 48034-0155
Phone: 248-346-0439
Email: NA

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 noon on the Wednesday preceding the meeting at which you wish to speak.
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 - 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.
3. You will be limited to a period of three (3) minutes in which to address the Council.

SHERIKIA L. HAWKINS
CITY CLERK

I, GERARD MULLIN, do hereby request to be recognized by the Southfield City Council, at the meeting scheduled for January 22, 2018, for the purpose of discussing

'What Matters'

RECEIVED

DEC 27 2017
CITY CLERK
CITY OF SOUTHFIELD

Name: Gerard Mullin
Address: P.O. Box 155
City: SOUTHFIELD
State: MI
Zip: 48037
Phone: 248 557 4205/3460439
Email: gerardmullin2012@gmail.com

Request for Recognition

I, Richard Kendricks, do hereby request to be recognized by
the Southfield City Council, at the meeting scheduled for January 22, 2018,
for the purpose of discussing Code letters received concerning snow removal from
the sidewalk on Evergreen Road.

Respectfully submitted,

Name: Richard Kendricks
Address: 27700 East Larkmoor
City: Southfield
State: MI
Zip: 48076
Phone: 313-617-5179

Dated: January 15, 2018

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, CMC
CITY CLERK**

I, Debra Browder, do hereby request to be recognized by the Southfield City Council, at the meeting scheduled for January 22, 2018, for the purpose of discussing Evergreen sidewalk snow removal.

Name: Debra Browder
Address: 27870 E. Larkmoor
City: Southfield
State: MI
Zip: 48076-4976
Phone: 248-420-2340

Email: byfaith44@att.net

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:

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2. You have the option of addressing Council at:
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 - 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.
3. You will be limited to a period of three (3) minutes in which to address the Council.

SHERIKIA L. HAWKINS
CITY CLERK

'18 JAN 16 PM 2:37

I, Fred Bunker, do hereby request to be recognized by the Southfield City Council, at the meeting scheduled for Jan 22, for the purpose of discussing

Adverse activity unregulated by City or Code enforcement or City Council @ 24218 Garner R-1 zoned parking lot storage of Commercial Vehicles

RECEIVED

JAN 16 2018

CITY CLERK
CITY OF SOUTHFIELD

Name: Fred Bunker
Address: 24201 Garner
City: Southfield
State: Mich
Zip: 48033
Phone: 248-356-0322
Email: _____

**CITY OF SOUTHFIELD
BUSINESS/TRAVEL EXPENSE/REIMBURSEMENT REPORT**

To be completed and submitted, along with all receipts, to the Accounting Department within one month of return. This form should be used to document all expenses involved in the trip, including all items paid for by the City and cash advances. Obligations incurred must be in accordance with City policies and procedures set forth in the Administrative Travel Regulation. All exceptions to the expense guidelines must be approved prior to the trip and documented on the TRAVEL AUTHORIZATION FORM.

LINNIE TAYLOR CITY COUNCIL 12-Dec-17
NAME DEPARTMENT DATES OF TRAVEL

MML Newly Elected Officials Seminar 12/12/2017
TITLE, SPONSOR, AND LOCATION OF PROGRAM DATE(S) OF PROGRAM

DAY	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	TOTALS
DATE:								
HOTEL:								\$0.00
MEALS:								
Breakfast								\$0.00
Lunch								\$0.00
Dinner								\$0.00
TRANSPORTATION:								
Airfare								\$0.00
Mileage (auto)*			\$26.91					\$26.91
Taxi/Shuttle/Bus								\$0.00
Gasoline*								\$0.00
Parking Tolls								\$0.00
Other (explain)								\$0.00
								\$0.00
REGISTRATION:			\$95.00					\$95.00
								\$0.00
BAGGAGE CHGS:								\$0.00
								\$0.00
TELEPHONE:								\$0.00
								\$0.00
OTHER: (identify)								\$0.00
								\$0.00
								\$0.00
TOTALS:	\$0.00	\$0.00	\$121.91	\$0.00	\$0.00	\$0.00	\$0.00	\$121.91

TOTAL EXPENDED	\$121.91
LESS ITEMS PAID FOR BY CITY	\$95.00
LESS CASH ADVANCES	
LESS EXPENSES NOT ELIGIBLE FOR REIMBURSEMENT	
TOTAL DEDUCTIONS	\$95.00
REIMBURSEMENT DUE EMPLOYEE or	\$26.91
BALANCE DUE CITY	\$0.00

*Please list the type of vehicle that was used (City, Management Group, or Personal):

Personal

Please complete page 2 before submitting.

Items Paid for by the City

Item	Amount
MML - Registration	\$95.00
TOTAL	\$95.00

Explanatory Notes: Mileage = 50.3 miles * .535 = \$26.91

I hereby certify that the travel indicated hereon was accomplished according to the proper authorization, that the information is correct, and that no part of the compensation claimed was of a personal nature.

Signed: Linnia Taylor

Date: 12/15/17

Title and Department: Council

Supervisor's Review and Approval: _____

Date: _____

City Account Number*: _____

* Account number should end in 38600 for travel associated with conference attendance, and 39600 for travel associated with participation in training opportunities.

REMINDER: Attach a copy of the approved TRAVEL AUTHORIZATION FORM as required in the Travel Policy. Enter an invoice into the Inforum Gold system for reimbursement owed the employee or attach a deposit slip received by the cashier for reimbursement owed the City.

FOR OMB / ACCOUNTING USE ONLY

Reviewed by: Karen Elly

Date: 1.4.18

Reviewed by: _____

Date: _____