

From: footdoc86@aim.com
To: [Dianne Massa](#)
Subject: Northville Downs
Date: Tuesday, April 5, 2022 7:28:20 PM

Dear Clerk Massa,

Please find following a letter that we are requesting to have included in the next Northville Downs redevelopment committee meeting packet.

Thank you for your consideration.

Dan Hodor

Dear Members of the Northville Downs Redevelopment Commission:

We are new residents of Northville as of this past October 2021. Among the greatest features of Northville we admire are the beautiful natural wooded areas, historical architecture homes, and the charming downtown business district. My wife and I noted how we feel like we are in northern Michigan where many similar and rare community features still exist.

We, like many other residents, are deeply concerned about the negative long term impact of the Hunter Pasteur redevelopment plans for Northville Downs that will result in significantly increased commercial and residential population density in Northville. The negative long term effects include increased traffic noise, congestion and pollution to the surrounding areas.

Downtown Northville is a rare gem in southeast Michigan. We believe that any redevelopment efforts should place precedence on the renewal, beautification and preservation of wooded land and park resources and protection of the historical nature and charm of downtown Northville. These community qualities are becoming increasingly endangered in southeast Michigan as smaller cities cave to developer pressures to maximize commercial and residential density per square foot for profit without regard to the long term and irreversible environmental and infrastructural stresses such overdevelopment causes.

We believe that the best interests of our existing surrounding communities will be far better served if we take this opportunity to transform the Northville Downs acreage from its decaying state to an area that expands, not diminishes, the unique landscape and architectural features that make downtown Northville so appealing. We believe that the Northville Downs land has the potential to enhance the natural beauty and character of the surrounding areas and maintain Northville as one of southeast Michigan's most desirable and premiere places to live.

Respectfully submitted,

Linda and Daniel Hodor

47738 Dunhill Ct
Northville MI 48167

From: [Greg Swanson](#)
To: [Dianne Moore](#)
Subject: Northville Downs Project
Date: Friday, April 8, 2022 8:31:26 PM

Hi Dianne

Thinking more about the Downs project:

First, as I have mentioned in previous public meetings, I would like to make sure that the whole project in its entirety is bonded. So that no matter what happens over the entire timeline to any portion of the project by any of the people/entities/company's involved, all costs will be covered 10 ways to Sunday and the City wouldn't have to pay a dime. Also that there is a solid timeline for each phase with penalties for not staying within the schedule (unlike the condo project on Center Street that has been an eyesore for years now).

Second, I would like to make sure that it is in writing and cast in stone that there is one entity/company that is the main contact (project manager) for all aspects, concerns, issues for the entire project, with the City. To make sure the City does not have to chase around to the various parties that Hunter Pasture has brought into the project for the different phases.

Third, please see the attached photos of the crappy development at 5 Mile and Beck. It hasn't even been completed and it already looks bad. These disgusting, hideous, brain dead Multi use developments with a few houses mixed in with condos, apartments, townhouses look very hodgepodge and cheap. They certainly do not portray the Historic character and appeal of Northville.

The project at 5 and Beck has a similar Central Park area. It doesn't appear to be active or used much. Here and there a few people take 5 minutes to walk their dog and are gone, otherwise it sits barren. The Central Park proposed by Hunter Pasture will take taxpayers money and the city's time and management to activate and maintain it and make it an dynamic engaging public space. We need to be prepared to do that. Just because the space is built doesn't mean it will inherently and passively be vibrant and useful. Plymouth has Kellogg Park and it is a great model for a Northville to emulate and learn from.

Thanks to all of you for your hard work and time. I know there are a lot of good people and various teams striving to make sure there is a significant positive cohesive outcome.

Greg Swanson

















Sent from my iPhone

From: [Chin May](#)
To: [Dianne Massa](#)
Cc: [Julia B](#)
Subject: Concerns regarding The Hunter Pasteur proposed Preliminary Plan
Date: Wednesday, April 13, 2022 4:47:42 PM

Dear Ms Dianne Massa,
City Clerk
Northville, MI

We've lived in Northville since 2018 in a small condo off 8 mile & Taft, and with the new development projects are considering leaving the city because that's not what we moved here for.

With such a huge development we see Northville downtown becoming like a Royal Oak, or Birmingham downtown. If we were okay with that we'd have just lived there. What we loved about Northville was the history, the quaintness, and the small-town feel.

The Hunter Pasteur proposed Preliminary Plan in its current form is very high risk to the city. We urge the Planning Commission to adopt the Criteria Listed in this email to objectively evaluate if the Plan meets the PUD requirements as stated in Article 20 of the Zoning Ordinance. We feel that the Plan does not meet the PUD requirements, in particular, Section 20.05:

“.....The proposed use or uses shall be of such location, size, density and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts....”

And therefore do not support this Plan in its current form.

Respectfully submitted,

Chin-May & Julia

1228 Charleston Ct
Northville, MI

April 5, 2022

To: Donna Tinberg – Chair
Planning Commission Members

Ladies and Gentlemen,

HPN petitioned the Northville City Council for approval to modify their original option to purchase the lot on Cady St., so they could purchase the property prior to PUD and site plan approval, as their original option stated.

Some of the Council members were aware that HPN was going to close on the Downs property very soon.

I looked into this, and discovered that HPN was not going to close on the property, as HPN had assigned the purchase of this property to “Perennial Homes” with Mr. Wertheimer as authorized signatory. The packet enclosed outlines my presentation to the City Council last evening, 4/4/22, for your information.

When City Council came out of closed session, they notified the audience there would be no decision on this item, and they would revisit it at their next meeting.

The potential may thus exist that Perennial Homes will own the northern 14 acres of The Downs property.

Respectfully

Jim Long

April 4th, 2022

To: Mayor Brian Turnbull
Members of the City Council
City Manager Pat Sullivan

Ladies and Gentlemen,

For purpose of my comments I have attached the following:

A. Page 1 of the original HPN "Option To Purchase" dated 7-23-19.
Please note the highlighted area (b).

B. Page 1 of the HPN "Supplemental Agreement To Option To Purchase". Please note the two highlighted areas D and E.

HPN was originally scheduled to close on the northern 14 acres of the noted property on Tuesday 4-5-22.

I have received information that HPN will not be closing on this property as HPN has assigned the purchase of this property to "Perennial Homes", with Mr. Wertheimer as Authorized Signatory.

Perennial appears will now be the owner of the northern 14 acres of The Downs property.

To me this should be very concerning to the City of Northville for a number of reasons:

1. Why was the change of ownership necessary from HPN to Perennial Homes ?

2. Why now the urgency to purchase the City property prior to their original demand that it be completed after their development plan is "...approved by Northville or withdrawn by HPN"?
3. Why the separation of ownership of 14 acres from the proposed HPN development for The Downs?
4. Will this allow HPN to sign over ownership of this parcel of property that they will purchase for \$422,917.00 to Perennial Homes?
5. Will Perennial Homes thus then be the owner of a parcel of prime Northville Land that in today's market could easily be worth in excess of 700,000.00?
6. Is this a "Plan B" for HPN with the long difficult process of approval of their current proposal for The Downs?
7. Will this allow HP to close down HPN with no legal recourse by The City?
8. Is there a hidden agenda here?

Every decision has a down side. Any decision to grant HPN approval of the "Supplemental Agreement" has way too many downsides.

I thus urge the Northville City Council to reject this proposal.

Respectfully,

Jim Long

OPTION TO PURCHASE

This Option to Purchase (the "Agreement") is entered into as of the 23rd day of July, 2018 ("Effective Date"), by and between Hunter Pasteur Northville LLC, a Michigan limited liability company, whose address is 32300 Northwestern Highway, Suite 230, Farmington Hills, MI 48334 (herein "HPN"), and the City of Northville, a Michigan Municipal Corporation, with offices at 215 W. Main Street, Northville MI 48167 (herein "Northville").

Recitals

- A. Northville owns a certain vacant parcel located in the City of Northville described on attached Exhibit A ("Northville Property");
- B. HPN is proposing to develop property described on attached Exhibit B ("HPN Property"), which is adjacent to the Northville Property;
- C. HPN desires an option to purchase the Northville Property for development purposes as a mixed used commercial and residential development together with the development of the HPN Property ("Development");
- D. Northville also owns a parcel of property located immediately west of the Northville Property described on attached Exhibit C ("Additional Property"). A third party currently holds an option to purchase the Additional Property; and
- E. Both parties wish to set forth the consideration, terms, and conditions upon which HPN shall have an option to purchase the Northville Property and the Additional Property.

In consideration of One Hundred and no/100 Dollars (\$100.00) paid by HPN to Northville, the mutual covenants herein contained, and other good and valuable consideration, the receipt and adequacy of which are hereby mutually acknowledged, the parties agree as follows:

1. Grant of Option.

- (a) Northville hereby grants to HPN the exclusive option to cause Northville to sell, warrant, and convey to HPN, subject to the conditions and reversionary interest expressed herein, the Northville Property as described on Exhibit A.
- (b) This option shall remain in effect for as long as HPN is pursuing approval of a plan for the Development, and until such plan is approved by Northville or withdrawn by HPN, but in no event longer than three (3) years from the date of this Agreement; except as may be extended upon the mutual agreement of the parties. HPN shall have the right to seek additional six (6) month extensions from Northville provided that HPN continues to pursue approvals required for the Development. Northville shall not unreasonably withhold its agreement to HPN's request for an extension.

SUPPLEMENTAL AGREEMENT TO OPTION TO PURCHASE

This Supplemental Agreement to Option to Purchase ("Agreement") is made and entered into as of the date of the last signature on the signature page hereof ("Effective Date"), by and between the City of Northville, a Michigan municipal corporation, whose address is 215 W. Main Street, Northville, MI 48167 ("City"), and Hunter Pasteur Northville LLC, a Michigan limited liability company, whose address is 32300 Northwestern Highway, Suite 230, Farmington Hills, MI 48334 ("HPN").

RECITALS

- A. City is the owner of the real property, more particularly described on Exhibit "A", attached hereto and made a part hereof ("Northville Property").
- B. HPN intends to purchase the real property adjacent to the Northville Property, more particularly described on Exhibit "B", attached hereto and made a part hereof ("HPN Property").
- C. HPN has proposed to: (i) develop the HPN Property and the Northville Property, which together constitute the Development (as hereinafter defined) as a mixed-use commercial and residential development pursuant to the Planned Unit Development ("PUD") provisions of the City Zoning Ordinance containing a multi-story mixed use structure with commercial or office uses on the first floor and residences above (the "Development"); and (ii) demonstrate as a part of the Development the method by which HPN would replace the ninety two (92) parking spaces currently located on the Northville Property with ninety two (92) non-exclusive public parking spaces located within 600 feet of the outside perimeter of the Northville Property, which ninety two (92) non-exclusive parking spaces will be in addition to the parking to be provided as a part of the Development.
- D. HPN and City entered into an Option to Purchase the Northville Property on July 23, 2018, which Option was amended on August 7, 2021 (collectively, the "Option Agreement"). Under the terms of the Option Agreement, HPN may not exercise the option to purchase the Northville Property until it has obtained Preliminary Plan and Final Plan approval for the Development. HPN has applied for and actively continues to pursue approval for the Development but as of the Effective Date of this Agreement HPN has not received approval.
- E. HPN desires to exercise the option under the Option Agreement and purchase the Northville Property without having obtained approval for the Development. City will allow HPN to exercise the option under the Option Agreement and purchase the Northville Property under the terms and conditions of the Option Agreement and this Agreement as hereinafter set forth.

NOW THEREFORE, in consideration of the foregoing Recitals and the mutual covenants contained herein, the parties agree as follows:

Hunter Pasteur

April 11, 2022

Ms. Dianne Massa, City Clerk
215 W. Main St.
Northville, Michigan 48167

On Wednesday, April 6th, Hunter Pasteur received a copy of correspondence written by Mr. Jim Long to the Planning Commission regarding his concerns with Hunter Pasteur's option to purchase a portion of the City owned parking lot on Cady Street. Mr. Long stated in his correspondence that he discovered that Hunter Pasteur had assigned the purchase of the property to Perennial Homes with Randy Wertheimer as the authorized signatory. Mr. Long presented similar comments to the Northville City Council on April 4 and asserted the possibility of a "hidden agenda" and "way too many downsides". We ask that this letter be provided to both the City Council and Planning Commission.

It is a common practice in the development of real estate projects for different, but related, entities to be involved in the initial purchase and final development stages. Initially, one entity may enter into the purchase agreement and another entity, consisting of some of the same, but additional partners brought into the project for investment purposes, purchase, and development of the project. That's what was done here.

Hunter Pasteur Northville LLC contracted with both Northville Downs and the City to purchase the north parcel and the City parking lot parcel, respectively. The Northville Downs purchase agreement for the north parcel was assigned to Perennial Northville LLC, and purchased on April 6th. The option agreement with the City will be assigned to Perennial Northville LLC prior to closing and Perennial will become the purchaser too. **(The option agreement specifically permits this type of transfer to occur.)** Both properties will be developed together once the project is approved by the City. Perennial Northville and Hunter Pasteur Northville are related entities. Randy Wertheimer is and continues to act as a managing partner of both entities, with other development partners.

If you have any additional questions relating to this matter, please contact Randy Wertheimer (randy@hunterpasteurhomes.com) or Seth Herkowitz (seth@hunterpasteurhomes.com).

Sincerely,

Randy Wertheimer and the Hunter Pasteur Team



From: [Michelle Massel](#)
To:

Subject: FW: Contact info - Northville Downs Development Suggestion...
Date: Tuesday, April 19, 2022 11:12:41 AM
Attachments: [Northville Downs New Splash Pad Suggestion....docx](#)

Apologies, here is the email that came with the splash pad suggestion for your reference (see below)

Sincerely,

Michelle Massel

Administrative Assistant

City Manager's office

City of Northville

248-449-9905



Find out what's happening around town.
Subscribe to our free weekly e-newsletter.

From: Chris Kazor <chriskazor@gmail.com>
Sent: Monday, April 18, 2022 5:42 PM
To: Michelle Massel <mmassel@ci.northville.mi.us>
Cc: Jeri Johnson <JJohnson@ci.northville.mi.us>; kazorfund@gmail.com
Subject: Northville Downs Development Suggestion...

Hi Michelle,

I was given your email to send a suggestion for the Northville Downs Development (specifically to 1 of the 3 new grass squares shown in the drawings in "Central Park")

I've attached a word document of the suggestion with photos.

If you have any issue opening the doc. and/or seeing the photos just let me know and I'll send it a different way to you.

Could you also send this suggestion (and word doc.) to the appropriate person at Hunter Pasteur for their review and/or comments?

Hope it will be given serious consideration as every neighbor I showed it to LOVED the idea.

Thanks and talk soon,

Chris Kazor

218 St. Lawrence Blvd.

Northville MI 48168

(St. Lawrence Estates - corner of 7 mile/sheldon)

630-240-7118

SPLASH PADS BENEFIT CITIES AND RESIDENTS

>> In the Northville Downs Development new proposed “Central Park” that has 3 separate grassy squares all connected next to each other...it would be nice to use 1 of the 3 squares for a beautiful, attractive usable community feature, such as a Splash Pad.

Splash pads have recently become popular family recreation destinations in cities of all sizes. While not meant to be a replacement to the pool, they offer a fun water experience while requiring a relatively small financial investment. For municipalities struggling with functionally obsolete and costly pools, splash pads are a smart alternative. They are scalable, allowing them to meet wide-ranging levels of service and budget. The jets and sprays offer an endless combination of choreographed movements, intensity, and sizes of water.

- People are being encouraged to trade indoor time for outdoor time. Spending more time being active and less time being sedentary.

WHY CONSIDER A SPLASH PAD?

- **Energy** - Energize and liven up an urban or formal space with wet plazas and interactive fountains. These spaces attract visitors, acting as a focal point to an area with water, light and even choreographed music.
- **Efficiency** - Co-location to existing park amenities provide further efficiencies including maintenance, parking, covered picnic areas, and restrooms.
- **Revenue** - Plan for adjacent pavilion rentals to foster use and revenue. Optional fees could fund operations, maintenance, and future expansion.
- **Interest** - Universal splash mounting systems allow cities to periodically rotate spray fixtures, which can spark renewed interest and encourage return visits.





ALSO... the same splash pad in spring/summer/fall that everyone enjoys watching and playing in, can also be converted to an ice rink in the winter, so that you get year round community enjoyment and visitors spending time and shopping/restaurant added revenues (no slow months). This is MUCH better than the space just sitting there empty covered in snow for months on end not being used/enjoyed.

Here is a photo of a splash pad converted to an ice rink in winter

This company link has special technology to do so...

<https://customicerinks.com/splashpads.html>



WHAT ARE THE COST BENEFITS?

- **Construction** - Initial construction costs for splash pads are much less than swimming pools. In addition, stand-alone splash pads do not require many of the security features found at municipal pools, such as fencing, gates, and administration facilities.
- **Operations** - The cost of operations of a splash pad are much less than that of a swimming pool. There are two main types of splash pad systems: recirculating and pass-through. The cost varies based on the type of system used. Recirculating systems collect the water within a holding tank where it is treated and filtered and pumps it back out again to the spray nozzles. This system requires scheduled water monitoring and adjusting of chemicals. While it uses much less water, it is more expensive to monitor. A pass through system uses city potable water and drains directly to the sanitary system and therefore no monitoring is required. The main cost is the potable water. Some systems collect the water and utilize it as a gray water application such as drip irrigation. If there is no charge to the residents to use the splash pad, access control personnel are not always required. Safety concerns, in general, are lower and do not require the hiring of lifeguard personnel.
- **Maintenance** – Once built, maintenance costs for splash pads are significantly less compared to swimming pools. Equipment operating costs are much less, especially in a pass through system that does not use pumps, filters, and chemicals.

Thanks for listening and we hope you'll consider this wonderful way to bring the community together year round for both those that wish to participate using the splash/ice pad...or...those that just wish to sit on benches around the splash/ice pad having coffee and watch PLUS have wonderful conversation with others while getting to meet many of your neighbors.