



Meeting of the DDA Board of Directors
Meeting Room A, City Hall
November 15, 2022 - 8:00 a.m.

AGENDA

1. Call to Order – Shawn Riley
2. Introduction to new DDA Board member – David Cole
3. Audience Comments (3-minute limit)
4. Approval of Agenda and Consent Agenda
5. Consent Agenda
 - a. October 2022 Financial Statement (Attachment 5.a)
 - b. October 2022 Invoice Report (Attachment 5.b)
 - c. October 11, 2022 Meeting Minutes (Attachment 5.c)
 - d. October EV Charging Usage (Attachment 5.d)
6. 2021-22 DDA Audit – Presentation by Plante Moran Team
 - a. Audit Letter (Attachment 6.a)
 - b. Audit Report (Attachment 6.b)
7. Citizens District Council
 - a. Member Update (Attachment 7.a)
8. Northville Downs
 - a. Project Funding (Attachment 8.a)
 - b. Memo From Finance Director (Attachment 8.b)
 - c. Presentation by Hunter Pasteur – Request for Financial Assistance
9. Committee Information and Updates
 - a. Design Committee – No report
 - b. Marketing Committee – Shawn Riley (Attachment 9.b)
 - c. Parking Committee – Jim Long / Greg Presley
 - d. Organizational Committee – DJ Boyd
 - e. Economic Development Committee – Aaron Cozart
 - f. Sustainability Committee – Dave Gutman
10. Future Meeting Dates
 - a. Advisory Committee with GMA – November 29, 2022
 - b. Marketing Committee – December 1, 2022
 - c. Advisory Committee with GMA, walking workshop – December 7, 2022
 - d. Executive Committee – December 14, 2022
 - e. DDA Board Meeting – December 20, 2022
 - f. Parking Committee - TBD
11. Adjournment – Next Meeting, December 20, 2022

REVENUE AND EXPENDITURE REPORT FOR CITY OF NORTHVILLE

PERIOD ENDING 10/31/2022

% Fiscal Year Completed: 33.70

GL NUMBER	DESCRIPTION	2022-23	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	10/31/2022 NORMAL (ABNORMAL)	MONTH 10/31/2022 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000						
248-000-404.000	CURRENT PROPERTY TAXES	811,239.00	706,108.56	0.00	105,130.44	87.04
248-000-418.000	PROPERTY TAXES - OTHER	(1,000.00)	(3.01)	(1.68)	(996.99)	0.30
248-000-451.000	DDA OPERATING LEVY	67,126.00	64,881.12	366.31	2,244.88	96.66
248-000-490.090	NEWSPAPER RACK REGISTRATION FEES	180.00	180.00	60.00	0.00	100.00
248-000-490.100	OUTDOOR DINING/RETAIL PERMIT FEES	13,846.00	1,034.00	0.00	12,812.00	7.47
248-000-573.000	LCSA - PERS PROP TAX REIMBURSEMENT	24,431.00	24,430.86	24,430.86	0.14	100.00
248-000-626.000	MISCELLANEOUS REVENUE	200.00	561.00	260.00	(361.00)	280.50
248-000-626.110	EV CHARGING STATION REVENUE	1,515.00	0.00	0.00	1,515.00	0.00
248-000-665.000	INTEREST - INVESTMENT POOL	3,570.00	1,457.62	917.27	2,112.38	40.83
248-000-665.190	INTEREST - MI CLASS 1 DISTRIBUTED	1,000.00	787.58	296.47	212.42	78.76
248-000-665.200	LONG TERM INVESTMENT EARNINGS	6,650.00	2,223.59	661.36	4,426.41	33.44
248-000-665.400	INVESTMENT POOL BANK FEES	(100.00)	(133.87)	(45.18)	33.87	133.87
248-000-665.500	INVESTMENT MANAGEMENT FEES	(750.00)	(155.53)	(67.42)	(594.47)	20.74
248-000-665.600	BANK LOCKBOX FEES	(1,000.00)	(135.33)	(41.10)	(864.67)	13.53
248-000-665.700	CUSTODIAL FEES	(140.00)	(28.89)	0.00	(111.11)	20.64
248-000-667.020	RENT - SHORT TERM	700.00	210.00	0.00	490.00	30.00
248-000-669.000	UNREALIZED MARKET CHANGE IN INVESTMENTS	(3,740.00)	(12,547.74)	(1,753.77)	8,807.74	335.50
248-000-677.000	SPONSORSHIPS	38,000.00	34,392.00	4,307.00	3,608.00	90.51
Total Dept 000		961,727.00	823,261.96	29,390.12	138,465.04	85.60
TOTAL REVENUES		961,727.00	823,261.96	29,390.12	138,465.04	85.60
Expenditures						
Dept 573 - DPW SERVICES						
248-573-706.000	WAGES - REGULAR FULL TIME	11,500.00	949.31	337.89	10,550.69	8.25
248-573-707.000	WAGES - REGULAR OVERTIME	500.00	0.00	0.00	500.00	0.00
248-573-725.000	FRINGE BENEFITS	11,000.00	906.57	327.52	10,093.43	8.24
248-573-801.020	AUTOMOTIVE SERVICE	525.00	120.71	0.00	404.29	22.99
248-573-943.000	EQUIPMENT RENTAL - CITY	11,135.00	321.90	90.08	10,813.10	2.89
Total Dept 573 - DPW SERVICES		34,660.00	2,298.49	755.49	32,361.51	6.63
Dept 741 - DESIGN COMMITTEE						
248-741-706.000	WAGES - REGULAR FULL TIME	22,605.00	6,468.93	1,601.22	16,136.07	28.62
248-741-709.000	WAGES - PART TIME	64,880.00	32,897.78	6,709.50	31,982.22	50.71
248-741-725.000	FRINGE BENEFITS	13,540.00	5,648.23	1,273.46	7,891.77	41.72
248-741-726.000	SUPPLIES	500.00	417.20	47.29	82.80	83.44
248-741-775.200	DOWNTOWN MATERIALS	27,145.00	798.70	(163.12)	26,346.30	2.94
248-741-775.210	SOCIAL DISTRICT EXPENDITURES	800.00	226.51	0.00	573.49	28.31
248-741-775.900	FUEL & OIL	400.00	546.63	11.12	(146.63)	136.66
248-741-801.000	CONTRACTUAL SERVICES	31,470.00	5,611.11	1,656.02	25,858.89	17.83
248-741-801.160	RESTROOM PROGRAM	4,000.00	1,212.00	303.00	2,788.00	30.30
248-741-920.010	ELECTRIC POWER	1,420.00	1,428.69	370.38	(8.69)	100.61
248-741-920.020	NATURAL GAS	8,410.00	322.28	0.00	8,087.72	3.83
248-741-920.030	WATER & SEWER SERVICE	9,300.00	5,775.32	3,478.10	3,524.68	62.10
248-741-938.120	LANDSCAPE MAINTENANCE	35,310.00	300.90	0.00	35,009.10	0.85
248-741-938.160	BRICK REPAIR & MAINTENANCE	2,000.00	0.00	0.00	2,000.00	0.00
248-741-955.210	SIGNAGE & MARKERS PROJECT	500.00	0.00	0.00	500.00	0.00
248-741-962.500	VEHICLE INSURANCE	455.00	339.00	0.00	116.00	74.51
248-741-976.010	STREET FURNISHINGS	37,500.00	29,284.08	3,995.00	8,215.92	78.09

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		AMENDED BUDGET	YTD BALANCE 10/31/2022 NORMAL (ABNORMAL)			
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
Total Dept 741 - DESIGN COMMITTEE		260,235.00	91,277.36	19,281.97	168,957.64	35.07
Dept 742 - MARKETING COMMITTEE						
248-742-706.000	WAGES - REGULAR FULL TIME	18,085.00	5,187.86	1,280.94	12,897.14	28.69
248-742-709.000	WAGES - PART TIME	30,865.00	10,593.56	2,830.74	20,271.44	34.32
248-742-725.000	FRINGE BENEFITS	8,625.00	2,902.59	732.98	5,722.41	33.65
248-742-726.000	SUPPLIES	50.00	0.00	0.00	50.00	0.00
248-742-801.000	CONTRACTUAL SERVICES	55,865.00	16,162.00	850.00	39,703.00	28.93
248-742-801.340	WEB SITE MAINTENANCE	1,355.00	717.97	0.00	637.03	52.99
248-742-955.160	DOWNTOWN PROGRAMMING & PROMOTION	50,100.00	20,144.00	7,444.00	29,956.00	40.21
248-742-955.190	BUSINESS RETENTION PROGRAM	1,365.00	1,365.00	0.00	0.00	100.00
Total Dept 742 - MARKETING COMMITTEE		166,310.00	57,072.98	13,138.66	109,237.02	34.32
Dept 743 - PARKING COMMITTEE						
248-743-706.000	WAGES - REGULAR FULL TIME	9,045.00	2,593.96	640.50	6,451.04	28.68
248-743-725.000	FRINGE BENEFITS	3,445.00	1,044.20	257.36	2,400.80	30.31
248-743-726.000	SUPPLIES	50.00	0.00	0.00	50.00	0.00
248-743-955.200	DOWNTOWN PARKING PROGRAM	500.00	0.00	0.00	500.00	0.00
248-743-995.101	O/T TO GENERAL FUND	50,000.00	25,000.00	12,500.00	25,000.00	50.00
248-743-995.230	O/T TO PARKING FUND	123,660.00	49,330.00	24,665.00	74,330.00	39.89
Total Dept 743 - PARKING COMMITTEE		186,700.00	77,968.16	38,062.86	108,731.84	41.76
Dept 744 - ORGANIZATIONAL COMMITTEE						
248-744-706.000	WAGES - REGULAR FULL TIME	13,565.00	3,922.84	960.70	9,642.16	28.92
248-744-709.000	WAGES - PART TIME	20,120.00	7,211.60	1,937.61	12,908.40	35.84
248-744-725.000	FRINGE BENEFITS	5,745.00	2,180.15	550.17	3,564.85	37.95
248-744-726.000	SUPPLIES	2,750.00	881.54	9.52	1,868.46	32.06
248-744-730.000	POSTAGE	50.00	31.80	0.00	18.20	63.60
248-744-731.000	PUBLICATIONS	65.00	0.00	0.00	65.00	0.00
248-744-801.190	TECHNOLOGY SUPPORT & SERVICES	2,715.00	2,883.60	91.90	(168.60)	106.21
248-744-802.010	LEGAL SERVICES - GENERAL	11,000.00	2,565.00	1,088.00	8,435.00	23.32
248-744-805.000	AUDITING SERVICES	5,250.00	4,723.00	0.00	527.00	89.96
248-744-900.000	PRINTING & PUBLISHING	1,215.00	338.94	115.37	876.06	27.90
248-744-920.000	UTILITIES	1,300.00	431.88	107.97	868.12	33.22
248-744-958.000	MEMBERSHIP & DUES	1,395.00	745.00	270.00	650.00	53.41
248-744-960.000	EDUCATION & TRAINING	850.00	0.00	0.00	850.00	0.00
248-744-962.000	LIABILITY & PROPERTY INSURANCE PREMIUM	4,290.00	3,217.50	0.00	1,072.50	75.00
248-744-962.010	INSURANCE - SPECIAL EVENTS POLICY	2,500.00	2,356.00	950.00	144.00	94.24
248-744-965.000	OVERHEAD - ADMIN & RECORDS	13,220.00	3,305.00	0.00	9,915.00	25.00
Total Dept 744 - ORGANIZATIONAL COMMITTEE		86,030.00	34,793.85	6,081.24	51,236.15	40.44
Dept 745 - ECONOMIC DEVELOPMENT COMMITTEE						
248-745-706.000	WAGES - REGULAR FULL TIME	27,125.00	7,765.83	1,921.44	19,359.17	28.63
248-745-725.000	FRINGE BENEFITS	10,340.00	3,125.77	772.11	7,214.23	30.23
248-745-726.000	SUPPLIES	100.00	0.00	0.00	100.00	0.00
248-745-955.190	BUSINESS RETENTION PROGRAM	500.00	0.00	0.00	500.00	0.00
Total Dept 745 - ECONOMIC DEVELOPMENT COMMITTEE		38,065.00	10,891.60	2,693.55	27,173.40	28.61

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		AMENDED BUDGET	10/31/2022 NORMAL (ABNORMAL)	MONTH 10/31/2022 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
Dept 906 - DEBT SERVICE						
248-906-995.303	O/T TO DEBT SERVICE FUND	169,880.00	7,440.00	0.00	162,440.00	4.38
Total Dept 906 - DEBT SERVICE		169,880.00	7,440.00	0.00	162,440.00	4.38
Dept 999 - RESERVE ACCOUNTS						
248-999-999.000	UNALLOCATED RESERVE	19,847.00	0.00	0.00	19,847.00	0.00
Total Dept 999 - RESERVE ACCOUNTS		19,847.00	0.00	0.00	19,847.00	0.00
TOTAL EXPENDITURES		961,727.00	281,742.44	80,013.77	679,984.56	29.30
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		961,727.00	823,261.96	29,390.12	138,465.04	85.60
TOTAL EXPENDITURES		961,727.00	281,742.44	80,013.77	679,984.56	29.30
NET OF REVENUES & EXPENDITURES		0.00	541,519.52	(50,623.65)	(541,519.52)	100.00

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF NORTHVILLE
 POST DATES 10/01/2022 - 10/31/2022
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY					
Dept 000					
248-000-665.500	INVESTMENT ADVISORY FEES	ROBINSON CAPITAL MANAGEMEN	SEPTEMBER MGMT FEES	67.42	119309
Total For Dept 000				67.42	
Dept 741 DESIGN COMMITTEE					
248-741-726.000	SUPPLIES	JACOB ARENZ	KEYS FOR FIRE PIT - REIMBURSE	23.29	119318
248-741-726.000	SUPPLIES	ENGRAVING CONNECTION	NAME TAGS, COUNCIL, DDA, LIZ	24.00	119228
248-741-775.200	DOWNTOWN MATERIALS	HOME DEPOT CREDIT SERVICES	6035322532048778 -	51.18	119223
248-741-775.200	DOWNTOWN MATERIALS	HOME DEPOT CREDIT SERVICES	6035322532048778	19.29	119363
248-741-801.000	CONTRACTUAL SERVICES	CAMTRONICS COMMUNICATION	SECURITY CAMERA SYSTEM	78.16	119178
248-741-801.000	CONTRACTUAL SERVICES	MARC DUTTON IRRIGATION,	INDRIP LINE REPAIR	386.25	119137
248-741-801.000	CONTRACTUAL SERVICES	SHERWIN WILLIAMS - CANTON	PAINT FOR TRASH CANS	347.35	119158
248-741-801.000	CONTRACTUAL SERVICES	SHERWIN WILLIAMS - CANTON	PAINT FOR TRASH CANS	360.48	119158
248-741-801.000	CONTRACTUAL SERVICES	CDW GOVERNMENT, INC.	PD & DDA APC BATTERY BACK-UPS	184.78	119229
248-741-801.000	CONTRACTUAL SERVICES	CLEAR RATE COMMUNICATIONS,	PHONE & INTERNET	299.00	500493
248-741-801.160	RESTROOM PROGRAM	JOHN'S SANITATION	MONTHLY RESTROOM PROGRAM	303.00	119278
248-741-920.010	8186976 - 150 E MAIN - J	DTE ENERGY	ELECTRIC USAGE 9/16/22 - 10/14/22	370.38	119352
248-741-938.120	LANDSCAPE MAINTENANCE	BEGONIA BROTHERS	ANNUALS/PERENNIALS DOWNTOWN	6,235.00	119141
248-741-938.120	LANDSCAPE MAINTENANCE	BEGONIA BROTHERS	DOWNTOWN ANNUALS	432.00	119141
248-741-976.010	STREET FURNISHINGS	HINES RESOURCE GROUP	CHAIRS FOR TOWN SQUARE	3,995.00	119324
Total For Dept 741 DESIGN COMMITTEE				13,109.16	
Dept 742 MARKETING COMMITTEE					
248-742-801.000	CONTRACTUAL SERVICES	AARONSON MANAGEMENT, INC.	STAGE BANNER	300.00	119140
248-742-801.000	CONTRACTUAL SERVICES	COMMUNITY PUBLISHING & MARK	NORTHVILLE TODAY Q3 AD	550.00	119163
248-742-955.160	DOWNTOWN PROGRAMMING & PROMOTION	AARONSON MANAGEMENT, INC.	SKELETON SPONSOR SIGNS	445.00	119140
248-742-955.160	DOWNTOWN PROGRAMMING & PROMOTION	FACE FLAIR LLC	ENTERTAINMENT FOR SKELETON EVENT	1,000.00	119188
248-742-955.160	DOWNTOWN PROGRAMMING & PROMOTION	JOHN ANGEVINE	SKELETON EVENT - ENTERTAINMENT	500.00	119189
248-742-955.160	DOWNTOWN PROGRAMMING & PROMOTION	AARONSON MANAGEMENT, INC.	SKELETON SPONSOR SIGNS	77.00	119269
248-742-955.160	DOWNTOWN PROGRAMMING & PROMOTION	AARONSON MANAGEMENT, INC.	SKELETON SPONSOR SIGNS	22.00	119269
248-742-955.160	DOWNTOWN PROGRAMMING & PROMOTION	JAG ENTERTAINMENT	SEPTEMBER CONCERTS	5,400.00	119290
Total For Dept 742 MARKETING COMMITTEE				8,294.00	
Dept 744 ORGANIZATIONAL COMMITTEE					
248-744-726.000	SUPPLIES	LORI WARD	REMINBURSE MEETING SUPPLIES	9.52	119284
248-744-801.190	TECHNOLOGY SUPPORT & SERVICES	COMCAST CORPORATION	DDA OFFICE WIFI	91.90	119255
248-744-802.010	LEGAL SERVICES - GENERAL	ADKISON, NEED & ALLEN PLLC	LEGAL FEES - REAL ESTATE AUG 22	664.00	119166
248-744-802.010	LEGAL SERVICES - GENERAL	ADKISON, NEED & ALLEN PLLC	LEGAL FEES - REAL ESTATE SEPT 22 (15.3)	424.00	119301
248-744-920.000	UTILITIES	CLEAR RATE COMMUNICATIONS,	PHONE & INTERNET	32.97	500493
248-744-958.000	MEMBERSHIP & DUES	NORTHVILLE CHAMBER OF COMM	CHAMBER MEMBERSHIP	270.00	119271
248-744-962.010	INSURANCE - SPECIAL EVENTS POLIC	MICHIGAN MILLERS MUTUAL IN	SPEC EVENT POLICY 4/30/22-4/30/23 & MAI	950.00	119395
Total For Dept 744 ORGANIZATIONAL COMMITTEE				2,442.39	
Total For Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY				23,912.97	

DOWNTOWN DEVELOPMENT AUTHORITY
Meeting of the DDA Board of Directors
October 11, 2022

The October meeting of the DDA Board was called to order at 8:00 am.

ROLL CALL

Present: *Mayor Brian Turnbull, DJ Boyd, Margene Buckhave, Aaron Cozart, Steven Huprich, Mike Jaafar, Jim Long, Greg Presley, Shawn Riley,*

Absent: *Ryan McKindles*

Also Present: *Lori Ward/DDA Executive Director, Jeri Johnson/DDA Marketing & Communications Director, Jessica Howlin/DDA Marketing & Administrative Assistant, Marilyn Price/City Council, Barbara Morowski-Browne/City Council, Fred Shiell/Resident*

AUDIENCE COMMENTS

None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion by Turnbull, seconded by Buckhave, to approve the agenda and consent agenda. **Motion carries.**

DDA BOARD MEMBER UPDATES

Riley introduced Steven Huprich, as the newest member of the DDA Board. Huprich said he is a professor at University of Detroit Mercy and owns a practice in town. Huprich has also been a resident in the City for 20 years. Riley said Greg Richards has resigned as he is no longer with Browndog. Ward said that creates an opening on the board and City Council has begun the interview process.

DOWNTOWN STREET FURNITURE

Ward said that the downtown furnishings were first purchased in 2008 and have been well used by the public for the past 14 years. Since the pandemic they have gotten more frequent use, including being out all winter instead of going into storage. The downtown is now short about 28 chairs. The original Podio chairs will take 5 months to ship and cost \$250. Ward said DDA staff is recommending the Ronda style, which is \$133.75 per chair and is being ordered through the vendor EMU Americas. Staff recommends a budget amendment within the street furnishings line item to purchase the chairs.

Motion by Boyd, seconded by Buckhave, to purchase chairs based on staff recommendation outlined in attachment 6. **Motion carries.**

DOWNTOWN STREET CLOSURE UPDATE

Ward said earlier this year City Council took action to permanently close streets. At that time, DDA pledged to work with City Council to implement a recommendation, part of that for the DDA was to select a design firm to work on entranceways, lighting, etc. After putting out an RFP, the DDA received five proposals from architecture and engineering firms. A proposal review committee was formed and included Robert Miller, Jeff Hamilton, Shawn Riley, DJ Boyd, Margene Buckhave, Carol Maise and Lori Ward. The review committee met on September 28th and selected Wade Trim, Beckett and Raeder, and Grissim Metz to move forward with the interview process.

Ward said members met and interviewed the firms on October 4. The committee felt that Grissim Metz was familiar with the community and similar work put them in a unique position to take on the project, and were selected unanimously. The firm also previously worked on the Northville Town Square project back in 2008. The City is also in the process of selecting a traffic engineer to work on traffic issues that the closures have presented. Ward said Grissim Metz will work with the traffic engineer as well as meet with EDC to discuss specifics of the project. The meeting schedule includes a minimum of seven meetings to develop the plan. Huprich asked how much the traffic has already been studied and there is a lot of added traffic and speeding. Ward said there has been very little studied on the traffic impacts of street closures but will be looked at. Long said the DDA/City has to be cautious on what is done with current infrastructure and plan for if streets reopen in the future. Long added that the proposal included a lot of hardscape work which can be very costly. Presley said also planning needs to account for creating a connection between Cady St and downtown so there aren't two separate downtowns. Ward said that the need for flexibility is included in the proposal.

Riley asked if the outdoor dining spaces were used on Friday night during the skeleton event. Jaafar said heating is an issue and people will sit outside if they have heat. Riley said part of the design plan is to find a solution for outdoor dining and heating structures. Ward added that next Wednesday the Historic District Commission will be discussing the structures and what is allowed downtown long-term. HDC is currently working with SHPO to find out exactly what the process is to review structures versus more permanent items.

Ward said to fund the project, it is recommended that the DDA ask City Council to partner on a 50/50 split on planning fees. Additionally, the DDA needs to work with City Council to identify funding sources to implement the project. The DDA currently has \$275,000 in fund balance for all projects, not just the placemaking project. There is bonding capability, as there is a parking bond that expires in two years. Boyd said part of the discussion should be the Cady St. development as that would create a significant revenue increase. Riley said the DDA needs to also find a revenue stream and consider when Cady St. will start capturing funds.

Motion by Boyd, seconded by Turnbull, to follow recommendation of the Advisory Committee to hire Grissim Metz to do design work for a pedestrian plan. **Long opposed** with comment that fiscally there are other options. **Motion carries. Motion by Buckhave, seconded by Boyd,** to recommend extension of special event application, which currently expires on November 7. **Motion carries.**

COMMITTEE INFORMATION AND UPDATES

- a. *Design Committee*: No report.
- b. *Marketing Committee*: Riley said the Victorian Heritage Festival is this weekend, there will be live music all over town throughout the weekend. The skeleton kick-off event is October 7.
- c. *Parking Committee*: Long asked that the parking committee meets soon. Jaafar said he is interested in joining this committee. Bob Buckhave, a resident in the audience, asked to also be added to this committee.
- d. *Organizational Committee*: No report.
- e. *Economic Development Committee*: No report.
- f. *Sustainability Committee*: No report.

BOARD COMMUNICATION

Presley said he is concerned about future costs for the next 10 years and parking is a big deal. The associated costs should be front and center right now. Buckhave said there is no effective parking and the City needs enforcement. Long said the DDA needs to go to City Council to figure out the parking situation for the long-term. Ward reminded everyone that the next board meeting is on October 11.

Motion by Turnbull, seconded by Presley to adjourn the DDA Board meeting. **Motion carried unanimously.**

Meeting adjourned at 9:24 am.

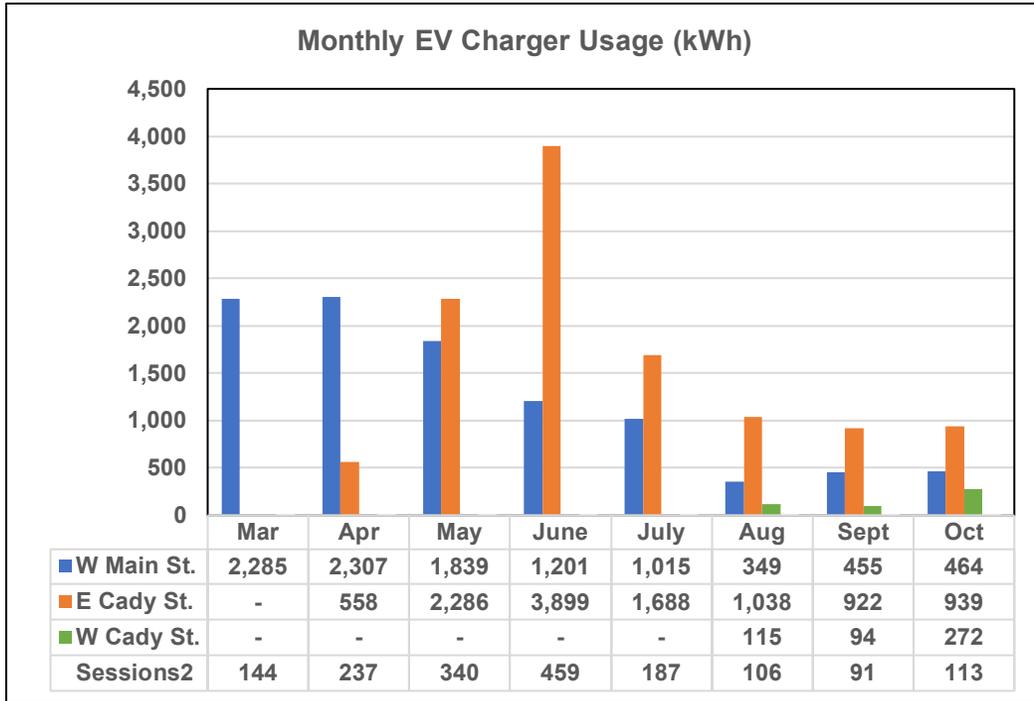
Respectfully submitted,
Jessica Howlin, Marketing & Administrative Assistant
Northville DDA

Northville, Michigan

W Main St. & E Cady St. Parking Deck

SITE USAGE

TRAFFIC DATA



<u>Avg. kWh per Day</u>	<u>Avg. Visits per Day</u>
54.0	3.6
<u>Gas Saved (gal)^{1 2}</u>	<u>CO2 Eliminated (lbs)³</u>
244.0	4,782.9

Assumptions:

1. 3.7 miles per kWh based on Tesla, BMW and Chevy driving data
2. 25.4 miles per gallon based on USDOT data
3. 19.6 pounds of CO2 per gallon of gas based on EPA estimates



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October 18, 2022

To the Board of Directors
 Northville Downtown Development Authority

We have audited the financial statements of Northville Downtown Development Authority (the "DDA") as of and for the year ended June 30, 2022 and have issued our report thereon dated October 18, 2022. Professional standards require that we provide you with the following information related to our audit.

Our Responsibility Under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter dated August 1, 2022, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities. Our responsibility is to plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement.

As part of our audit, we considered the internal control of Northville Downtown Development Authority. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in our letter about planning matters dated August 8, 2022.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by Northville Downtown Development Authority are described in Note 1 to the financial statements.

No new accounting policies were adopted, and the application of existing policies was not changed during 2022.

We noted no transactions entered into by DDA during the year for which there is a lack of authoritative guidance or consensus.

We noted no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

There were no significant balances, amounts, or disclosures in the financial statements based on sensitive management estimates.

The disclosures in the financial statements are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in performing and completing our audit.

Disagreements with Management

For the purpose of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report.

We are pleased to report that no such disagreements arose during the course of our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management.

We did not detect any misstatements as a result of audit procedures.

Significant Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, business conditions affecting the DDA, and business plans and strategies that may affect the risks of material misstatement, with management each year prior to our retention as the DDA's auditors. However, these discussions occurred in the normal course of our professional relationship, and our responses were not a condition of our retention.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated October 18, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a second opinion on certain situations. If a consultation involves application of an accounting principle to the DDA's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts.

To our knowledge, there were no such consultations with other accountants.

To the Board of Directors
Northville Downtown Development Authority

October 18, 2022

This information is intended solely for the use of Northville Downtown Development Authority and management of the City of Northville, Michigan and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Plante & Moran, PLLC

A handwritten signature in black ink that reads "Joe Kowalski". The signature is written in a cursive style with a prominent initial "J" and a long, sweeping underline.

Joe Kowalski, CPA



Northville Downtown Development Authority

(a component unit of the City of Northville, Michigan)

**Financial Report
with Supplemental Information
June 30, 2022**

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Independent Auditor's Report

To the Board of Directors
Northville Downtown Development Authority

Opinions

We have audited the financial statements of the General Fund and the governmental activities of Northville Downtown Development Authority (the "DDA"), a component unit of the City of Northville, Michigan as of and for the year ended June 30, 2022 and the related notes to the financial statements, which collectively comprise the DDA's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the General Fund and the governmental activities of the DDA as of June 30, 2022 and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the DDA and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the DDA's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

To the Board of Directors
Northville Downtown Development Authority

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the DDA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the DDA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the major fund budgetary comparison schedule, as identified in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplemental information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Plante & Moran, PLLC

October 18, 2022

June 30, 2022

The following discussion and analysis of the financial performance of Northville Downtown Development Authority (the "DDA") provides an overview of the DDA's financial activities for the fiscal year ended June 30, 2022. Please read it in conjunction with the DDA's financial statements.

Financial Highlights

The DDA staff allocates its time between marketing, business recruitment and retention, planning, parking, administrative duties, and special events. Time is also spent working with the City of Northville, the Northville Central Business Association, and the Chamber of Commerce to achieve and maintain a vibrant and economically viable downtown.

The DDA captured \$767,750 in tax increment revenue. This was an increase of 5 percent from the prior year. The DDA levied 1.8093 mills for operations, which generated \$63,393, up 4 percent from the prior year.

The State of Michigan reimbursed the DDA \$39,868 for losses related to the small taxpayer exemption on personal property taxes.

The COVID-19 pandemic continued to impact the operation of the DDA. The Northville City Council extended the downtown street closures and social district which were initiated in 2020. This required additional supplies, material, and labor to maintain the area in and around the social district. The DDA provided music for downtown residents and visitors every Friday and Saturday from May through November. The DDA sponsors popular downtown events such as the Friday Night Concerts, Skeletons are Alive, and Tunes on Tuesday. Buy Michigan Now and Arts and Acts returned to downtown after a year off due to covid. In addition, the DDA added two new events – A Holiday to remember throughout the month of December and Chili-in the Ville which took place in February. Other events take place in cooperation with the Northville Parks and Recreation, the Northville Art House, and the Chamber of Commerce.

The DDA continue to operate, maintain, and provide service to all of the physical facilities in downtown Northville. Seasonal maintenance workers are utilized to weed, water and main the landscape material downtown. The number of seasonal workers has increased significantly in order to meet the demands of the social district. In addition, with the social district remaining open all year, winter crews have been hired for the first time to manage the maintenance and snow removal. Contract services are utilized for landscape installation, irrigation, electrical work, and concrete and brick maintenance. In cooperation with the City's Department of Public Works, the DDA ensures that downtown Northville operates at a high level, both functionally and aesthetically.

Downtown Northville is now home to ten electric vehicle (EV) charging stations. The DDA partnered with ReadE Charging to install the EV charging stations located in three separate locations throughout the downtown. The DDA is able to monitor the use of the equipment to make decisions on future expansion.

Northville Downtown Development Authority

Management's Discussion and Analysis (Continued)

June 30, 2022

Using this Annual Report

This annual report consists of a series of financial statements. The statement of net position/governmental fund balance sheet and the statement of activities/governmental fund revenue, expenditures, and changes in fund balance provide information about the activities of the DDA as a whole and present a longer-term view of the DDA's finances. This longer-term view uses the accrual basis of accounting so that it can measure the cost of providing services during the current year and whether the taxpayers have funded the full cost of providing government services.

The fund financial statements present a short-term view; they tell us how the taxpayers' resources were spent during the year, as well as how much is available for future spending. Fund financial statements also report the DDA's operations in more detail than the government-wide financial statements.

The DDA as a Whole

The following table shows, in a condensed format, the current year's net position compared to the two prior years:

Summary Condensed Statement of Net Position

	2020	2021	2022	Changes from Prior Year	
				In Dollars	Percent
Assets - Current assets	\$ 321,197	\$ 399,227	\$ 463,475	\$ 64,248	16
Liabilities - Current liabilities	<u>57,294</u>	<u>81,215</u>	<u>87,579</u>	<u>6,364</u>	8
Net Position - Unrestricted	<u>\$ 263,903</u>	<u>\$ 318,012</u>	<u>\$ 375,896</u>	<u>\$ 57,884</u>	18

The DDA planned for an increase in fund balance resulting in a higher cash balance. The increase in current liabilities is primarily related to the change in compensated absences. Overall, net position increased 18 percent.

Northville Downtown Development Authority

Management's Discussion and Analysis (Continued)

June 30, 2022

The following table shows the changes in net position during the current year in comparison with the two prior years:

Summary Condensed Statement of Activities

	2020	2021	2022	Changes from Prior Year	
				In Dollars	Percent
Revenue					
Captured taxes	\$ 729,072	\$ 734,235	\$ 767,750	\$ 33,515	5
Operating levy	59,529	61,007	63,393	2,386	4
Other income	62,896	217,563	35,813	(181,750)	(84)
Personal Property Tax Loss Resimbursement	34,144	34,092	39,868	5,776	17
Total revenue	885,641	1,046,897	906,824	(140,073)	(13)
Expenses					
Design committee	213,852	363,787	206,750	(157,037)	(43)
Marketing committee	132,365	141,033	132,471	(8,562)	(6)
Parking committee	404,642	157,934	159,314	1,380	1
Organizational committee	85,383	86,910	103,292	16,382	19
Public works	27,667	33,104	24,478	(8,626)	(26)
Economic Development	30,472	35,685	47,950	12,265	34
Debt service - Pass-through commitment	173,830	174,335	174,685	350	0
Total expenses	1,068,211	992,788	848,940	(143,848)	(14)
Excess of Expenses (Over) Under Revenue	\$ (182,570)	\$ 54,109	\$ 57,884	\$ 3,775	(7)

The decrease in other income and design committee expenses is directly related to the donations received for purchases of outdoor dining pods and vending stands in the prior year. The increase in the organizational committee expenses was due to the addition of a part-time employee to assist with administrative duties. Less assistance from the public works department was required due to having sufficient seasonal employees this year. The increase in the economic development committee expenses was due to the performance of a retail market study of Cady Street.

The DDA's Fund

The DDA maintains one fund, the General Fund. The fund provides detailed information about the DDA as a whole. The use of this fund helps to manage money for specific purposes, as well as to show accountability for certain activities.

General Fund Budgetary Highlights

The General Fund accounts for all programming, maintenance, construction, and administrative functions of the DDA within the DDA boundaries. The budget is monitored closely and amended quarterly.

Capital Asset and Debt Administration

The DDA contributes financial support to the City of Northville for some of the construction and maintenance of assets within the DDA's boundaries. Most of those costs are recorded in the financial

Northville Downtown Development Authority

Management's Discussion and Analysis (Continued)

June 30, 2022

statements under the category of design committee expense. The DDA does not have any capital assets of its own.

Captured tax revenue is pledged to pay for the 2013 refunding bonds issued by the City of Northville for completed streetscape improvements.

Economic Factors and Next Year's Budgets and Rates

The DDA will continue to focus attention and resources on business recruitment and retention efforts in the downtown area. Expenditures continue to grow at a faster rate than revenue, which will continue to be a challenge for the DDA.

Contacting the DDA's Management

This financial report is intended to provide the citizens, taxpayers, customers, and investors with a general overview of the DDA's finances and to show the DDA's accountability for the money it receives. If you have questions about this report or need additional information, we welcome you to contact Northville Downtown Development Authority's office at 215 West Main Street, Northville, Michigan 48167, or via the DDA's website at www.downtownnorthville.com.

Northville Downtown Development Authority

Statement of Net Position/Governmental Fund Balance Sheet

June 30, 2022

	General Fund	Adjustments (Note 3)	Statement of Net Position - Full Accrual Basis
Assets			
Cash and cash equivalents	\$ 43,123	\$ -	\$ 43,123
Investments (Note 4)	390,289	-	390,289
Other receivables	526	-	526
Prepaid expenses and other assets	29,537	-	29,537
	<u>\$ 463,475</u>	-	463,475
Liabilities			
Accounts payable	\$ 19,891	-	19,891
Accrued liabilities and other	11,156	46,197	57,353
Unearned revenue	10,335	-	10,335
	<u>41,382</u>	<u>46,197</u>	<u>87,579</u>
Fund Balance/Net Position			
Fund balance:			
Nonspendable - Prepays	29,537	(29,537)	-
Committed - Street improvements	71,301	(71,301)	-
Assigned - Compensated absences	46,197	(46,197)	-
Unassigned	275,058	(275,058)	-
	<u>422,093</u>	<u>(422,093)</u>	<u>-</u>
	<u>\$ 463,475</u>		
Net position - Unrestricted		<u>\$ 375,896</u>	<u>\$ 375,896</u>

Northville Downtown Development Authority

Statement of Activities/Governmental Fund Revenue, Expenditures, and Changes in Fund Balance

Year Ended June 30, 2022

	General Fund	Adjustments (Note 3)	Statement of Activities - Full Accrual Basis
Revenue			
Captured taxes (Note 5)	\$ 767,750	\$ -	\$ 767,750
Operating levy	63,393	-	63,393
Personal property tax loss reimbursement	39,868	-	39,868
Other income	35,813	-	35,813
Total revenue	906,824	-	906,824
Expenditures			
Design committee	205,934	816	206,750
Marketing committee	131,655	816	132,471
Parking committee	158,908	406	159,314
Organizational committee	102,272	1,020	103,292
Public works	24,478	-	24,478
Economic development	46,930	1,020	47,950
Debt service - Pass-through commitment	174,685	-	174,685
Total expenditures	844,862	4,078	848,940
Net Change in Fund Balance/Net Position	61,962	(4,078)	57,884
Fund Balance/Net Position - Beginning of year	360,131	(42,119)	318,012
Fund Balance/Net Position - End of year	\$ 422,093	\$ (46,197)	\$ 375,896

June 30, 2022

Note 1 - Significant Accounting Policies

The accounting policies of Northville Downtown Development Authority (the "DDA") conform to accounting principles generally accepted in the United States of America (GAAP), as applicable to governmental units. The following is a summary of the significant accounting policies used by Northville Downtown Development Authority.

Reporting Entity

Northville Downtown Development Authority was formed under Act 197 of the Public Acts of 1975 to develop downtown Northville. A revised development plan was adopted in 1993 that provided the financing framework for the construction of downtown parking facilities. The final payment was made during the year ended June 30, 2009.

During fiscal year 2015, the DDA amended and restated its development plan and tax increment financing plan. The development area boundary was expanded to have the same geographic limits as the DDA district.

The DDA is governed by an appointed 11-member board of directors (the "board").

The accompanying financial statements pertain to the financial activities of the DDA. In accordance with governmental accounting principles, there are no separate legal entities appropriate to be reported within these financial statements. The DDA's financial activities have also been presented within the financial statements of the City of Northville, Michigan (the "City") as a component unit.

Report Presentation

The government-wide financial statements report information on all of the activities of the DDA. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenue includes (1) charges to customers or applicants for goods, services, or privileges provided and (2) operating grants and contributions that are restricted to meeting the operational or capital requirements of a particular function.

Basis of Accounting

The governmental funds use the current financial resources measurement focus and the modified accrual basis of accounting. This basis of accounting is intended to better demonstrate accountability for how the government has spent its resources.

Expenditures are reported when the goods are received or the services are rendered. In addition, debt service expenditures, claims, and judgments are recorded only when payment is due.

Revenue is not recognized until it is collected or collected soon enough after the end of the year that it is available to pay for obligations outstanding at the end of the year. For this purpose, the DDA considers amounts collected within 60 days of year end to be available for recognition.

Revenue is recognized in the accounting period in which it becomes both measurable and available to finance expenditures of the fiscal period. All other revenue items are considered to be available only when cash is received by the DDA.

When an expense is incurred for the purpose for which both restricted and unrestricted net position or fund balance are available, the DDA's policy is to first apply restricted resources. When an expense is incurred for the purpose for which amounts in any of the unrestricted fund balance classifications could be used, it is the DDA's policy to spend funds in this order: committed, assigned, and unassigned.

Note 1 - Significant Accounting Policies (Continued)

The General Fund is the DDA's only operating fund. It accounts for all financial resources of the general government.

Specific Balances and Transactions

Cash and Cash Equivalents and Investments

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity of three months or less when acquired. Investments are stated at fair value. Pooled investment income is allocated using a weighted average of balance for the principal.

Capital Assets

Capital assets are defined by the DDA as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. The DDA has no assets that meet these criteria.

Compensated Absences (Vacation and Sick Leave)

It is the DDA's policy to permit employees to accumulate earned but unused sick and vacation pay benefits. After 10 years of service, employees may receive payment of the accumulated sick leave balance at the rate of 50 percent upon retirement or 25 percent for other types of termination. A liability is accrued when incurred in the government-wide financial statements. The assignment for compensated absences as of June 30, 2022 is \$46,197.

Fund Equity

Nonspendable - Amounts that are not in spendable form or are legally or contractually required to be maintained intact

Restricted - Amounts that are legally restricted by outside parties, constitutional provisions, or enabling legislation for use for a specific purpose

Committed - Amounts that have been formally set aside by the DDA's board of directors for use for specific purposes. Commitments are made and can be rescinded only via resolution of the DDA's board of directors.

Assigned - Intent to spend resources on specific purposes expressed by the DDA's board of directors

Unassigned - Amounts that do not fall into any other category above

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

Note 2 - Stewardship, Compliance, and Accountability

Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles and state law for the General Fund. All annual appropriations lapse at fiscal year end. The annual budget is prepared by the director and then reviewed by the DDA board. After the budget is approved by the DDA board, it is then presented to the City of Northville, Michigan for approval prior to the start of the fiscal year. The budget is reviewed by the DDA board and the City on a quarterly basis and amended as necessary.

Note 2 - Stewardship, Compliance, and Accountability (Continued)

The budget document presents information by fund, function, department, and line items. The legal level of budgetary control adopted by the governing bodies is the department level. Unexpended appropriations lapse at year end; encumbrances are not included as expenditures. During the current year, the budget was amended in a legally permissible manner. The budget has been prepared in accordance with accounting principles generally accepted in the United States of America. The comparison of actual results of operations to the General Fund budget is presented for analytical purposes only.

Note 3 - Reconciliation of Government-wide and Fund Financial Statements

Total fund balance and the net change in fund balance of the DDA's governmental fund differ from net position and changes in net position of the governmental activities reported in the statement of net position/governmental fund balance sheet and statement of activities/governmental fund revenue, expenditures, and changes in fund balance. This difference results primarily from the long-term economic focus of the statement of net position and statement of activities versus the financial resources measurement focus of the governmental fund balance sheet and statement of revenue, expenditures, and changes in fund balance.

The reconciliation of fund balance to net position relates to compensated absences that are included as a liability for the statement of net position/governmental fund balance sheet. The reconciliation of the net change in fund balance to net change in net position relates to the increase in the accrual for long-term compensated absences, which are reported as expenditures in the statement of activities but are not reported as expenditures in the governmental fund.

Note 4 - Deposits and Investments

Michigan Compiled Laws Section 129.91 (Public Act 20 of 1943, as amended) authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Michigan. The law also allows investments outside the state of Michigan when fully insured. The local unit is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; bankers' acceptances of United States banks; commercial paper rated within the two highest classifications that matures no more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions that are rated as investment grade; mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Michigan; and investment pools organized under the Surplus Funds Investment Pool Acts of the State of Michigan. The investment policy adopted is in accordance with Public Act 196 of 1997 and has authorized investment in all vehicles covered by the state statute listed above.

Cash and investments are subject to several types of risk. At year end, the carrying amount of the DDA's cash and investments is included with the City's cash and investments pool. For the purpose of risk disclosure, it is not practical to allocate risk to each entity in the investment fund. The disclosures below are related to the overall risk for the cash and investments totals that are presented in the City's financial statements. The DDA's cash and investments, however, represent approximately 2.8 percent of the total portfolio managed by the City.

Custodial Credit Risk of Bank Deposits

Custodial credit risk is the risk that, in the event of a bank failure, the entity's deposits may not be returned to it. The policy for custodial credit risk limits bank options to those approved by the DDA. All banks must supply audited financial statements, proof of state registration, and certification of compliance with the investment policy. Overall, the DDA had bank deposits of \$32,666 (checking and savings accounts) that were uninsured and uncollateralized. Each financial institution with which funds are deposited is evaluated to assess the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories. As of June 30, 2022, three banks are utilized for the deposit of DDA funds.

June 30, 2022

Note 4 - Deposits and Investments (Continued)

Interest Rate Risk

Interest rate risk is the risk that the value of investments will decrease as a result of a rise in interest rates. The DDA's investment policy does not restrict investment maturities other than commercial paper, which can only be purchased with a 270-day maturity.

At year end, the DDA had the following investments:

Investment	Fair Value	Weighted-average Maturity (Days)
Primary Government		
U.S. Treasury securities	\$ 20,832	970
Federal agency bonds	141,764	833
Federal agency collateralized mortgage obligations	194	154
Municipal bonds	127,090	665
Total	<u>\$ 289,880</u>	

Credit Risk

State law limits investments in commercial paper to the top two ratings issued by nationally recognized statistical rating organizations. The DDA has no investment policy that would further limit its investment choices. As of year end, the credit quality ratings of debt securities (other than the U.S. government) are as follows:

Investment	Percentage of DDA Portfolio Allocation	Rating	Rating Organization
Money market fund	9.60 %	AAAm	S&P
Pooled funds	16.10	AAAm	S&P
U.S. Treasury securities	5.30	AA+	S&P
Federal agency bonds	36.40	AA+	S&P
Federal agency collateralized mortgage obligations	0.10	AA+	S&P
Municipal bonds	23.50	AA- to AAA	S&P
Municipal bonds	9.00	Aa1	Moody's

Concentration of Credit Risk

It is the City's policy to diversify its investment portfolio with a goal of 5 percent maximum exposure to any one credit risk at the time of purchase. This requirement does not apply to investments issued by the U.S. government or its agencies, investments in mutual funds, external investment pools, and other pooled investments. At June 30, 2022, more than 5 percent of the City's investments are in the following agency securities:

Federal Farm Credit Bank	16 %
Freddie Mac	10
Fannie Mae	5

Note 4 - Deposits and Investments (Continued)

Fair Value Measurements

The DDA categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs. Investments that are measured at fair value using net asset value per share (NAV) (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The DDA's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset.

The DDA has the following recurring fair value measurements as of June 30, 2022:

	Assets Measured at Carrying Value on a Recurring Basis at June 30, 2022			
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Balance at June 30, 2022
Debt securities:				
U.S. Treasury securities	\$ -	\$ 20,832	\$ -	\$ 20,832
Federal agency bonds	-	141,764	-	141,764
Federal agency collateralized mortgage obligations	-	194	-	194
Municipal bonds	-	127,090	-	127,090
Total debt securities	-	289,880	-	289,880
Equity securities - Money market fund	37,519	-	-	37,519
Total	\$ 37,519	\$ 289,880	\$ -	327,399
Investments measured at NAV - Michigan CLASS investment pool				62,890
Total assets				\$ 390,289

The fair value of equity securities at June 30, 2022 was determined primarily based on Level 1 inputs. The DDA estimates the fair value using prices quoted in active markets for those securities.

The fair value of debt securities at June 30, 2022 was determined primarily based on Level 2 inputs. The DDA estimates the fair value of these investments using quoted market prices and other market data for the same or comparable instruments and transactions in establishing prices, discounted cash flow models, and other pricing models.

Note 4 - Deposits and Investments (Continued)

Investments in Entities that Calculate Net Asset Value per Share

The DDA holds investments through the Michigan CLASS investment pool. These investments are measured at net asset value per share (or its equivalent). The Michigan CLASS investment pool invests in U.S. Treasury obligations, federal agency obligations of the U.S. government, high-grade commercial paper (rated A1 or better), collateralized bank deposits, repurchase agreements (collateralized at 102 percent by treasuries and agencies), and approved money market funds. The program is designed to meet the needs of Michigan public sector investors. It purchases securities that are legally permissible under state statutes and are available for investment by Michigan counties, cities, townships, school districts, authorities, and other public agencies. At June 30, 2022, there were no unfunded commitments or redemption restrictions on these investments.

Note 5 - Captured Taxes

Captured taxes represent the property taxes on the increment in taxable value of the downtown development district property since the adoption of the development plan. These taxes are earmarked for debt retirement purposes and other purposes consistent with the development plan.

Based on the 2021 taxable value subject to capture, the taxes captured by Northville Downtown Development Authority are as shown below:

City of Northville, Michigan	\$ 442,789
Wayne County, Michigan	189,094
Wayne County Parks	7,004
Schoolcraft Community College	64,820
Huron Clinton Metropolitan Authority	5,965
Northville District Library	31,356
Wayne County Public Safety	<u>26,722</u>
Total	<u>\$ 767,750</u>

Note 6 - Commitments

The DDA has pledged future tax increment revenue for the payment of the 2013 refunding bonds issued by the City of Northville, Michigan for the completed streetscape improvement project. Future debt service payments on those refunded bonds are as follows:

Years Ending	Principal	Interest	Total
2023	\$ 155,000	\$ 14,880	\$ 169,880
2024	160,000	10,075	170,075
2025	<u>165,000</u>	<u>5,114</u>	<u>170,114</u>
Total	<u>\$ 480,000</u>	<u>\$ 30,069</u>	<u>\$ 510,069</u>

June 30, 2022

Note 7 - Retirement Plan

The City of Northville, Michigan sponsors the pension plan on behalf of Northville Downtown Development Authority. The employer of record for the DDA is the City of Northville, Michigan. The DDA has only one employee who participates in the defined contribution pension plan; however, this individual is not eligible to participate in the City's postretirement health care plan. Accordingly, the employee of the DDA participates in the City's employee benefit programs and policies and is pooled with city employees for benefits administration subject to specific benefits outlined in an employment contract with the DDA director. The City charges the DDA for its pro rata share of employee fringe benefit costs in the same manner as city departments are charged for fringe benefits. Employees are eligible to participate in the defined contribution pension plan from the date of employment. As established by City Council action, the DDA contributes 13 percent of employees' gross earnings for eligible full-time employees. The DDA's contribution plus investment earnings are fully vested by the affected employee after seven years of service. There are no retirees of the DDA. A description of the pension plan and related overall funding levels may be obtained from the City of Northville, Michigan's financial statements. Those statements may be obtained by contacting the City of Northville, Michigan, 215 West Main Street, Northville, MI 48167.

The DDA's total payroll during the current year was \$196,842. The current year contribution was calculated based on covered payroll of \$88,031, resulting in an employer contribution of \$11,444. Total payroll is greater than covered payroll because part-time staff's and the Department of Public Works' wages are specifically not included in the DDA's covered payroll.

Required Supplemental Information

Northville Downtown Development Authority

Required Supplemental Information
Budgetary Comparison Schedule - General Fund

Year Ended June 30, 2022

	Original Budget	Amended Budget	Actual	Variance with Amended Budget
Revenue				
Captured taxes	\$ 769,414	\$ 767,750	\$ 767,750	\$ -
Operating levy	64,025	63,393	63,393	-
Personal property tax loss reimbursement	34,000	39,868	39,868	-
Other income	40,050	46,270	35,813	(10,457)
Total revenue	907,489	917,281	906,824	(10,457)
Expenditures				
Design committee	204,290	210,171	205,934	(4,237)
Marketing committee	152,060	138,835	131,655	(7,180)
Parking committee	184,815	160,010	158,908	(1,102)
Organizational committee	97,670	102,877	102,272	(605)
Public works	40,235	28,190	24,478	(3,712)
Economic development	34,530	52,440	46,930	(5,510)
Debt service	174,685	174,685	174,685	-
Total expenditures	888,285	867,208	844,862	(22,346)
Net Change in Fund Balance	19,204	50,073	61,962	11,889
Fund Balance - Beginning of year	360,131	360,131	360,131	-
Fund Balance - End of year	\$ 379,335	\$ 410,204	\$ 422,093	\$ 11,889



DDA Communications

To: Northville DDA Board of Directors

From: Lori M. Ward, DDA Director

Date: November 15, 2022

Re: Citizens District Council

Background:

A list of CDC members was approved by City Council on October 17, 2022. Since that time one member Maureen Szczypka, moved outside of the DDA boundaries. Maureen is still a downtown resident, but no longer lives in the DDA district. The DDA is recommending that the DDA and City Council approve the replacement of Maureen with resident Chris Ponder who lives at 122 E. Main Street.

Michelle Fecht – 330 MainCentre

Dan Delano – 325 E. Cady Street (New Victorian)

Elani Lionas – 450 E. Main Street

Mauricio Perez – 450 E. Main Street

Margene Buckhave – 145 N. Center Street

Andrew Daily - 325 E. Cady Street (New Victorian)

Bob Buckhave – 145 N. Center Street

Lindsey Green – 143 E. Main Street

Chris Ponder – 122 E. Main Street

Motion:

DDA staff recommends that the DDA Board of Directors approve the selection of Chris Ponder to join the CDC and forward the recommendation to City Council for action.



DDA Board Communications

To: DDA Board of Directors

From: Lori M. Ward, Director

Subject: Northville Downs Project

Date: November 15, 2022

Background:

Hunter Pasteur Homes (HPH) and their business partners have been developing plans for the Northville Downs site for the past several years. The mixed-use project would include approximately 48.12 acres that includes 443 housing units varying in size and configuration, 18,580 square feet of commercial space, and 2 large and several small parks totaling over 12.3 acres. HPH spent 5 months going through the Planning Commission and Historic District Commission review process including participation in 36 meetings with the Planning Commission, DDA, Brownfield Redevelopment Authority, Historic District Commission, DPAC and City Council. HPH made two presentations to the DDA Board of Directors including the design, site planning, circulation and infrastructure of the project.

On November 2, 2021, the Northville Planning Commission determined that the Project met the criteria for PUD Eligibility pursuant to Section 20.05(2) of the Zoning Ordinance subject to conditions. On December 14, 2021, HPH submitted a Preliminary Plan to the City. Since that time, HPH revised and re-submitted updated plans to the Planning Commission's with the most recent plans submitted at the September 6, 2022 Planning Commission meetings.

During the review process, the development team revised the Site Plan based on input received at Planning Commission meetings, and provided additional information and materials to respond to Commissioner and residents' questions and concerns. Northville residents, business owners, and others from the public were invited to share their opinions in a formal Public Hearing, and on five topic categories. Written comments were also provided to HPH through the course of the review. At the conclusion of the meeting, the Commissioners voted to recommend approval of the Preliminary PUD Site Plan, with conditions, to City Council.

On September 18, 2022, City Council held the first reading of the proposed zoning ordinance map amendment. A second reading of the PUD ordinance is currently scheduled for November 21, 2022. In addition to the City Council holding the second reading of the Preliminary PUD Site Plan the BRA has been asked to meet and review the Brownfield Redevelopment Plan, the DDA have been asked to meet and review the developer's request for funding and the DPAC has been asked to meet to weigh in on the merits of the project, brownfield plan and funding.

Analysis:

HPH will be in attendance at the DDA's November 15th meeting to provided updated information on the Northville Downs project and to present a funding request to the DDA. The developer has requested that the DDA and City provide financial support through the use of financing tools made available through state and local programs. These programs include the use of:

- Brownfield TIF
- Brownfield Revolving Loan
- PA 210 Commercial Tax Abatement
- Alterations to the DDA Boundary
- Contributions from the Northville Downs HOAs

Over the past few months, the amount of reimbursement that HPH has asked for has grown as well as the length of time that it would take to reimburse the developer for eligible reimbursements. HPH's original plan projected \$10.6 million in development costs that would be fully paid out over four years. Their current plan increases the developer reimbursement to \$18.3 million over a 6-year period.

Budget:

Finance Director Sandi Wiktorowski has prepared a memo for use by DDA, City Council, DPAC and BRA (Attachment A). The memo provides background regarding Brownfields and the use of the various tools.

HPH is looking to enter into an interlocal agreement with the DDA to capture TIF revenue that would normally be captured by the DDA for use in reimbursing the developer for eligible expenses. The DDA will retain \$50,000 annually for use on expenses that arise from the new development. The remainder of the revenue generated from the BRA TIF would be captured by HPH through the year 2031. The revenue generated by this capture would support environmental cleanup, demolition and other eligible expenses from the development on the Northville Downs site. If by 2031, the developer has not been fully reimbursed for the agreed upon eligible expenses, the developer would continue to capture future years until they are fully reimbursed. This scenario could happen if sales are slow, it takes longer to begin the project as two examples. HPH and the City are still in discussions about how to address this issue.

The establishment of a Brownfield Revolving Loan program has been requested by the City of Northville. The DDA would contribute, through new TIF revenue, approximately \$154,000 to a fund to be utilized on future Brownfield projects within the City of Northville. In this case, the revenue has been earmarked for use to address environmental issues on the proposed Farmers' Market site at 7 Mile and Northville Road. This is a decision that is solely made by the City Council. The city has the ability to capture additional years of the DDA revenue, however, they are opting for just one year of \$1,000,000, with \$154,000 coming from DDA TIF revenue. The limited Revolving Loan will provide funding to the development of the Farmers' Market.

HPH has requested a PA 210 Commercial Tax Abatement on the Apartment Building only. In exchange for the city granting a PA 210, HPH has agreed to provide up front contributions to assist with the financing of infrastructure improvements needed for the project including the construction of the Cady Street watermain, Center and 7 Mile round about design fees, 7 Mile and Northville Road and 7 Mile and Main Street improvements and the realignment of Cady Street at Center. The PA 210 would relieve HPH of \$3,500,000 in property taxes and the developer would contribute \$1,613,000 to the infrastructure projects.

HPH is requesting the DDA to extend its current boundaries to include the entire apartment building which would extend the boundaries to the south to approximately the new Beale Street extended. In addition, HPH is requesting that the DDA extend their DDA boundaries to include the river park. If the proposed new river park area is included in the DDA boundaries, revenue produced by the DDA TIF including the condos, commercial properties and area north of the new extended Beale Street could be used for environmental cleanup, demolition and other eligible expenses in the river park area. A map will be provided at the DDA Board meeting.

Summarize Request:

The DDA currently captures approximately \$9,000 in revenue from the area to the south of Cady Street within the DDA Boundaries. When the project is completed and the DDA is capturing at its full amount in 2036, the estimated TIF revenue will be over \$1,000,000 annually. (The DDA's total revenue including the entire DDA area is currently \$800,000 and this will grow to \$1.8 million over the next 13-14 years).

As part of HPH funding request, they are asking the DDA to consider:

- Entering into an interlocal agreement to capture TIF funds in the amount of \$2,926,806 over 6 years. The DDA would retain the first \$50,000 annually.
- Expand the DDA boundaries to include the river park and the footprint of the entire apartment building.
- City would approve a PA 210 Commercial Tax Abatement on the Apartment Building for two years of construction and ten years after valued at \$3,500,000.

The impact to the DDA would be approximately \$1,100,000. HPH would agree to contribute \$1,613,000 towards needed infrastructure projects resulting from this project.

- City will capture \$1,000,000 in Brownfield TIF that would be deposited into the Local Brownfield Revolving Loan fund to be used for the farmers' market. The DDA's portion of this capture is \$154,000

Recommendation:

There are several outstanding issues that remaining to be resolved between the City and HPH. As mentioned, the Downs Project Advisory Committee is scheduled to meet on Monday, November 14th, Brownfield Redevelopment Authority is scheduled to meet on November 16th and City Council is scheduled to meet on November 21st. HPH has indicated that they require a response to their funding proposal on November 21st.

If the DDA, after discussion, votes to support the financial request by HPH, the DDA would need to retain a consulting firm to assist in the revision of the DDA TIF and Development Plan. The revision to the DDA Plan would include a boundary amendment, a text amendment and an extension of the Plan that is currently set to expire in 2040.

In addition, an interlocal agreement would need to be developed between the developer and the DDA to allow HPH to capture BRA TIF that otherwise would be captured by the DDA. A development agreement would need to be developed to set out the responsibilities of the City and DDA in regards to the maintenance, operation and programming of the areas within the DDA boundaries and the proposed boundaries.

~ City of Northville ~

**TO: Downtown Development Authority
Brownfield Redevelopment Authority
DPAC**

FM: Sandi Wiktorowski, Finance Director

SJ: Review of Brownfield Redevelopment Project – Northville Downs Property

DT: November 11, 2022

BACKGROUND:

Staff has reviewed the revenue projections provided by the Northville Downs' developer. A Brownfield captures all mills at 100% with the exception of debt mills, Zoo, DIA and must have approval from the State of Michigan for state school tax capture which consists of the 6 State Education Tax mills and 18 local school operating mills. . If there is a DDA and then a Brownfield Plan, the DDA has the first right of capture. An interlocal agreement under the Urban Cooperation Act of 1967 (Act 7 of 1967) would be required to allow the Brownfield to capture the incremental increase on DDA parcels. The captured taxes are used to reimburse the developer for approved costs.

According to the last scheduled received by Staff , the total development project is estimated at \$42 million. The allocation of those costs is shown on Attachment A.

HPH's original plan projected \$10.6 million in developer reimbursement which would be fully paid out in four years. Their current plan increases the developer reimbursement to \$18.3 million which is expected to be fully paid out over eight years (2024-2031). If the capture of the state and local school taxes is not approved by the State, the reimbursement period would increase by approximately one extra year. The eligible expenditures are summarized on Attachment A.

ASSUMPTIONS:

Overall, the developer's revenue projections appear reasonable. However, the calculations are based on assumptions and estimates for future years. From an assessing perspective, projecting values multiple years into the future can be risky. Market conditions are always changing. Below are some of the key assumptions and estimates.

- The projections estimate 2024 as year 1 of the project with an assumption of a five-year build-out.
- The population is estimated to increase by 786, or 13% as shown on Attachment A.
- Their revenue projections assume the State approves capture of state and local school taxes.
- The current plan assumes a PA 210 tax abatement on the apartment building.

LOCAL BROWNFIELD REVOLVING FUND (LBRF):

The developer will allow the City to deposit the first \$300,000 of the Brownfield capture into the Local Brownfield Revolving Fund (LBRF) at the beginning of the project to pay for environmental activities associated with the potential new farmers market location. Staff is proposing to deposit an

additional \$700,000 after expenses are fully reimbursed. The DDA contribution is \$154,000 into the LBRF000 and the City contribution will be \$286,000 .

DDA IMPACT:

Currently, the DDA captures approximately \$800,000. With the new development, the captured taxes are estimated at \$1.8 million in 2036 after the developer is expected to be fully reimbursed and the abatement period has ended. From 2024 thru 2035, the DDA will have captured an additional \$6 million in tax revenues while contributing \$3 million, or 16%, of the eligible expenditures.

According to HPH, the value of the abatement is approximately \$3.5 million. In exchange for the abatement, HPH will provide the City with \$1.6 million to be used for critical infrastructure improvements (see Attachment A). With the abatement, the DDA will realize less tax revenues over 12 years of \$2.4 million. However, the DDA will contribute \$1.3 million less in reimbursable expenditures. Therefore, the net impact to the DDA related to the abatement is \$1.1 million.

The HPH plan assumes an interlocal agreement with DDA that allows capture of the incremental tax revenues by the Brownfield until developer is fully reimbursed with the exception of \$50,000 per year (2025-2030). That revenue would be used for operational expenses at Central Park or other needs.

The ten parcels on the north end of the property have been combined into one parcel. That parcel is split between the City and the DDA. As is currently stands, the DDA would receive the primary benefit of the incremental tax revenues on the apartment building after the abatement period. The extension of Beal Street would go through the south end of this newly created parcel. Consideration of moving the DDA boundary (expanding or contracting) should be given. Consideration of requesting the developer to split the portion below the proposed Beal Street extension should be given since that portion will be single-family homes. See attached map.

CITYWIDE IMPACT:

When the project is completed and the developer fully reimbursed, the additional tax revenues to the City is estimated at \$2 million in 2032. After the tax abatement ends in 2036, the estimated tax revenues are estimated at \$2.4 million split between the City and the DDA to help pay for additional city services required. See Attachment B.

Staff analyzed tax revenue projections over the next twenty years (2022 through 2041). The 20-year average tax revenue per capita (city-wide) is \$1,428 without the project and \$1,468 with the project. The 20-year average tax revenue per acre (city-wide) is \$6,662 without the project and \$7,583 with the project. See Attachments C and D.

If the developer's tax projections are lower than anticipated, the payback period will be extended. For example, if they are 25% lower than expected due to the housing market, the payback period would be extended an additional three years. 2036 would be the first year of full tax revenues received by the City and the DDA.

The City will lose its racetrack breakage. That revenue at its peak year in 2000 was \$641,000 and the low in 2016 was \$108,000. For calendar year 2021, it was \$214,000. This revenue funds police and fire equipment and special projects.

Attachment A

Population Estimate per HPH

Housing Type	Units	Avg/Persons/Unit	Population
Apartments	178	1.5	267
Condos	42	1.5	63
Row Homes	15	2	30
Singe Family Attached	48	2	96
Single Family Detached	38	2.27	86
Townhomes	94	2	188
Carriage Homes	28	2	56
	<u>443</u>		<u>786</u>

Eligible Expenditures per HPH

Environmental Due Diligence	\$ 62,500
Environmental Response Activities	4,697,184
Demoliton & Hazardous Materials	2,622,131
Infrastructure Improvements	7,925,311
Eligible Activities Subtotal	<u>15,307,126</u>
15% Contingency	2,282,494
Brownfield & Work Plans	60,000
ARPA Grant	(2,500,000)
Interest	3,191,361
Total Eligible Activity Costs	<u>\$ 18,340,981</u>

Total Estimated Project Costs (per HPH schedule)

Eligible Activities Reimbursed	\$ 18,340,981	43.8%
Developer Expense	13,031,600	31.1%
City Expense - primarily Farmers Market	4,997,000	11.9%
Expenses paid by others	187,000	0.4%
Anticipated Grant Funding	5,350,000	12.8%
Total Eligible Activity Costs	<u>\$ 41,906,581</u>	

Infrastructure Project Funding Assistance by HPH

Roundabout & 7/Main Improvements	\$ 850,000
Cady/Center Realignment - if no grant fundin	280,000
Cady Watermain	263,000
TBD (farmers market?)	220,000
Total	<u>\$ 1,613,000</u>

Attachment C

Tax Revenue per Capita

Year	Capture Period	Abatement Period	Without Project	With Project	Difference	With Project	25% less tax revenues	Difference
2022			\$ 1,134	\$ 1,134	\$ -	\$ 1,134	\$ 1,134	\$ -
2023	1		1,201	1,201	-	1,201	1,201	-
2024	2	1	1,225	1,225	-	1,225	1,225	-
2025	3	2	1,250	1,216	(34)	1,216	1,216	-
2026	4	3	1,275	1,179	(96)	1,179	1,179	-
2027	5	4	1,300	1,159	(141)	1,159	1,159	-
2028	6	5	1,326	1,182	(144)	1,182	1,182	-
2029	7	6	1,353	1,206	(147)	1,206	1,206	-
2030	8	7	1,380	1,230	(150)	1,230	1,230	-
2031	9	8	1,407	1,325	(82)	1,325	1,254	(71)
2032		9	1,435	1,556	121	1,556	1,375	(181)
2033		10	1,464	1,587	123	1,587	1,403	(184)
2034		11	1,493	1,619	126	1,619	1,431	(188)
2035		12	1,523	1,652	129	1,652	1,525	(127)
2036			1,554	1,726	172	1,726	1,639	(87)
2037			1,585	1,761	176	1,761	1,672	(89)
2038			1,616	1,796	180	1,796	1,705	(91)
2039			1,649	1,832	183	1,832	1,739	(93)
2040			1,682	1,869	187	1,869	1,774	(95)
2041			1,715	1,906	191	1,906	1,810	(96)
20 Year Average			<u>\$ 1,428</u>	<u>\$ 1,468</u>		<u>\$ 1,468</u>	<u>\$ 1,403</u>	
Increase Year 20 over Year 1				<u>\$ 772</u>			<u>\$ 676</u>	

Attachment D

Tax Revenue per Acre

Year	Capture Period	Abatement Period	Without Project	With Project	Difference	With Project	25% less tax revenues	Difference
2022			\$ 5,291	\$ 5,291	\$ -	\$ 5,291	\$ 5,291	\$ -
2023	1		5,602	5,602	-	5,602	5,602	-
2024	2	1	5,714	5,714	-	5,714	5,714	-
2025	3	2	5,828	5,866	38	5,866	5,866	-
2026	4	3	5,944	5,982	38	5,982	5,982	-
2027	5	4	6,063	6,101	38	6,101	6,101	-
2028	6	5	6,185	6,223	38	6,223	6,223	-
2029	7	6	6,308	6,346	38	6,346	6,346	-
2030	8	7	6,434	6,473	39	6,473	6,473	-
2031	9	8	6,563	6,972	409	6,972	6,601	(371)
2032		9	6,694	8,189	1,495	8,189	7,236	(953)
2033		10	6,828	8,354	1,526	8,354	7,381	(973)
2034		11	6,965	8,523	1,558	8,523	7,530	(993)
2035		12	7,104	8,695	1,591	8,695	8,027	(668)
2036			7,246	9,084	1,838	9,084	8,625	(459)
2037			7,391	9,267	1,876	9,267	8,798	(469)
2038			7,539	9,453	1,914	9,453	8,974	(479)
2039			7,690	9,642	1,952	9,642	9,154	(488)
2040			7,843	9,835	1,992	9,835	9,337	(498)
2041			8,000	10,031	2,031	10,031	9,524	(507)
20 Year Average			<u>\$ 6,662</u>	<u>\$ 7,582</u>		<u>\$ 7,582</u>	<u>\$ 7,239</u>	
Increase Year 20 over Year 1				<u>\$ 4,740</u>			<u>\$ 4,233</u>	

CNV BASE MAP



DOWNTOWN NORTHVILLE PR / ADVERTISING SUMMARY October 2022:

PUBLICITY:

Upcoming Press Releases:

- Great White Buffalo Brewing Company opening
- A Holiday to Remember

Press Received:

- October 3 – Online post from WRIF’s on-air personality, Meltdown about [The Skeletons](#) (Downtown Northville is in Halloween Mode)
- October 15 – [Little Guide Detroit](#) article “6 Kid-Friendly Fall Activities in Northville
- October 19 – Live in the D broadcast live from Downtown Northville about Fall in Northville (segments highlighted the social district, Mill Race Village and Parmenter’s)
 - <https://www.clickondetroit.com/live-in-the-d/2022/10/19/tourist-in-your-town-northville/>
 - <https://www.clickondetroit.com/live-in-the-d/2022/10/19/spot-these-humorous-skeletons-all-over-the-downtown-of-this-local-city/>

SOCIAL MEDIA:

- Continuing Business Spotlights every month to coincide.
- Facebook ~ Continued to maintain the page, including daily posts on business announcements and virtual events, etc.
- Instagram ~ Continued to maintain the page, including daily posts business announcements, etc.
- Twitter ~ Continued to maintain the page, including daily posts on business announcements, etc.

PAID ADVERTISING:

- Ad in October issue of The Ville
- Ad in Q2 of Northville Today for Skeletons Event (mailed week of September 9)
- Boosted Facebook post for Skeletons Launch Party

UPCOMING PAID ADVERTISING:

PRINT:

- Quarter-page Ads in The Ville

- 12-months of 1/4-page ads.
- Ad theme features a new shop or restaurant every month; November issue will be Holiday to Remember ad
- Quarter-page Ads in Northville Today
 - Mailed to 21,000 households
 - Q4: A Holiday to Remember (MAILED WEEK OF DECEMBER 5)