

## Northville DDA Economic Development Committee

Monday, June 18, 2018 – 8:00 am

City Council Chambers – City Hall

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### Meeting Agenda

1. Meeting notes from May 2018 Meeting (Handout)
2. Master Plan and Sub Area Plan Updates – Carol Maise
  - A. 7 Mile and Northville Road (Attachment 2.A)
  - B. East Main Street
  - C. Others
3. Updates
  - A. Creative Many Update – Lori Ward
  - B. Redevelopment Ready Update – Lori Ward
  - C. PA 57 of 2017 (Attachment 3.C)
  - D. Singh project in Royal Oak (Attachment 3.D)
4. DDA Boundary Expansion Discussion
5. Next Meeting – July 16, 2018
6. Meeting Adjourned

**Carlisle | Wortman**  
ASSOCIATES, INC.117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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**MEMORANDUM**

**TO:** City of Northville Planning Commission

**FROM:** Sally M. Elmiger, AICP

**DATE:** June 11, 2018

**RE:** Seven Mile – South Main Street Ordinance Revisions

At the last Planning Commission meeting, we discussed the following revisions to the Seven Mile – South Main Street Overlay (SM-O) draft language. Note that the new language is shown in **red** text.

1. **Pg. 2, Residential Density:**

- a. Per the discussion, it was decided to add flexibility to the permitted density and allow a mixed-use project with a lesser density. Therefore, the density limit was modified to eliminate the minimum requirement. Now, rather than requiring “10-15 units per acre,” density is described as being “up to 15 units per acre.”
- b. Per the discussion, we have looked into various ways of calculating density in a mixed-use project. Similar communities either: a) use the entire site (gross site area); or b) use the entire site area minus any public or private rights of way (net site area). The second method is the most popular with other communities. Also, Northville currently uses this method to determine minimum lot area. We would recommend using this method, and have included draft language in the attached ordinance.


2. **Pg. 3, Table 11-1, Maximum Building Height:** The Planning Commission decided to add a dimensional height limit to buildings, in addition to a limit on the number of stories. The height dimensions added to this district are based on the building use (commercial only, residential only, or mixed-use building) in other zoning districts. This makes the SM-O overlay consistent with other districts in Northville’s Zoning Ordinance.

Once the ordinance language is finalized, we will combine the Public Hearings for the rezoning with the new ordinance language for the Seven Mile – South Main Street Overlay Zone (SM-O).

*Seven Mile – South Main Street Ordinance Revisions*  
*June 11, 2018*

I look forward to discussing the draft at the upcoming meeting.

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**CARLISLE/WORTMAN ASSOC., INC.**  
**Sally M. Elmiger, AICP, LEED AP**  
**Principal**

cc: Pat Sullivan  
Diane Massa  
Shari Allen  
Brent Strong

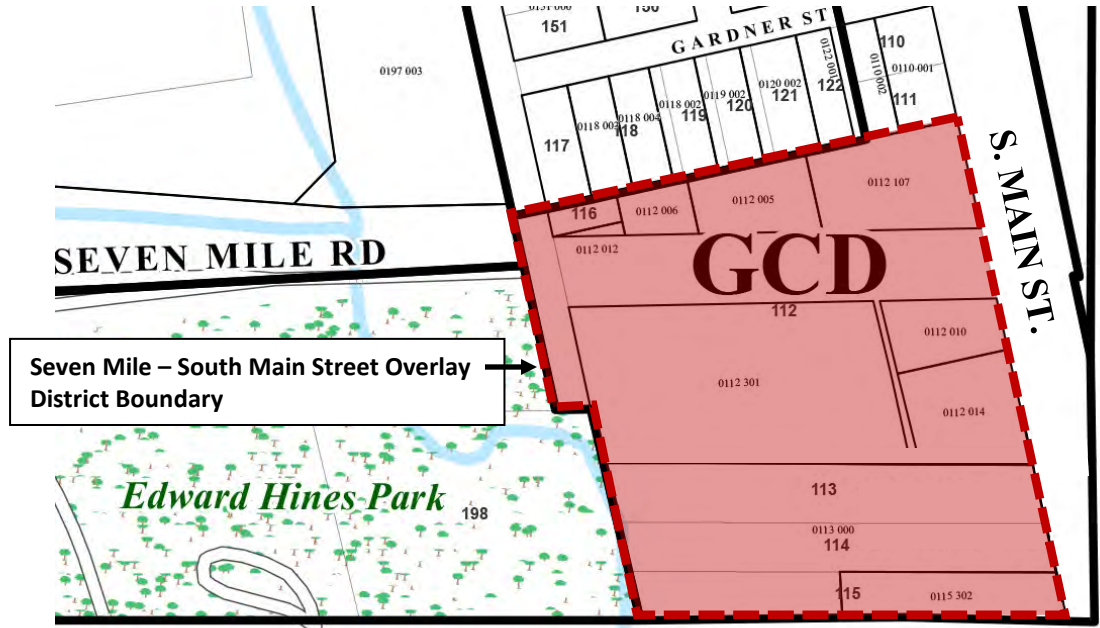
**SECTION 11.05 SEVEN MILE – SOUTH MAIN STREET OVERLAY (SM-O)**

- a. **Preamble:** It is recognized that the Seven Mile – South Main Street area on the southern boundary of the City of Northville is unique and requires special zoning regulations. Parcels within this area create an important entranceway into the City, and frontage on Seven Mile and South Main Street provide extensive exposure for commercial development. This area is also unique given its close proximity to the Wayne County Park system and existing non-motorized trail, providing attractive amenities. Vacant and underused properties also provide opportunities for growth and new investment. Because of these and other distinctions, a separate Seven Mile – South Main Street Overlay (SM-O) district has been created. The SM-O district addresses special siting, design and compatibility issues that require development regulations in addition to those found in the underlying zoning districts. When the standards of the SM-O district conflict with those of the underlying district, the standards of the SM-O shall govern.

The Seven Mile – South Main Street Overlay district is intended to maintain a commercial character along both street frontages, but allow for a mixed-use (commercial and residential) zone that takes advantage of the existing commercial cluster, as well as the area’s adjacency to recreational amenities. The SM-O district will allow a unique mix of land uses designed to serve the commercial and residential needs of the community in an attractive, well-designed, and functional environment. It also allows for current commercial and industrial uses to remain, but guides redevelopment if proposed. The district is designed to promote development consistent with the City of Northville Master Plan, and in a manner which assures quality building design and site development. It is further designed to regulate the location of parking, regulate building height to achieve appropriate scale, and encourage the development of a pedestrian- and bicycle-friendly environment.

- b. **Uses Permitted by Right:** The following uses shall be permitted by right within the Seven Mile – South Main Street (SM-O) district:
- 1) All permitted uses within the General Commercial District (GCD) zoning district as listed in Section 11.02 except for large-format (over 55,000 square feet) retail and strip commercial uses.
  - 2) Also permitted: Single-family residential uses abutting the Wayne County Park and first floor multiple-family dwelling units including apartments, townhouses, rowhouses, and live/work units. Residential uses shall not be located along the Seven Mile and South Main Street frontages unless part of a mixed-use project that has commercial on the first floor and residential above.
- c. **Special Land Uses Permitted After Review and Approval:** Subject to Planning Commission approval, all special land uses within the GCD zoning district as listed within Section 11.03 are permitted except for vehicle sales, repair and wash uses, and gas stations.

Figure 1. Seven Mile – South Main Street Overlay District Boundary



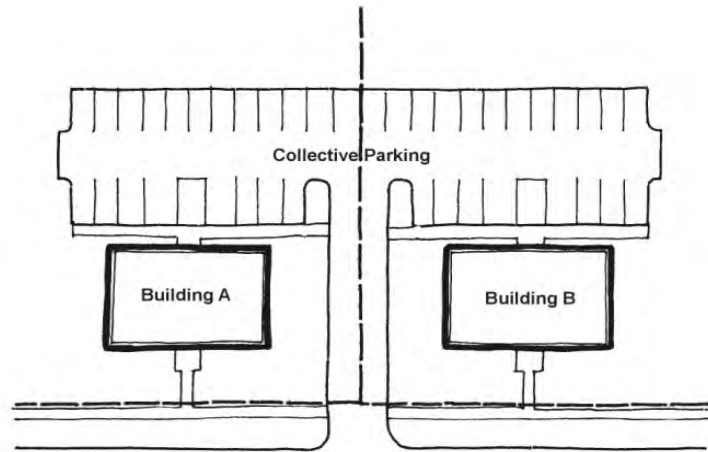
- d. **Residential Density:** Residential units shall be permitted within the Seven Mile – South Main Street Overlay district at a density of up to ~~ten (10)~~ fifteen (15) dwelling units per net acre, and shall be compatible with the general residential density patterns of existing nearby areas and as designated for nearby areas in the City of Northville Master Plan. Residential density in a mixed use development shall be calculated using the lot area excluding public road right of way or private road right of way.
- e. **Area, Height, and Placement Requirements for the SM-O District:** Area, height, and placement requirements unless otherwise specified are as provided in the following Table 11-1, and as further provided in Section 15.01, Schedule of Regulations.

**Table 11-1**

Min. Lot Size	Maximum Building Height <sup>A</sup>		Minimum Yard Setback In feet				Maximum Front Setback/ Build-to Line	Minimum Landscaped Area	Maximum Lot Area Coverage
	In Stories	In Feet	Front	Least Each	Total Side	Rear		Percent of Lot Area	Percentage of Lot Ratio
N/A	Commercial Only: 2 stories	Commercial Only: 30 feet	20 feet	10 feet	20 feet	20 feet	25 feet	20%	N/A
	Residential Only: 2.5 stories	Residential Only: 30 feet							
	Mixed-Use (Commercial & Residential): 3 stories	Mixed-Use (Commercial & Residential): 36 feet							

<sup>A</sup> A non-occupied ground level of a residential or mixed-use (commercial and residential) building used only for parking or tenant storage shall not count as a story with regards to the building height described in Table 11-1, and will permit up to an additional five-feet in height.

- f. **Access Management and Driveways:** The number of commercial driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles while preserving traffic operations and safety along Seven Mile and Main Street. A single means of direct or indirect access shall be provided for each separately owned parcel. Where possible, this access shall be via a shared driveway. Where it is not possible to provide shared access, this access may be by a single driveway. Additional driveways may be permitted subject to site plan approval.
  
- g. **Shared Driveways/Collective Parking/Mixed-Use Parking:** In order to minimize the number of curb cuts and maximize off-street parking, shared driveways and parking areas are encouraged. Collective parking, shared parking, and mixed-use parking in accordance with Section 17.01.13 may be considered for the SM-O district. Shared parking may allow a reduction of up to thirty percent (30%) from the parking requirements as part of a Planned Unit Development per Section 17.01.13.a, subject to City Council approval.

**Figure 2. Shared Driveways/Collective Parking**

**h. Parking:**

- 1) New parking lots associated with full re-development projects are permitted only in rear yards, as determined by the Planning Commission.
- 2) Off-street parking for all uses shall comply with the parking requirements of Section 17.02 and with interior landscaping requirements of Section 19.05.
- 3) All off-street parking areas shall be screened or buffered in a manner that separates the parking areas as seen from the public right-of-way. A minimum six (6) foot wide buffer between the parking lot and street right-of-way shall be shown. The buffer shall include one (1) or combinations of the following:
  - Dense landscaping (minimum one (1) tree and ten (10) shrubs every forty (40) feet)
  - Decorative metal fencing (thirty (30) inches high)
  - Masonry screening wall (thirty (30) inches high)
  - Building placement within front yard with parking in the rear.
- 4) An existing parking lot that serves an existing building may remain in its current location; however, a partial alteration of the existing building that requires site plan review shall also renovate the parking lot to meet the standards listed in 2) and 3) above. Redevelopment of a site, as determined by the Planning Commission, will require relocating the parking to the rear of the building.

- i. **Pedestrian/ Non-Motorized Enhancements:** Sidewalks shall be required along all street frontages, in accordance with Chapter 74 of the Northville Code of Ordinances. Where possible, sidewalks should be large enough to accommodate bicycles and pedestrians. Also, where possible, sidewalks shall be positioned five (5) feet back from the curb or edge of roadway pavement for public safety and to facilitate pedestrian connection between residential and commercial areas. Pedestrian and non-motorized enhancements shall be consistent with Complete Streets (Public Acts 134 and 135 of 2010) and the City of Northville Non-Motorized Plan. Curb bump outs, crosswalks, pedestrian refuge islands, or other safety barriers are encouraged to enhance pedestrian safety. Bike racks shall be considered at appropriate locations.
- j. **Wayne County Park Amenities:** Planned Unit Development (PUD) projects on properties abutting the Wayne County Park shall incorporate public amenities to serve pedestrians and bicyclists using the County’s non-motorized trail, such as but not limited to pedestrian connections between the County trail and adjacent sidewalks or bike trails, seating area, plaza, drinking fountain, bicycle racks, and bicycle repair station.
- k. **Streetscape:** Streetscape features and furnishings, such as street trees, tree grates, extensive perimeter landscaping, special concrete finishing, and decorative/pedestrian-scaled lighting, etc. shall be incorporated on all frontages along Seven Mile and South Main Street. At least one (1) canopy tree shall be provided for each forty (40) lineal feet of street frontage. Properties that abut the Seven Mile and South Main Street intersection shall incorporate an appropriate entryway feature, such as pedestrian plaza, benches, pavers and landscaping.
- l. **Stormwater Management:** Where possible, curb and gutter shall be incorporated along Seven Mile and South Main Street. Future development shall use Low Impact Development (LID) techniques for stormwater management where practical. This shall include infiltration and on-site retention. Developers are encouraged to consult the “Low Impact Development Manual for Michigan” developed by the Southeast Michigan Council of Governments. Possible LID techniques include but are not limited to:
- Inverted parking lot islands
  - Pervious paving materials
  - Bioswales
  - Other techniques for infiltration and on-site retention.
- m. **Architecture:** It is the intent of the Seven Mile – South Main Street Overlay district to provide high-quality building materials and complimentary building architecture. Architectural design shall include the following:
- Coordinated architectural elements shall be shared between the parcels located on the north and south sides of Seven Mile. This could include coordinated designs for elements including, but not limited to, roofs, masonry, building colors and building materials.



- First floor architecture shall be compatible with sidewalk areas and shall provide an attractive interface between buildings and pedestrians. This shall be accomplished with generous window areas, recesses, projections and architectural detail to provide transparency and variation. Blank walls longer than twenty (20) feet shall not face a public street.
  - Building entrances shall have an orientation to the street and front sidewalk, with a functioning entrance which enhances the continuity of the pedestrian-oriented environment.
  - Primary building entrances shall be clearly defined with sheltering elements such as an awning, arcade or portico.
  - Where possible, there shall be a minimal grade differential between the elevation of the sidewalk and the first floor elevation of the adjoining building.
  - Garage doors shall not be permitted on a front façade unless approved by the Planning Commission, subject to attractive screening, landscaping and sight visibility.
  - All rooftop mechanical equipment shall be screened from view in accordance with Section 18.11.11.
- n. **LEED Design:** Leadership in Energy and Environmental Design (LEED) building design is encouraged for all developments within the SM-O District.
- o. The Planning Commission may waive or modify the design standards and landscape requirements set forth in Sections “f” through “n” where one (1) or more of the following factors are demonstrated:
- 1) Architectural constraints and unique building characteristics.
  - 2) Compatibility with surrounding architecture and site design.
  - 3) Site constraints regarding size of parcel, circulation, limited right-of-way, etc.
  - 4) Other factors as identified by the Planning Commission



# Legislative Analysis

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## REPEAL AND RECODIFY CERTAIN TAX INCREMENT FINANCE ACTS

Phone: (517) 373-8080  
<http://www.house.mi.gov/hfa>

**Senate Bill 393 (H-1) as reported from House committee**

**Sponsor: Sen. Ken Horn**

**House Committee: Local Government**

**Senate Committee: Economic Development and International Investment**

Analysis available at  
<http://www.legislature.mi.gov>

**Complete to 2-1-18**

*(Enacted as Public Act 57 of 2018)*

**BRIEF SUMMARY:** Senate Bill 393 would create the Recodified Tax Increment Financing Act. Generally speaking, the act would repeal and recodify multiple acts related to tax increment finance authorities (TIFAs), subject the tax increment finance authorities to standard reporting requirements, and provide for the continuation of existing authorities created under the statutes being recodified. The bill would also repeal, without recodification, two TIFA acts.

**FISCAL IMPACT:** Senate Bill 393 would increase certain administrative and oversight costs of the Department of Treasury, increase tax increment finance authority (TIFA) administrative costs, and, in instances where TIFAs were deemed noncompliant, potentially increase local government revenues. (See *Fiscal Information*, below, for more information.)

### **THE APPARENT PROBLEM:**

Under various Michigan laws, municipalities can create tax increment finance authorities to carry out different public purposes. Generally, a tax increment finance authority can capture the growth in property tax revenues in a specific area and use the funds to pay for certain eligible activities. For instance, a city can create a downtown development authority (DDA) and capture revenue from growth in property taxes in a designated downtown area, and use the funds to pay for streetscape improvement projects or landscape installations. Each statute uses the same basic tax increment financing structure but applies the mechanism to a different purpose. For example, downtown development authorities are focused on specified downtown areas, while corridor improvement authorities are focused on a specific commercial corridor (road) that can span municipalities.

Reportedly, while there are many success stories for these authorities, there are also negative anecdotes and perceptions about authority activities. Many believe that the authorities do not have enough accountability or transparency, especially at the state level. According to testimony, a study has found that of the 600 tax increment finance authorities in Michigan, only 90 reported required financial information to the Department of Treasury.<sup>1</sup> The low reporting rate may be due to a lack of knowledge about reporting requirements or the lack of penalties for noncompliance. In order for the state and the public to evaluate the most or least

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<sup>1</sup> Separately, the Michigan Economic Development Corporation reports that 99% of brownfield redevelopment authorities comply with reporting requirements. Available online at: [https://www.michiganbusiness.org/cm/Files/Reports\\_to\\_MI\\_Legislature\\_Page\\_Docs/Brownfield%20Redevelopment%20Financing%20Act%20CY%202016%20Legislative%20Report.pdf](https://www.michiganbusiness.org/cm/Files/Reports_to_MI_Legislature_Page_Docs/Brownfield%20Redevelopment%20Financing%20Act%20CY%202016%20Legislative%20Report.pdf). SB 393 does not address the Brownfield Redevelopment Financing Act.

effective tax increment finance programs, legislation has been introduced to standardize the reporting requirements across all authorities and introduce penalties for noncompliance.

### ***THE CONTENT OF THE BILL:***

#### Repeal and Recodify

The bill would repeal the following acts and recodify them as parts of the proposed act:

- Downtown development authority act (1975 PA 197; part 2 of the act)
- The Tax Increment Finance Authority Act (1980 PA 450; part 3 of the act)
- The Local Development Financing Act (1986 PA 281; part 4 of the act)
- Nonprofit Street Railway Act (1867 PA 35; part 5 of the act)
- Corridor Improvement Authority Act (2005 PA 280; part 6 of the act)
- Water Resource Improvement Tax Increment Finance Authority Act (2008 PA 94; part 7 of the act)
- Neighborhood Improvement Authority Act (2007 PA 61; part 8 of the act)

The bill would repeal the following acts and not recodify them:

- Historical Neighborhood Tax Increment Finance Authority Act (2004 PA 530)
- Private Investment Infrastructure Funding Act (2010 PA 250)

[The Historical Neighborhood Tax Increment Finance Authority Act allows the governing body of a municipality to create a TIFA to halt property value deterioration, increase property tax valuation, and promote economic growth within the boundaries of a historic district. The Private Investment Infrastructure Funding Act allows municipalities to enter into partnerships between public entities for the development and financing of public facilities, solicit private investment for public facilities, and pledge tax increment revenue to repay the private investors for the public facility.]

#### General Reporting Requirements

The bill would create the following reporting requirements for six of the recodified acts—all except the Nonprofit Street Railway Act. [The Nonprofit Street Railway Act is not entirely a TIFA statute. It was amended by 2008 PA 486 to allow for the creation of a “transit operations finance zone” to use tax increment revenues to finance transit operations in a zone. This and the following sections of this analysis—Financial Reporting Requirements, Penalties for Noncompliance, and Informational Meetings—would not apply to a transit operations finance zone.]

To create uniform reporting requirements, the bill would omit existing reporting provisions that require TIFAs to submit information to the State Tax Commission and establish the Commission’s role in compelling enforcement and issuing rules for the six recodified acts. The proposed reporting requirements would apply to authorities that currently exist and authorities that would be created under the new act. The requirements would take effect 180 days after the end of an authority’s current fiscal year as of the effective date of the bill. The requirements would be as follows.

Each municipality that has created or that creates any of the six authorities must create a website, or use an existing municipality website, that is operated and regularly maintained with

access to authority records and documents for the fiscal year beginning on the effective date of the bill, including:

- Minutes of all board meetings.
- Annual budget and audits.
- Currently adopted development plan, if not included in a tax increment financing plan.
- Currently adopted tax increment finance plan, if capturing tax increment revenues.
- Authority staff contact information.
- A listing of current contracts and a description of those contracts and other documents related to authority management and services provided to the authority.

Additionally, the website must contain an annual updated synopsis of activities of the authority, including:

- Information regarding tax increment revenues described in the annual audit that are not spent within 5 years, including the reasons for accumulating the funds and uses for which the funds will be spent, a time frame when the funds will be spent, and the amount of and an explanation for any funds that have not been spent within 10 years of their receipt.
- A list of authority accomplishments, including progress on development plan and tax increment plan goals and objectives for the immediately preceding fiscal year.
- A list of authority projects and investments, including active and completed projects for the immediately preceding fiscal year.
- A list of authority events and promotional campaigns for the immediately preceding fiscal year.

The records and document information required above would be phased in from the effective date of the bill. That is, for the fiscal year in which the act takes effect, information would be required for that fiscal year. For the fiscal year 1 year following the effective date of the act, the information would be required for that fiscal year and the immediately preceding fiscal year, and so on.

If the municipality that created an authority did not have an existing website and chose not to create one, the records must be maintained at a physical location within the municipality that is open to the public.

#### Financial Reporting Requirements

The bill would require the Department of Treasury (“department”) to create a form on which an authority capturing tax increment revenues would report the status of its tax increment finance account. The bill would require the department to consult with professional organizations that represent municipalities in developing this form, and finalize and publish the form within 60 days after the effective date of the bill. The report would be submitted annually to the governing body of the municipality, the governing body of a taxing unit levying taxes subject to capture by the authority, and the department.

The report would be required to include:

- The name of the authority.
- The date of authority formation, the date the tax increment finance plan was set to expire, and whether the financing plan expired during the immediately preceding fiscal year.

- The date the authority began capturing tax increment revenues.
- The current base year taxable value of the tax increment financing district.
- The encumbered and unencumbered fund balances for the immediately preceding fiscal year.
- The amount and source of revenue in the account, including the amount of revenue from each taxing jurisdiction.
- The amount in any bond reserve account.
- The amount and purpose of expenditures from the account.
- The amount of principal and interest on any outstanding bonded indebtedness.
- The initial assessed value of the development area or authority district by property tax classification and the captured assessed value retained by the authority by property tax classification.
- The tax increment revenues received for the immediately preceding fiscal year.
- Whether the authority amended its development or tax increment financing plan within the immediately preceding fiscal year, with a link to the current plan that was amended.
- Any additional information the municipality governing body or department considers necessary.

The report would be required to be filed with the department at the same time as the annual financial report required under the Uniform Budgeting and Accounting Act.

The department would be required to collect the reports and annually compile a combined report summarizing the information reported and submit a copy of that combined report to each member of the legislature.

Also, within 90 days after the effective date of the act, each authority would be required to send the department a copy of, or a link to, its currently adopted development plan or its currently adopted tax increment finance plan, if separate from the development plan.

#### Penalties for Noncompliance

The department could institute proceedings to compel enforcement of the act and would be required to send written notification of any violation of the act to an authority that failed to comply with the act, to each taxing jurisdiction that had tax increment revenues captured by the authority, and to the governing body of the municipality that established the authority. The notification would be required to detail the authority's noncompliance with the act.

If the department notified an authority and the authority did not comply within 60 days, the authority could not capture any tax increment revenues in excess of the amounts necessary to pay bonded indebtedness and other obligations for the period of noncompliance. During the noncompliance period, an authority could not amend or approve a tax increment financing plan. If the noncompliance period exceeded 2 consecutive years, the authority could not capture the amount needed for debt payment without a resolution of authorization from the municipality that created the authority and each taxing jurisdiction whose taxes were subject to capture. Any excess funds captured would be returned to the taxing jurisdiction according to statute.

### Informational Meetings

The bill would require the board of an authority to hold at least 2 informational meetings each year. Notice would have to be given on the municipality or authority website at least 14 days in advance. At least 14 days in advance, the board would be required to mail notice of the meeting to the governing body of each taxing jurisdiction levying taxes that are subject to capture by an authority. Alternatively, the board could notify the clerk of each other taxing jurisdiction by email. The informational meeting could be held in conjunction with other public meetings of the authority or municipality.

### Continuation of Existing Authorities

Finally, the bill would include general statements and provisions to provide for the continuation of existing authorities, financial arrangements, and boards.

The repeal of a statute or section of law by the act would not relinquish any civil or criminal penalty, forfeiture, or liability, and that section of law would be treated as still remaining in force as necessary for the purpose of instituting or sustaining any proper action or prosecution.

Any bond, note, or other obligation issued by an authority or the municipality under a statute or section of law repealed by the act would continue in effect under its original terms under the corresponding part of the act. A contractual right, duty, or obligation relating to an authority under a repealed statute or section of law would continue and remain with the authority, and a development plan or tax increment financing plan developed by an authority would remain in effect with the authority.

Members of the board of an authority would continue in office for the duration of the terms of office to which they were appointed, and members would only be appointed under the act as former members' terms expire or vacancies occur. Members of a board of an authority created under a repealed section of law could be appointed to the new board to succeed themselves, subject to any limits set forth in the act.

The recodification of the downtown development authority act in part 2 of the new act would be a continuation of the taxing authority authorized under the downtown development authority act for purposes of section 31 of article IX of the state constitution.

The bill would take effect January 1, 2019.

### ***HOUSE COMMITTEE ACTION:***

To alleviate concerns that the reporting requirements could be duplicative or burdensome for small TIFAs in particular, the House Committee on Local Government adopted a substitute that requires the department to work with municipal groups to ensure that the reporting form is manageable, easy to use, and not redundant, while at the same time providing the useful information the state is seeking.

### ***FISCAL INFORMATION:***

Under Senate Bill 393, the Department of Treasury would be responsible for compiling reports and ensuring compliance with the reporting requirements under the act. The extent of the costs is unknown at this time, but they are not likely to be significant.

Local TIFAs would be required to submit more detailed financial reports than are already required and hold at least two informational meetings annually. The cost to each TIFA would depend on the existence and complexity of ongoing projects. TIFAs are self-financed through various funding mechanisms and require no appropriation from the state. Any additional costs would either be absorbed under current TIFA administrative revenues or offset through increases in any of the various funding mechanisms.

A local TIFA that failed to comply with the reporting requirements after receiving notice of noncompliance from the Department of Treasury would have its tax increment revenue reduced to the amount necessary to pay bonded indebtedness and other obligations. Therefore, local units of government subject to tax capture by a noncompliant TIFA would realize increased revenues during the period of noncompliance by the TIFA assuming there were tax increment revenues collected in excess of that needed for bonded indebtedness and other obligations.

### ***ARGUMENTS:***

#### ***For:***

Supporters believe that the bill will codify best practices for tax increment finance authorities. Many of the procedures and reporting requirements are required for designation in the Michigan Main Street program, a nationally affiliated program that uses a specific approach to downtown revitalization. Standardized reporting requirements will increase the accountability and transparency of these authorities, which collect and spend taxpayer dollars, but do so sometimes with little public knowledge or engagement. The proposed penalties will increase compliance with reporting requirements. Additionally, by requiring a public website and informational meetings, the bill will provide opportunity for the authorities to illustrate to the public their positive activities and events, as opposed to the basic financial statements that are currently included in municipal audits.

Tax increment finance authorities are often subject to debate and discussion. The first step in any policy debate is having sound data and reporting on which to base an analysis, draw conclusions, and suggest improvements. The bill does just that, and will allow future legislators to potentially make tweaks to the law in order to improve the effectiveness and efficiency of these valuable authorities.

#### ***Neutral:***

The Michigan Association of Counties indicated a neutral position on the bill. Specifically, the association would like to see the issue of special millages addressed within this legislation. Special millages are those levied for a specific purpose—for instance, services for veterans within a county. These are able to be captured by a TIFA; the association believes that these millages should be excluded from capture, since they were voted on and approved for a specific purpose.

#### ***Response:***

The intent of the legislation is to be a first step in the evaluation of TIFA policies—to collect data and increase transparency. The outcomes from this bill—potentially a data analysis report or dashboard-like evaluation interface—could then be used to make additional policy changes.

***POSITIONS:***

Representatives of the following entities testified in support of the bill:

Owosso Main Street/Downtown Development Association (1-17-18)  
Michigan Municipal League (1-17-18)  
Michigan Townships Association (1-17-18)

Representatives of the following entities indicated support for the bill:

Michigan Downtown Association (1-17-18; 1-31-18)  
Northern Michigan Chamber Alliance (1-17-18)  
Downtown Grand Rapids, Inc. (1-17-18)

A representative of the Michigan Association of Counties testified with a neutral position on the bill. (1-17-18)

Legislative Analyst: Patrick Morris  
Fiscal Analyst: Ben Gielczyk

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■ This analysis was prepared by nonpartisan House Fiscal Agency staff for use by House members in their deliberations, and does not constitute an official statement of legislative intent.



# CRAIN'S DETROIT BUSINESS

Detroit and Southeast Michigan's premier business news and information website

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Originally Published: June 12, 2018 6:19 PM **Modified: 17 hours ago**

## Singh Development buys prime Royal Oak land for \$40 million project

By [Tyler Clifford](#)



Krieger Klatt Architects

Singh Development paid \$2 million for 4.15 acres from the Royal Oak Downtown Development Authority to build a \$40 million mixed-use development on the vacant lot.

Singh Development Co. has received the deed to 4.15 acres in Royal Oak on which it plans to build a \$40 million mixed-use complex at the south end of the city's downtown.

Royal Oak's Downtown Development Authority announced Tuesday that it closed on a \$2.5 million sale of the property to the Birmingham-based developer Friday.

The development, which has been in the works for two years, will bring 240,000 square feet of residential and 10,000 square feet of retail space to the site that borders Main Street, Woodward Avenue and the I-696 service drive.

The project would bring 225 townhomes and studio apartments that surround a courtyard that includes a swimming pool and patio area to a site that has been vacant for more than three decades, **according** to *The Oakland Press*. Leases would go for between \$1,000 to \$2,500 per month.

The residences will range from 550 to 1,800 square feet.

Construction is expected to get started this summer and be completed in spring 2021.

It is the last large undeveloped parcel in the downtown, Downtown Manager Sean Kammer said. Over the years, offers came and went for the site, others failing for various reasons, he said.

"This [project] brings more residents into the downtown, creates more foot traffic and activity in our downtown," Kammer said. "It rounds out where all of the development is happening. As you start going south down Main Street, you start seeing things that haven't been developed yet, so this will be a catalyst."

Royal Oak-based Krieger Klatt Architects Inc. is the designer on the project. A contractor was not disclosed.

A representative with Singh Development could not be immediately reached for comment Tuesday afternoon.