

City of Northville
CITY COUNCIL REGULAR MEETING MINUTES
January 5, 2015

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

ROLL CALL

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

Absent: Councilmember Sam Ekong - excused

Also Present: City Manager Patrick Sullivan, DDA Director Lori Ward, Housing Director Sherry Necelis, Deputy City Clerk Michelle Nabozny, Reporter from the Northville Record, and two citizens

PRESENTATIONS

A. Citizen Comments None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion Allen, seconded by McKindles to approve the agenda and consent agenda as presented.

Approve City Council Minutes: None

Receive Bills List: None

Receive Board and Commission Minutes:

- Downtown Development Authority: 10/21/14, 11/6/14, 11/18/14

Board and Commission Appointments:

- Downtown Development Authority: Reappoint Margene Buckhave, Shawn Riley, and Mary Starring, each to three-year terms expiring 9/30/18

- Housing Commission: Reappoint Genie Nehs and Jon Kipke, each to five-year terms expiring 9/15/19

- Northville Youth Assistance: Appoint Ken Roth to fill a vacancy with a term expiration of 12/31/17

School Tax Collection Fee

Motion carried unanimously.

PUBLIC HEARINGS

A. Proposed Uses of Wayne & Oakland Counties CDBG Funds - Fiscal Year 2015

The City of Northville is expected to receive \$44,629 from the Wayne County Community Development Block Grant (CDBG) program and \$5,182 from the Oakland County Community Development Block Grant program for fiscal year 2015. CDBG funds are used to target low to moderate-income residents or

to provide an urgent community need. The City of Northville has no low/moderate income census tracts for project eligibility; however, the category of senior citizens qualifies as a presumed benefit group eligible for CDBG expenditures.

The CDBG application process requires a public hearing where residents are allowed to provide input on the proposed uses of the funds. Recommendations for uses of the FY2015 CDBG funds are as follows:

Project Description	Amount
<i>Public Services – Senior Services</i> CDBG funds may be used for the operation of Senior Citizen Centers for transportation, staffing, etc.	\$12,043
<i>Rehab Publicly Residential - Allen Terrace</i> CDBG funds may be used to perform improvements such as the replacement for the alarm system, adding greater R-factor to the insulation in the attic, replacing ceiling tiles with drywall to prevent air/heat loss, replacement of electronic doors, changing faucets, etc.	\$33,305
<i>General Program Administration</i> The CDBG program allows a percentage of the annual allocation for program administration.	<u>\$ 4,463</u>
Total Estimated Allocation – Wayne County	\$44,629
Total Estimated Allocation – Oakland County	\$ 5,182

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

Motion Darga, seconded by Allen to adopt a resolution authorizing the use of fiscal year 2015 Wayne and Oakland Counties Community Development Block Grant Funds as proposed. **Motion carried unanimously.**

RESOLUTIONS AND ORDINANCES

A. Resolution to Hold Public Hearing on the Amended & Restated Development & TIF Plan

In 1978, the City of Northville created, by Ordinance, 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 Plan was amended in scope.

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

- Organize and consolidate the original Plan and the six subsequent amendments to the Plan into one clear and concise document
- Extend the plan until the year 2040.

- Include a list of future DDA projects and provide estimates and prioritization to these projects.
- Adjust the Development Area boundaries so that they would be the same as the Downtown District boundaries

Public Act 197 of 1975, the DDA enabling legislation, requires the establishment of a “development area citizen’s council” if the development area has 100 or more residents residing within the district. The City Council appointed nine members to the Citizens District Council (CDC) at the November 17th City Council meeting. The CDC met on December 4th to review and discuss the proposed draft Amended and Restated Development and Tax Increment Financing Plan. The CDC voted unanimously to approve the plan with the inclusion of several specific recommendations.

The DDA Board of Directors met on December 9th and adopted the Plan with the inclusion of the CDC’s recommendations and voted unanimously to request that City Council pass a Resolution calling a Public Hearing to consider the proposed Amended and Restated Development and Tax Increment Financing Plan. The date of the Public Hearing would be set for Monday, February 2, 2015.

The meeting will be published in the paper, and all impacted taxing jurisdictions will be notified of the hearing. A schedule of the approval process was provided to City Council.

City Council Comments and Discussion: City Council commented that the document needed to be updated as the current one is very difficult to read. City Council also pointed out the boundary map needed to be updated. Since the last map was produced, several buildings have been torn down and were rebuilt in a slightly different location on the same site. The DDA Director is working with the City’s GIS consultant to create a new GIS aerial map.

Motion McKindles, seconded by Darga to approve the resolution calling a public hearing regarding approval of Amendment to and Restatement of the Development and Tax Increment Financing Plan of the Northville Downtown Development Authority and set the first public hearing for February 2, 2015.

Motion carried unanimously.

COMMUNICATIONS

A. Mayor and Council Communications

City Council encouraged everyone to attend the North American Auto show coming to Detroit and bringing with it 200 concept cars to showcase here in the Motor City versus the West Coast.

The Mayor reported he will not be at the January 20th City Council Meeting.

B. Staff Communications

There being no further business to come before Council, the meeting was adjourned.

Adjournment: 7:44 p.m.

Respectfully submitted,

Michelle Nabozny
Deputy City Clerk

Christopher J. Johnson
Mayor

Approved as submitted: 01/20/2015