

Questions for City Council

How will the City replace the \$250k in revenue (from the breakage) that the Downs has paid every year when the City offered a 10 year tax abatement to Hunter Pasteur? Cindi Mann Brazen

The City of Northville has averaged approximately \$185,000 per year over the past six years from Down's Breakage. Typically, \$15,000-\$20,000 per year goes to support public safety services and an additional \$60,000 supports public safety equipment. Revenue beyond this amount (averaging \$110,000 per year) is allocated as needed to special projects or purposes by the City Council. Beyond any incentive period approved by Council, the City would benefit from a significant increase in revenue to General Fund once the developer has been reimbursed from the Brownfield Capture. Additionally, the reduction of approximately \$80,000 has been included in the City's financial forecast. The tax abatement affects primarily the DDA captured taxes.

During the F & V the pedestrian plan community meeting on 1/18/23, they said there were probably nine danger points. Also F & V warned the city they should turn lights that are currently flashing back to red-amber-green ASAP. Have you requested Wayne County to do so when was this requested? Mary Elwart-Keys

We do not believe there were any areas identified as "danger points" from the community meeting or any other part of the F & V study. The recommendations from the F & V study were broken out as short-term, mid-term and long-term pedestrian improvements. City staff has completed a recommendation to City Council to implement a number of the short-term improvements and will be proposing those at the regular meeting on July 3, 2023. Mid-term and long-term improvements will be discussed at a future meeting as we present phase two of the F & V study to Council and community.

Who will pay for new platforms and structures in the downtown next year who pays for storage in the off-season? Michelle Heldke

The DDA owns a number of structures that have been in use in the downtown over the last several years. Any new platforms or structures for outdoor dining would be paid for by individual restaurants. The business owners would be responsible for storing and installing the structures every year.

How much are the restaurants who are using the streets paying? Is there something more charged for than just the dining permit?

The application fee is \$75 annually. Permit fee is \$1.00 a square foot for restaurants that do not serve alcohol, \$1.50 per square foot for those that serve alcohol and \$2.00 square foot for those that install a permanent structure on city property. The City has received approximately \$14,000 in outdoor dining permits this year. The City and the DDA will be reviewing fees to determine if adjustments are warranted.

When will there be a meeting with a Fairbrook Street residence? Beal Town had a meeting coordinated by George office already. Also, where is money for the bollards and consultant fees for downtown coming from? Cindi Mann Brazen

The City Manager is always willing to meet with a resident or neighborhood association. Simply contact City Hall to schedule a time. Additionally, both City Council and the City Manager have established a monthly "coffee hour" at various locations in the downtown, in order to be available for discussions with residents.

The cost for the Bollards project is being split between the City and the DDA. The City's portion is proposed by staff to come from prior year's unallocated racetrack breakage. The DDA's portion is coming from its existing fund balance. The DDA's largest source of revenue is the collection of tax increment financing revenue. (TIF) is a finance method that allows municipalities to "capture" the additional, or incremental taxes from property as it increases in value. Property owners continue to pay taxes as usual, but a portion of the money is retained to pay for development activities that have a public benefit. The City and other taxing jurisdictions continue to capture taxes based on the initial value of the properties before the DDA was established.

When the streets reopen in November, will Google Maps, Waze, and other GPS apps immediately give us back the Main and Center locations as streets? Rebecca Good

In the event that street opening is not automatically included by Google, we will notify them of the change.

The street blocking at center and Dunlap is ugly and ridiculous. I went to the west and saw not one person on Main Street. What is the explanation for why the main street in our downtown are closed? Kathy Mock

The City's Bollard installation will increase the safety and efficiency of the closures while also improving the overall appearance.

There seems to be a lot of new staff at City Hall: a new deputy city clerk, a new assistant for George Lahanas doing strategic planning and special projects, the City Manager is paid much more than the old one, and there are many other new staff members plus many new consultants. Also you are expanding legal counsel. What is the total increase in staffing? How is all of this being paid for? What is the total needed in new retirement benefits? Is this all in the budget? What are the line item numbers?

JJ Buchanan

The City's personnel costs, in total and broken out by department, are included in the City's annual budget. Additionally, the City creates a five-year plan as a part of the budget process to ensure long-term financial sustainability.

Is the city planning to defend against potential ADA lawsuits? Where would associated funding be allocated from? Steve Podvoll

No lawsuit has been filed. If a lawsuit is filed on any issue, the City Council and staff will review the matter with our City Attorney and decide how best to proceed.

When you decided to close Main Street and center largely because of survey on social media, why did you not consider the actual citizens who are taxpayers for their opinions? They did not all receive the survey. They are the only ones who should matter to you. Suzanne Kelly

The survey was distributed through the City and DDA's website, social media and print media. Over 4,000 responses were received to the May 2022 survey. Of those 4,053 responses, 1,876 residents reported living in the City of Northville. The population of Northville is 6,119, with 1,876 reporting to have taken the survey or approximately 30% of the population. This is a very high response rate for a community survey.

I'm a business owner on Center Street. I was not asked if I wanted the streets closed or not. All businesses deserve a say. Why did you not ask us? Prudence Rachel Kauffman

In addition to the community survey (in January 2021 and April-May 2022) on the street closures, the DDA surveyed downtown business owners directly to solicit their input on two occasions, June of 2020 and again in September of 2020.