

**City of Northville**  
**CITY COUNCIL REGULAR MEETING MINUTES**  
**February 2, 2015**

Mayor Johnson called the meeting to order with the Pledge of Allegiance at 7:30 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

**ROLL CALL**

**Present:** Mayor Christopher Johnson, Mayor Pro Tem James Allen, Councilmembers Nancy Darga, Ryan McKindles, and Sam Ekong

**Absent:** None

**Also Present:** City Manager Patrick Sullivan, City Clerk Dianne Massa, Downtown Development Authority (DDA) Executive Director Lori Ward, DDA Planning Coordinator Kate Knight, and DDA Board Members Mary Starring and Greg Presley. No citizens were present.

**PRESENTATIONS**

**A. Citizens Comments** None

**APPROVAL OF AGENDA AND CONSENT AGENDA**

**Motion Darga, seconded by Allen** to adopt the agenda and consent agenda as presented:

Approve City Council Minutes of:

- Regular Meeting of January 20, 2015

Receive Bills List: Checks #91472 to #91632, EFT #500194, Checks #91633 to #91767, EFT #500195, Checks #91768 to #91862, Checks #91863 to #91984, EFT #500196, Checks #91985 to #92074, EFT #500197

Receive Board and Commission Minutes:

- Downtown Development Authority: 12/9/14

- Housing Commission: 12/3/14

Receive Departmental Reports: None

Board and Commission Appointments:

- Historic District Commission: Reappoint David Field to a three-year term expiring 1/1/18

- Board of Review: Reappoint Maureen Ryan to a three-year term expiring 1/1/18

Request to Canvass / Clean Water Action

Amendments to the 2014-15 Budget through 12/31/14 and Investment Report

Request to Schedule Second Public Hearing / Proposed Uses of Wayne County CDBG Funds for FY 2015

**Motion carried unanimously.**

## **PUBLIC HEARING**

### **A. Public Hearing on the Amended and Restate Development and Tax Increment Financing Plan**

In 1978, the City of Northville adopted an ordinance to create the Downtown Development Authority (DDA) for the purpose of revitalizing Northville's declining downtown business district. Following the establishment of the DDA, the City Council approved and adopted the original *Development and Tax Increment Financing Plan* to serve as the framework for the revitalization initiative. In subsequent years, the Development Area described in the original plan was expanded, and several times the document was amended in scope.

The DDA is proposing to amend and restate Development and Tax Increment Financing Plan. The Amended and Restated Plan would accomplish the following objectives:

- Organize and consolidate the original Plan and the five subsequent amendments to the Plan into one clear and concise document.
- Extend the plan for 25 years.
- Identify DDA projects that will be funded by Tax Increment Finance (TIF) revenue and provide estimates and prioritization to these projects.
- Adjust the Development Area boundaries so that the boundaries will be the same as the Downtown District boundaries.
- Establish a new base year of 2015 for the parcels added to DDA's Development Area.

On January 5, 2015 the Northville City Council adopted a resolution setting a public hearing to consider the adoption of an ordinance approving an amendment and restatement of the Development and Tax Increment Financing Plan for the City of Northville. In compliance with Public Act 197 of 1975, a meeting notice was published in the Northville Record three times, the meeting notice was posted throughout the DDA District in 20 conspicuous places, the public hearing notice was mailed to property tax payers of record in the downtown district, and all impacted taxing jurisdictions were notified of the hearing by certified mail.

In addition, Public Act 197 of 1975 requires the establishment of a "development area citizens' council" if the development area has 100 or more residents living within the DDA district. At the November 17, 2014 City Council meeting, nine members were appointed to sit on the Citizens District Council (CDC). On December 4, 2014, the CDC met to review and discuss the proposed Amended and Restated Plan. The CDC voted unanimously to approve the Plan with the inclusion of several specific recommendations to the document. The recommendations included:

- A parking utilization study
- Sidewalks at the Griswold/Cady Street intersection
- Refurbishing the Cady Street Parking Deck
- Designation of funds for land and/or building acquisition
- Funding for place-based projects such as pocket parks and small pedestrian plazas

On December 9, 2014, the DDA Board of Directors met and adopted the Plan with the inclusion of the CDC's recommendations. The CDC has until 20 days after the public hearing to forward meeting minutes from the December 9, 2014 meeting and convey the CDC's position to City Council. The CDC members were notified and encouraged to attend the public hearing set for February 2, 2015.

Once the City Council has received the written comments from the CDC, the City Council would hold a second hearing on the Amended and Restated Plan and consider the adoption of an ordinance approving the Plan. A schedule of the process was provided to City Council.

The DDA proposes to add several parcels including Ford Field, the Ford Plant, and five parcels located on the south side of Main Street between Griswold and Cady Streets. A new base year will be set for this area. Taxing Jurisdictions will continue to capture revenue on the property's value as of December 31, 2014. In subsequent years, as the property values rise, the DDA will capture the increased revenue.

The public hearing opened at 7:34 p.m. No comment. The public hearing closed at 7:34 p.m.

City Council Comments and Discussion: In response to a comment from City Council, DDA staff confirmed that additional clean up is needed for Maps #1 and #2 and those would be updated before final publication. The buildings shown on the maps would remain for purposes of historical reference and of orientation. Additional comments voiced support for organizing and consolidating the various plans. The DDA has used the statute to create a great downtown that has contributed to making Northville a desired place to live.

The DDA staff noted that, while all impacted taxing jurisdictions were notified of the public hearing, only one taxing jurisdiction responded. The Northville District Library voiced support for the amended and restated development plan. It was also pointed out that, by statute, the Citizens District Council (CDC) has 20 days to make additional comments to City Council via a formal statement (i.e. letter). Once the CDC makes its statement, City Council will hold a second hearing and may adopt the ordinance approving the plan.

**Motion Darga, seconded by McKindles** to introduce for first reading the ordinance approving the Amended and Restated Development and Tax Increment Financing Plan for Northville with possible second reading and adoption set for February 17, 2015, pending receipt of the findings and recommendations of the Development Area Citizens Council. **Motion carried unanimously.**

## **MAYOR AND COUNCIL COMMUNICATIONS**

### **A. Mayor and Council Communications**

Johnson commended the Department of Public Works for its snow removal efforts following the major snow storm. The City Manager noted that the Fire Department had four to five fire fighters that staffed the stations overnight during the storm, in the event there was a fire/medical run. In addition, enough staff members were able to make it in on Monday to keep City Hall open.

Darga questioned if commercial properties on Center Street are required to remove snow from their sidewalks. The private snow removal contractors for certain businesses push the snow from the parking lot onto the sidewalk, which impacts pedestrians, including children walking to school. The City Manager noted that Code Enforcement would send out notices regarding snow removal requirements.

### **B. Staff Communications**

Being no further business, the meeting was adjourned.

**Adjournment: 7:44 p.m.**

Respectfully submitted,

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Dianne Massa, CMC  
City Clerk

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Christopher J. Johnson  
Mayor

Approved as submitted: 02/17/2015