



Economic Development Committee Meeting  
Thursday, May 9, 2024  
Meeting Room A – 3:00 p.m.

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Agenda:

1. Presentation by Toll Brothers on Project Schedule for Northville Downs Project
  - Andrew Cooper, Director of Community Planning
  - Scott Hansen, Director of Development
  - Jason Iacoangeli, Entitlement Manager
2. Downtown Projects Review Update
  - a. Priorities (Attachment 2.a)
3. Discussion on Incubator / Accelerator Programs
4. Downtown Street Closure Update
  - a. Alternatives to allow use of parking spaces (Attachment 4.a)
5. Future Meeting Topics
  - a. Presentation by Doug Ritter of Building Inventory Database
  - b. Mobility Network presentation
6. Economic Development Committee Meeting – June 13, 2024

# DDA Project Prioritization

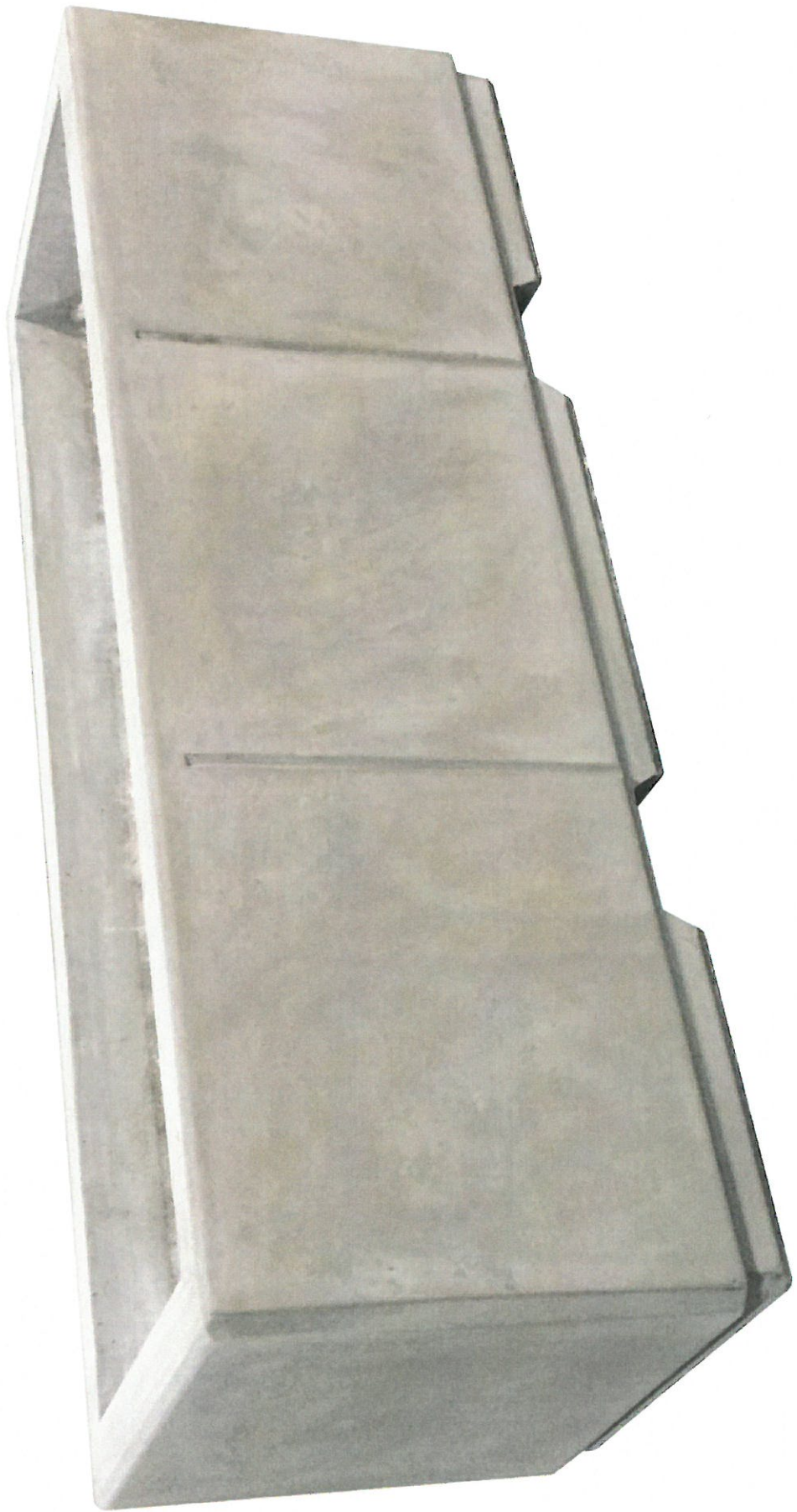
## Economic Development Committee

Project Name	Description	Priority	Projected Cost	Status
Downtown Connections	Connections from Main to Cady Streets from Center, Hutton, Church, and Griswold Streets and stair to west of Los Tres Amigos.	High	\$1,350,000	No Activity
Streetscape	Installation of streetscape along E. Main Street from Center to Griswold	High	\$2,250,000	Proposal for pre-engineering services approved for OHM (\$42,000). Should be completed this summer. DDA has set aside initial funding from TIF revenue and Road Improvement millage.
River Park	Provide tax increment revenues for the Northville Brownfield Redevelopment Authority to fund eligible activities associated with the proposed River Park	High	\$2,942,000	First Phase of the Northville Downs Project. Will be completed with BRA captured funds.
Ford Field	Ford Field Task Force has worked with design team to develop plans for the park that calls for replacement of Fort Griswold, new Comfort Station, Gateway and new entrance to the park from west end.	High	\$5,000,000	DDA has budgeted for a \$50,000 contribution to Ford Field Gateway project for fiscal years 2024-25 and 2025-26.

Mobility Plan	Implement downtown components of the Mobility Plan	Moderate	\$500,000	No DDA activity. City has implemented some of the recommendations.
Retail Study	Update 2014 -2015 Retail Market Analysis	Moderate	\$10-15,000	No Activity
Parking Study	Preparation of a parking utilization study and assess other parking and management strategies for the downtown district	Moderate	\$55,000	RFP for Parking has been issued.Bid opening May 8th. Project will start right away.
Target Market Housing Study	Update the 2014-15 Housing and Market Analysis.	Moderate	\$10-15,000	No Activity
Building and Land Acquisitions Fund	Establish a designated fund which will be used to purchase property (building / land) for redevelopment or incubator projects	Moderate	\$1,500,000	No Activity
Place-Based Project Fund	Establish a designated fund for small place-based projects such as pocket parks, pedestrian plazas, and tactical placement projects	Moderate	\$250,000	DDA has budgeted for a \$50,000 contribution to Ford Field Gateway project for fiscal years 2024-25 and 2025-26
Electrical Use	Upgrade electrical distribution and capacity	Low	\$250,000	No Activity
Non-Motorized Improvements	Coordinate implementation of non-motorized improvements for the downtown consistent with the City's non-motorized plan.	Low	\$50,000	No DDA activity
Assess current and future inventory by category for commercial space within and adjacent to DDA	Create a 3D "stacked" model showing space and utilization	Low	\$8,000	Software developed. Verifying data.

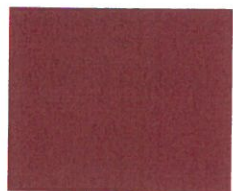
Assist / Support Business	Existing & Recruited			
Outdoor Dining	Create outdoor dining opportunities for downtown restaurants			
Mary Alexander Court	Traffic analysis	High	\$25,000	No Activity
Electric Charging Station	Continued installation of electric charging portals	Low	Cost by others.	Initial 2 phases completed.





## AVAILABLE COLORS

These colors are a representation. Actual color will vary due to the concrete finishing method (how smooth or porous the surface is), producing a mottling or distressed appearance.



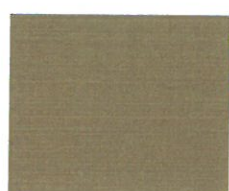
Tile Red HC110



Naturally Red HC126



Terra Cotta HC167



Cedarwood Brown HC103



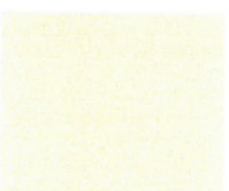
Red Terrazzo Tile HC102



Terracotta Orange HC159



White-Washed Terracotta HC135



Aztec Sand HC136



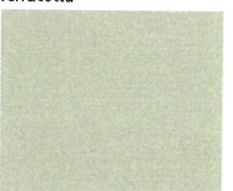
Neutral Balance Tan HC125



Silk Chocolate HC117



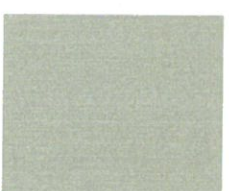
Sandstone HC157



Bombay HC133



Cemented Deal HC141



Siberian Haze HC149



Fresh Concrete HC165



Hint of Gray HC156



Muddy Gray HC172



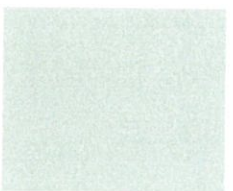
Autumn Brown HC101



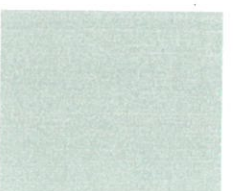
Charred Walnut HC109



Cabernet Brown HC107



Gray Horizons HC140



Gull Gray HC132



Pearl Gray HC164



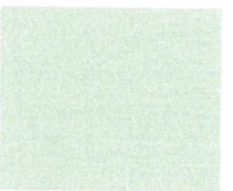
Silver Gray HC124



Black HC108



Extra-White HC148



Fall Grass HC145



Patio Green HC105



Bombay Breeze HC146



Drive-In Twilight\* HC155

\* Color only available in Concrete Stain Solid Color Water-Based

