

**DOWNTOWN DEVELOPMENT AUTHORITY
Special Meeting of November 6, 2014
Meeting Room A– 6:30 PM**

The special meeting of the DDA Board was called to order at 6:42 p.m.

ROLL CALL

Present: *Greg Presley, Margene Buckhave, Mary Starring, John Casey, Shawn Riley
Jim Long, Carolann Ayers, Lynda Heaton*

Absent: *Mayor Chris Johnson, Excused,*

Also Present: *DDA Director/Lori Ward, DDA Marketing & Communications
Coordinator/Christa Williams, DDA Planning Coordinator/Kate Knight,
Northville School Board President/Ken Roth, Resident, Michael Robert
Brandon*

AUDIENCE COMMENTS

Resident Michael Robert Brandon expressed interest in participating financially in a Downtown project. Specifically Brandon is interested in turning the Dunlap/Wing parking lot into a green space.

APPROVAL OF AGENDA

Motion by Ayers, seconded by Riley, to approve the Agenda. Motion carried unanimously.

REVIEW OF THE 1978 DDA DEVELOPMENT AND TIF PLAN AND AMENDMENTS

Lori Ward presented a review of the 1978 DDA development and TIF Plan along with the subsequent amendments: March 5, 1979; September 17, 1979; June 28, 1993; July 20, 1998; November 2, 2003. In the March 5, 1979 amendment updated how TIF money was to be spent. Initially it appeared an amendment would be created for each major TIF project completed. The September 17, 1979 amendment revised the Plan to add the ability to issue bonds. The June 28, 1993 amendment expanded the Development boundaries to include the Ford Plant. At this time, the TIF boundaries were not expanded. Additionally, the parking decks at MainCentre and CadyCentre were developed. The July 20, 1998 amendment allowed for TIF to be used for marketing, events and staffing. This was a result of a legislative change. Also at this time, the 2 mil levy was issued. The November 2, 2003 amendment

extended the life of the plan, which allowed for a proposed bond issue to create a parking deck on Dunlap Street and Wing Street, behind 120 W. Main, and the North Center shops.

Greg Presley stated that while the 2003 Amendment was to create a parking deck that construction never happened, thus resulting in funds being available to create a new streetscape, Town Square, and the additional Marketing efforts that have subsequently occurred.

Each of the amendments was done through a resolution and ordinance. Additionally, each of these amendments became a separate document to the DDA Plan. DDA Staff is recommending the combination of the six different pieces (the original Plan along with the five amendments) to create one cohesive Plan. This revised Plan will include a comprehensive list of projects the Board would like to see accomplished over the next 25 years. The Board was tasked with evaluating and prioritizing each of the identified DDA Projects for the next 25 years. Each Project was to be prioritized on the following scale: high priority is within the next five years; medium priority is within 5-10 years; and low priority is after ten years. Below is the outcome of this discussion:

DDA Committee	Un/Under Funded DDA Projects	Budget	Priority Level
<i>Marketing Mix</i>	Retail and/or Housing Market Study	\$10,000	High
<i>Design</i>	Wayfinding Project	\$150,000	High
	Street Furnishings	\$25,000	High
	Additional Induction Lighting Downtown (Cady, E. Main, N. Wing, Dunlap)	\$250,000	High
	Pavilion Repairs	\$12,000	Budgeted FY15
	Sound System - Downtown	\$30,000	Done
	Sidewalks/trees at Hutton and Main	\$20,000	Budgeted FY15
	Improve Dumpster Mary Alexander Court (add third bay, and plumb for public restroom)	\$25,000	Medium
	Ford Field Plaza only	\$350,000	Medium
	Ford Field Connection	\$500,000	Medium
	Improve Alleyways on Center Street:		Medium
Rebecca's	\$25,000	with	
Orin's	\$50,000	Discussion	

	Marquis Parking Lot Landscaping	\$40,000	High to Medium
	Banner Poles at Entrances	\$60,000	High
	Trellis in Town Square (east side)	\$120,000	Low
	Streetscape - Hutton - Cadytown (Main to Cady)	\$500,000	Medium to Low
	Infrastructure Improvements		
	Electric Charging Stations	\$12,000	Medium
		\$2,179,000	
<i>Parking</i>	Parking Deck Construction/Expansion	\$10,000,000	Medium
	Non-motorized Plan Implementation	\$50,000	High
<i>Organization</i>			
<i>Other</i>	Boundary Expansion		
	Relocation of the Farmers Market (pursuant to the sale of Northville Downs)		
	Brownfield District Creation		

This proposal will be forwarded to City Council.

COMMITTEE UPDATES

Design Committee

None

Marketing Mix Committee

None

Parking Committee

None

Organizational Committee

None

COMMUNICATION

Board and Staff Communications

The next DDA Board meeting is November 18, 2014.

Meeting adjourned at 8:28 p.m.

Respectfully submitted,

Christa Williams
Northville DDA
DDA Secretary
Marketing & Communication Coordinator