



## **FERNDALE DDA BOARD OF DIRECTORS MEETING January 10, 2019 8:00 A.M. Board Meeting**

Ferndale City Hall; Council Chambers  
300 E. Nine Mile Rd., Ferndale, MI

### **AGENDA**

- I. Call to Order
  - A. Roll Call
  - B. Dismissals
  - C. Consideration of Agenda
  - D. Consideration of Minutes: November 2018
- II. Consent Agenda
  - A. Financial Statements
  - B. Promotions Committee Update
- III. Community Reports
  - A. Chamber of Commerce
  - B. Ferndale Area District Library
- IV. Presentation: Act 54 Updates (Steven D. Mann, Attorney, Miller-Canfield)
- V. Executive Committee Appointments
- VI. Action Items
  - A. Interlocal Governmental Agreement Regarding The dot Project
  - B. Parking Rate Resolution
- VII. Call to Committee Chairs, Board Members & Staff (not more than 3 minutes)
- VIII. Adjournment

### **CALENDAR OF EVENTS**

#### **January**

**1<sup>st</sup>**  
*New Year's Day*  
*DDA Office Closed*  
**9<sup>th</sup>**  
Biz Dev Committee 5pm  
**10<sup>th</sup>**  
DDA Board Meeting 8am  
**14<sup>th</sup>**  
Business Support @ One Eyed Betty's 9am  
City Council 7pm  
**15<sup>th</sup>**  
Design Committee 5:30pm  
**21<sup>st</sup>**  
*Martin Luther King Jr. Day*  
*DDA Office Closed*  
**23<sup>rd</sup>**  
**Strategic Planning 6pm @ Ferndale Library**  
**28<sup>th</sup>**  
Troy Street Lot Fenced Off  
City Council 7pm  
**29<sup>th</sup>**  
Promotions 5pm

#### **February**

**2<sup>nd</sup>**  
**The dot Ground Breaking Noon - 3pm**  
**5<sup>th</sup>**  
Design Committee 5:30pm  
**6<sup>th</sup>**  
Biz Dev Committee 5pm  
**7<sup>th</sup>**  
Executive Committee 5pm  
**11<sup>th</sup>**  
City Council 7pm  
**14<sup>th</sup>**  
DDA Board Meeting 8am  
**18<sup>th</sup>**  
*President's Day*  
*DDA Office Closed*  
**25<sup>th</sup>**  
City Council 7pm  
**26<sup>th</sup>**  
Promotions 5pm

#### **March**

**5<sup>th</sup>**  
Design Committee 5:30pm  
**6<sup>th</sup>**  
Biz Dev Committee 5pm  
**7<sup>th</sup>**  
Executive Committee 5pm  
**11<sup>th</sup>**  
City Council 7pm  
**14<sup>th</sup>**  
DDA Board Meeting 8am  
**23<sup>rd</sup>**  
City Council Strategic Planning 8am-5pm  
**25<sup>th</sup>**  
City Council 7pm  
**25<sup>th</sup>-27<sup>th</sup>**  
National Main Street Conference – Seattle, WA  
**26<sup>th</sup>**  
Promotions 5pm

**FERNDALE DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING**

Thursday, November 8, 2018

8:00 A.M.

FERNDALE CITY HALL

300 E. 9 MILE

FERNDALE, MI 48220

**MINUTES**

**I. CALL TO ORDER**

A. Roll Call 8:03 a.m.

**DDA Board Members Present:** Mindy Cupples, Dean Bach, Blake Scheer, Nathan Martin, Jacki Smith, Jerome Raska, Heather Cutlip, PJ Jacokes,

**DDA Board Members Absent:** Mayor/Council, Chris Johnston

**Staff Present:** Barry Hicks, Cindy Willcock, Torri Buback

**Guests:** Bryce Vredevoogd & Josh (WXYZ) and Angie Hicks (Hamilton – Anderson)

B. Dismissals: Mayor/Council, Chris Johnston

C. Approval of Agenda

Motion by Director Cupples, seconded by Director Raska to approve the agenda as presented. All Ayes, motion carries.

D. Approval of Minutes: October 2018

Motion by Director Raska, seconded by Director Scheer to approve the minutes for October 2018 as presented. All ayes, motion carries.

**II. Consent Agenda**

A. Financial Statements

Motion by Director Smith, seconded by Director Raska to accept the Consent Agenda as presented. All Ayes, motion carries.

Director Jacokes arrives at 8:04 am

**III. Community Reports**

A. Chamber of Commerce

Director Raska

Update on the Gala – everything went well, the food and crowd were both amazing.

B. Ferndale Area District Library

Jenny Marr

Staff is getting ready to close on the bond (currently 4% interest) and purchase the library. The book club at The Emory is coming up soon. The Bake Sale is coming up on November 19<sup>th</sup>. Staff is cleaning out the storage and will also be selling what is no longer needed during the bake sale. The library will be closed during 11/22 – 11/24.

**IV. Action Items**

A. WXYZ Channel 7 ABC Marketing Opportunity

Executive Director Hicks/Bryce Vredevoogd

Joining the DDA Board of Directors meeting this morning is WXYZ Marketing with a presentation for opportunities to help us promote Downtown Ferndale. As Bryce Vredevoogd stated, he believes it is a great time to make Ferndale larger than life.

**Discussion:** Director Smith asked if this is all digital and how many visitors are expected. Board continues to discuss further thought around collaborating with WXYZ, mostly being concerned with DDA online readiness. Bryce assured the board that he's looked at our online presence and feels that we are more than ready to begin. Deputy Director Willcock added, we need to start marketing the district and building momentum as we enter into the next two years.

Motion by Director Smith, seconded by Director Raska to authorize the Executive Director to execute an agreement with WXYZ Channel 7 ABC for advertising for a not-to-exceed amount of \$4,500 from account number 248-000-885.000 (Special Programs), for services outlined in the attached promotions package, and to increase budget line item 248-000-885-000 by \$4,500.

**Motion:** All, ayes. Motion carries.

Director Johnston texted in: Not in support of motion.

B. Radio Marketing Opportunity

WJR

In collaboration with the Downtown Ferndale marketing effort, another opportunity to market our district with WJR has been presented. Packages presented range from \$1,500 to \$3,765 per week and can run for multiple months.

Motion by Director Smith, seconded by Director Raska to authorize the Executive Director to execute an agreement with Cumulus Media for DDA district advertising, in accordance with the package received from Cumulus, not to exceed \$3,000.

**Motion:** All, ayes. Motion carries.

C. Toshiba Copier

Executive Director Hicks

The DDA copier/printer is due for an upgrade, replacement parts are being phased out and becoming harder to obtain. After the first of the year, the machine will go on the extinct list and make it even more difficult to find replacement parts. Currently, the City is looking to replace some of their copiers and we're able to take advantage of a bulk-purchase price if we buy now. The total cost of the contract is \$8,505 spread over 63 months, which comes out to \$1,620 annually.

Motion by Director Raska, seconded by Director Smith, to authorize the Executive Director to execute an agreement with Toshiba Business Solutions to lease a photocopier for a not-to-exceed amount of \$8,505 (plus any applicable taxes) distributed in equal payments of \$135 per month over 63 months from account number 248-000-900.000 (Printing and Publishing).

**Motion:** All, ayes. Motion carries.

V. Discussion Item and Presentation:

Downtown Development Plan

Angie Hicks is here from Hamilton Anderson to discuss our Capital Improvement Plan – for us to spend money on capital, it must be in the plan. Legislative changes have made this more challenging as of recent time. Depending on when FerndaleHaus opens, we may have to employ a Development Area Citizens Council. Most of all, we need to think about the timeframe the plan is scheduled to run, as we may need to reset the date to 2019 and 2020. If we issue the bond, we need to have the bond paid off before the plan ends. Moving the beginning and end date would benefit us in getting the things accomplished we are planning to have accomplished.

**Discussion:** Angie feels it would be the most beneficial to break the Board of Directors up and have smaller, more structured conversation around the details involving the CIP. More to come.

VI. Call to Committee Chairs, Board Members & Staff

Director Raska announced, it's Ladies Night Out tonight at Blumz.

Director Jacokes announced Go Comedy's 10-year anniversary is this week – 11/11/18.

Deputy Director Willcock announced Small Business Saturday is coming up and beyond what we're doing locally, the county is running their shopper program, be sure to sign up. Promotions committee designed more Small Business Saturday bags since we received less than half of what we received last year. There is a ParkFendale contest going on through the City, running from 11/9 – 11/21. Park using the app and it automatically enters you to win a prize package encapsulating a Ferndale experience.

Director Hicks announced National Main Street conference registration has started and he would like to take advantage of the early registration. Hicks also stated there is enough funding in our budget to support us and one other board member. There has been more interest and if there are others who are interested, we may be able to pay for an extra plane ticket.

If there is no meeting in December, this will be Dean's last meeting.

**VII. Adjournment**

Motion by Director Raska, seconded by Director Smith to adjourn the meeting. All Ayes, meeting adjourned at 9:37 am.

User: Bhicks

PERIOD ENDING 12/31/2018

DB: Ferndale

% Fiscal Year Completed: 50.41

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT
		AMENDED BUDGET	NORMAL (ABNORMAL)	MONTH 12/31/2018 INCREASE (DECREASE	BALANCE NORMAL (ABNORMAL)	
Fund 248 - Downtown Development Authority						
Revenues						
Dept 000 - General						
248-000-402.000	Property taxes	454,090.00	339,972.89	26,659.20	114,117.11	74.87
248-000-402.001	Property Taxes - personal	0.00	0.00	0.00	0.00	0.00
248-000-402.005	Property Taxes - Loss in Change of PPT	0.00	0.00	0.00	0.00	0.00
248-000-402.200	Reimbursement for PPT Loss	0.00	0.00	0.00	0.00	0.00
248-000-403.100	Property Tax Chargebacks	0.00	0.00	0.00	0.00	0.00
248-000-404.000	Voted Property taxes	60,864.00	45,616.71	2,912.93	15,247.29	74.95
248-000-404.001	Voted Property taxes - personal	0.00	0.00	0.00	0.00	0.00
248-000-523.000	Federal grant	0.00	0.00	0.00	0.00	0.00
248-000-545.000	State grant	0.00	2,500.00	0.00	(2,500.00)	100.00
248-000-550.010	State PPT Loss Reimbursement	0.00	36,772.69	0.00	(36,772.69)	100.00
248-000-610.000	Participation fees	0.00	0.00	0.00	0.00	0.00
248-000-665.000	Interest income	0.00	0.00	0.00	0.00	0.00
248-000-675.000	Contributions	25,000.00	16,420.08	5,875.00	8,579.92	65.68
248-000-675.248	Proceeds- DDA Special Events	0.00	0.00	0.00	0.00	0.00
248-000-675.500	Contributions - DDA - Public Art	3,000.00	10,424.54	0.00	(7,424.54)	347.48
248-000-676.101	General Fund contrb.	0.00	0.00	0.00	0.00	0.00
248-000-695.000	Miscellaneous income	0.00	0.00	0.00	0.00	0.00
248-000-698.000	Net unrealized gains	0.00	0.00	0.00	0.00	0.00
248-000-699.661	Transfer In from Motor Pool	0.00	0.00	0.00	0.00	0.00
248-000-699.677	Transfer In from HR Fund	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - General		542,954.00	451,706.91	35,447.13	91,247.09	83.19
TOTAL REVENUES		542,954.00	451,706.91	35,447.13	91,247.09	83.19
Expenditures						
Dept 000 - General						
248-000-706.000	Full Time Personnel	156,297.00	74,138.48	12,361.22	82,158.52	47.43
248-000-707.000	Part-Time Personnel	0.00	0.00	0.00	0.00	0.00
248-000-709.000	Overtime	0.00	0.00	0.00	0.00	0.00
248-000-714.000	Holiday Pay	0.00	0.00	0.00	0.00	0.00
248-000-714.100	Sick Pay - Annual	0.00	0.00	0.00	0.00	0.00
248-000-715.000	Social Security	11,957.00	5,671.59	945.63	6,285.41	47.43
248-000-716.000	Health - premiums	0.00	0.00	0.00	0.00	0.00
248-000-716.100	Health Insurance	18,506.00	8,606.40	1,564.80	9,899.60	46.51
248-000-716.110	Health Insurance - EE Contribution	(2,467.00)	(510.00)	(90.00)	(1,957.00)	20.67
248-000-716.115	Health Insurance - Retiree	0.00	0.00	0.00	0.00	0.00
248-000-716.150	Health Insurance Waiver	0.00	0.00	0.00	0.00	0.00
248-000-716.736	Health - OPEB Funding	0.00	0.00	0.00	0.00	0.00
248-000-717.000	Life Insurance - EE	211.00	132.00	26.40	79.00	62.56
248-000-718.000	Pension- ICMA-RC 401	10,941.00	5,189.66	865.28	5,751.34	47.43
248-000-719.000	Fringe Benefits	0.00	0.00	0.00	0.00	0.00
248-000-721.000	Longevity	0.00	0.00	0.00	0.00	0.00
248-000-725.000	Workers Compensation	854.00	0.00	0.00	854.00	0.00
248-000-730.000	Postage, Mail processing	500.00	0.00	0.00	500.00	0.00
248-000-740.000	Operating Supplies	25,000.00	5,900.83	93.13	19,099.17	23.60
248-000-740.248	Operating - DDA Special Projects	0.00	245.20	0.00	(245.20)	100.00
248-000-747.000	Grant Activity	0.00	0.00	0.00	0.00	0.00
248-000-752.000	Motor Fuel / Lubricants	0.00	0.00	0.00	0.00	0.00
248-000-775.000	Repair & Maintenance	1,000.00	0.00	0.00	1,000.00	0.00
248-000-802.000	Audit/Actuarial Fees	1,010.00	102.50	0.00	907.50	10.15
248-000-818.000	Contractual Services	80,000.00	5,446.22	3,410.00	74,553.78	6.81
248-000-853.000	Phone/Communications	0.00	192.97	0.00	(192.97)	100.00

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL (ABNORMAL)	MONTH 12/31/2018	(DECREASE)	NORMAL (ABNORMAL)	BALANCE	
Fund 248 - Downtown Development Authority								
Expenditures								
248-000-853.116	Telecom - Cell Phone EE Reimb.	2,340.00	0.00	0.00		2,340.00	0.00	
248-000-873.000	Training/Education	12,000.00	5,209.50	0.00		6,790.50	43.41	
248-000-885.000	Special programs	25,000.00	18,859.39	12,824.77		6,140.61	75.44	
248-000-900.000	Printing & Publishing	7,000.00	5,359.00	5,029.00		1,641.00	76.56	
248-000-914.000	Liability Insurance	1,800.00	0.00	0.00		1,800.00	0.00	
248-000-920.000	Utilities	7,600.00	1,055.33	252.13		6,544.67	13.89	
248-000-931.000	Facilities Maintenance	144,000.00	70,975.00	6,992.00		73,025.00	49.29	
248-000-940.200	Equipment Leases - Non-City owned	0.00	0.00	0.00		0.00	0.00	
248-000-942.000	Building Rental	1,800.00	534.00	0.00		1,266.00	29.67	
248-000-943.000	Equip Rental Alloc - General Fund	2,800.00	0.00	0.00		2,800.00	0.00	
248-000-956.000	Miscellaneous	52,800.00	3,251.73	0.00		49,548.27	6.16	
248-000-958.000	Memberships & Dues	3,500.00	575.00	0.00		2,925.00	16.43	
248-000-961.101	General Fund Admin Allocation	16,508.00	0.00	0.00		16,508.00	0.00	
248-000-968.000	Depreciation Expense	0.00	0.00	0.00		0.00	0.00	
248-000-970.000	Bad Debt	0.00	0.00	0.00		0.00	0.00	
248-000-974.000	Public Improvements	15,000.00	12,500.00	0.00		2,500.00	83.33	
248-000-977.000	Capital Outlay	5,000.00	0.00	0.00		5,000.00	0.00	
248-000-996.000	Interest Expense	0.00	0.00	0.00		0.00	0.00	
Total Dept 000 - General		600,957.00	223,434.80	44,274.36		377,522.20	37.18	
TOTAL EXPENDITURES		600,957.00	223,434.80	44,274.36		377,522.20	37.18	
Fund 248 - Downtown Development Authority:								
TOTAL REVENUES		542,954.00	451,706.91	35,447.13		91,247.09	83.19	
TOTAL EXPENDITURES		600,957.00	223,434.80	44,274.36		377,522.20	37.18	
NET OF REVENUES & EXPENDITURES		(58,003.00)	228,272.11	(8,827.23)		(286,275.11)	393.55	

## **Promotions Committee Update 2019**

There will be monthly themes throughout 2019 to entice people to visit during construction. The Promotions Committee will produce a poster for the year and a slightly refurbished poster for each quarter to highlight the theme/activities for that time.

At the moment, these are some of their ideas:

January – Music to take away your winter blues (to tie in with the Blues Fest)

February – Love Downtown (Valentine's Day)

March – Read Downtown or Spring Into Downtown (to tie in with the library Ferndale Reads program)

April – Dine Downtown (Restaurant Week)

May – Bike Downtown (Nat'l Bike Month/Bike Rodeo)

June – ArtTown Downtown (Art of the Cocktail, etc.)

July – Get Reel Downtown (movies started)

August – Dream Downtown (Dream Cruise)

September – Fall into Downtown

October – Dogs Downtown (Fido)

November – Hoof Downtown (Holiday Hoof) or Shop Downtown; December – Holidays Downtown.

\*This is a draft subject to change.



New DDA/TIF Reporting and  
Public Informational Meeting  
Requirements Pursuant to the

# RECODIFIED TAX INCREMENT FINANCING ACT

2018 PA 57 (Effective January 1, 2019)



**TRUSTED**



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## INTRODUCTION

The Recodified Tax Increment Financing Act, 2018 PA 57 (the “Act”), was signed into law on March 15, 2018 to take effect on January 1, 2019. The Act consolidates the legislative authority to create and operate tax increment authorities (other than brownfield redevelopment authorities) into a single statute.

The Act imposes new, uniform reporting requirements on most authorities<sup>1</sup> and their related municipalities, new public informational meeting requirements, authorizes the Department of Treasury to enforce the Act, and prohibits authorities in breach of these reporting requirements from capturing tax increment revenues in excess of the amounts necessary to pay bonded indebtedness and other obligations of the authority for the period of noncompliance.

The new reporting and public informational meeting requirements are set forth below:

### Send a Copy of the Plan to Treasury

**When:** No later than April 1, 2019

**Why:** MCL 125.4912

**How:** Authority must send a copy or an electronic mail link of its currently adopted development plan or its currently adopted tax increment finance plan, if separate from the development plan, to the Department of Treasury.



### Hold Two Informational Meetings Annually

**When:** Biannually beginning January 1, 2019

**Why:** MCL 125.4910(4)

**How:** The board of an authority shall hold at least 2 informational meetings (which may be held in conjunction with other public meetings of the authority or municipality). Notice must be published on the municipality’s or authority’s website not less than 14 days before the date of the informational meeting. Notice must also be mailed not less than 14 days before the informational meeting by the authority to the governing body of each taxing jurisdiction levying taxes that are subject to capture. As an alternative to mailing notice, the authority may notify the clerk of the governing body of each taxing jurisdiction by electronic mail.

<sup>1</sup> These requirements apply to Downtown Development Authorities, Tax Increment Finance Authorities, Local Development Finance Authorities, Corridor Improvement Authorities, Water Resource Improvement Authorities, Neighborhood Improvement Authorities, and municipalities incorporating any one of these authorities.

## Post TIF Information on Municipal Website

**When:** 180 days after end of authority's current fiscal year as of Jan. 1, 2019

**Why:** MCL 125.4910(1)

**How:** The municipality must create a website or utilize the municipality's existing website with access to authority records and documents, including all of the following:

- (a) Minutes of all board meetings.
- (b) Annual budget, including encumbered and unencumbered fund balances.
- (c) Annual audits.
- (d) Currently adopted development plan, if not included in a tax increment financing plan.
- (e) Currently adopted tax increment finance plan, if currently capturing tax increment revenues.
- (f) Current authority staff contact information.
- (g) A listing of current contracts with a description of those contracts and other documents related to management of the authority and services provided to the authority.
- (h) An updated annual synopsis of activities of the authority. An updated synopsis of the activities of the authority includes all of the following, if any:
  - (i) For any tax increment revenues described in the annual audit that are not expended within 5 years of their receipt, a description that provides the following:
    - (A) The reasons for accumulating those funds and the uses for which those funds will be expended.
    - (B) A time frame when the fund will be expended.
    - (C) If any funds have not been expended within 10 years of their receipt, both of the following:
      - (i) The amount of those funds.
      - (ii) A written explanation of why those funds have not been expended.
      - (ii) List of authority accomplishments, including progress made on development plan and tax increment finance plan goals and objectives for the immediately preceding fiscal year.
      - (iii) List of authority projects and investments, including active and completed projects for the immediately preceding fiscal year.
      - (iv) List of authority events and promotional campaigns for the immediately preceding fiscal year.

## Send Annual Report to Treasury, Municipality & Taxing Units

**When:** 180 days after the end of an authority's fiscal year

**Why:** MCL 125.4911(1)

**How:** An authority that is capturing tax increment revenues must submit a report, on a form to be provided by Department of Treasury, to the municipality, the governing body of each taxing unit levying taxes which are subject to capture by the authority, and the Department of Treasury. The report shall include all of the following:

- (a) The name of the authority.
- (b) The date the authority was formed, the date the tax increment financing plan is set to expire or terminate, and whether the tax increment financing plan expired during the immediately preceding fiscal year.
- (c) The date the authority began capturing tax increment revenues.
- (d) The current base year taxable value of the tax increment financing district.
- (e) The unencumbered fund balance for the immediately preceding fiscal year.
- (f) The encumbered fund balance for the immediately preceding fiscal year.
- (g) The amount and source of revenue in the account, including the amount of revenue from each taxing jurisdiction.
- (h) The amount in any bond reserve account.
- (i) The amount and purpose of expenditures from the account.
- (j) The amount of principal and interest on any outstanding bonded indebtedness.
- (k) The initial assessed value of the development area or authority district by property tax classification.
- (l) The captured assessed value retained by the authority by property tax classification.
- (m) The tax increment revenues received for the immediately preceding fiscal year.
- (n) Whether the authority amended its development plan or its tax increment financing plan within the immediately preceding fiscal year and if the authority amended either plan, a link to the current development plan or tax increment financing plan that was amended.
- (o) Any additional information the governing body of the municipality or the Department of Treasury considers necessary.



## CONTACTS



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## MEET MILLER CANFIELD

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# MEMO

**To:** DDA Board of Directors  
**From:** Barry Hicks, Ferndale DDA Executive Director  
**CC:** none  
**Date:** 01/09/19  
**Re:** 2019-20 Executive Committee Positions

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In accordance with the Ferndale DDA By-Laws, the Executive Committee is comprised of the Chair, Vice-Chair, Treasurer, and Secretary and must be elected every other year. A Board Member must have at least one (1) year of service on the board before they can be considered for a position on the Executive Committee. An appointment to the Executive Committee is limited to two (2) years. A Board Member may only serve two (2) terms on the Executive Committee for a maximum of four (4) years.

Whomever is elected to any position will be placed on the Executive Committee beginning now (January 2019) and their term shall expire in two years (December 2020).

The current officers are:

- Vacant (formerly Dean Bach; reached term-limit), Chair
- Jacki Smith, Vice-Chair
- Blake Scheer, Treasurer
- Mindy Cupples, Secretary

The following is an excerpt from the DDA By-Laws describing the roles of the Executive Committee Members:

Section V – Chairperson:

The Chairperson shall preside at all meetings of the Ferndale DDA Board of Directors and shall discharge the duties of the presiding officer. To qualify as a candidate for Chairperson in an election, the Board member must have served one full year on the Ferndale DDA Board of Directors to be eligible.

Section VI – Vice-Chairperson:

In the absence of the Chairperson or in the event of his inability or refusal to act, the Vice-Chairperson shall perform the duties of the Chairperson, and when so acting, shall have all

the powers of and be subject to all the restrictions upon the Chairperson. Any Vice-Chairperson shall perform such other duties as from time to time may be assigned to him by the Chairperson or by the Ferndale DDA Board of Directors. To qualify as a candidate for Vice-Chairperson in an election, the Board member must have served one full year on the Ferndale DDA Board of Directors to be eligible.

#### Section VII – Secretary

The Secretary shall record, review and present to the Ferndale DDA Board of Directors for approval all Ferndale DDA Board of Directors meeting minutes, committee minutes and correspondence.

#### Section VIII – Treasurer

The Treasurer shall review and present to the Ferndale DDA Board of Directors for approval all Ferndale DDA fund and expense reports created by the Executive Director of the Ferndale DDA and the Finance Director of the City of Ferndale. In the absence of the Executive Director of the Ferndale DDA or Finance Director of the City of Ferndale, the Treasurer will be responsible for all tracking of all funds, expenses and revenues.

#### Section IX – Executive Board Members:

The Executive Board shall be made up of the Chairperson, Vice-Chairperson, Treasurer and Executive Director.

#### Section X—Executive Board Powers:

The responsibilities of the Executive Board shall be to advise the Executive Director on the finances, personnel and administration of the Ferndale DDA. The Executive Board shall finalize the annual budget to be approved by the Ferndale DDA Board of Directors and then presented to City Council for approval.

### **Recommended Action**

The DDA Board must make nominations for each position. This can be done individually for each position by one or more board members, or a board member may make nominations and a motion to elect all four of the positions at once, or any combination thereof.



# MEMO

**To:** DDA Board of Directors  
**From:** Barry Hicks, Ferndale DDA Executive Director  
**CC:** none  
**Date:** 01/09/19  
**Re:** Interlocal Agreement Regarding 'The dot' Project

---

The Development on Troy (The dot) is set to begin construction on January 28<sup>th</sup>, 2019. The DDA has been engaged by the City to assist with financing the project. The total cost of the project is over \$28 million. Wanda-Versa is the developer that will assist with the construction of the office and retail space. The City will issue a bond for \$20 million to construct the parking spaces and the West Troy Street area where the streetscape will be completely redone to be more pedestrian friendly.

The City's portion of the development is approximately \$22.1 million, leaving a gap of \$2.1 million. The City is requesting assistance from the DDA to fill. Half of that cost could come from allowing the City's Brownfield Redevelopment Authority (BRA) to capture the Tax Increment Financing (TIF) that will be generated by the project itself due to the addition of taxable office and retail space. Currently, no taxes are generated on the site.

The other half of the financial assistance would come from the DDA providing a lump-sum one-time payment of \$250,000 from the available fund balance and also by issuing a \$750,000 bond in conjunction with the City. The bond would be repayable in \$55,000 annual payments over the next 20 years. The bond could be paid off early without penalty should the DDA ever choose to do so in the future.

Currently, the DDA operates with a \$55-\$60 thousand-dollar surplus annually and has been for the past four years. This surplus would accommodate the bond repayment without interruption to current DDA services and programs.

The attached memo from the City explains the Proposed Incentives and identifies the gap in funding that is being requested. There is also a "Schedule of Debt Service Requirements" attached as well as a draft of the current and upcoming fiscal-years budgets to illustrate current one-time expenses (such as the CIP and Downtown Development Plan Update and the business support services during construction) as well as other variables that are anticipated in the upcoming years.

There is also a proposed agreement attached that details the terms and conditions of a one-time lump-sum payment as well as a bond repayment in coordination with the City.

The BRA agreement to allocate TIF dollars to the project will be considered separately.

**Recommended Action**

To AUTHORIZE the Board Chairperson to execute an agreement with the City of Ferndale to provide a one-time lump-sum payment of \$250,000 from the DDA's Fund Balance to the City for The dot project; and to provide an annual payment of \$55,000 to the City of Ferndale for a duration of 20 years to assist with the repayment of a \$750,000 bond for The dot project.



## The Development on Troy (DoT) Proposed Incentives Package

December 6, 2018

### Overview

Both partners to the DoT come to the project with a financial gap (shortfall between project revenues and expenses) totaling **\$9.5M**. The gap must be filled to make the project economically viable. This document summarizes a proposed combination of local and state support that leverages low-interest and forgivable loans, local bonding and tax increment finance to fill the gap without sacrificing project benefits or putting either partner in a financially untenable scenario.

**Why is there a gap?** The gap is created due to value-add benefits that help the project transcend a standard market product and contribute to a greater public good that is consistent with the city's adopted master land use plan and downtown development authority plans. These include:

- Staggered office and retail rents that grow over time to align with market rates while acknowledging the rate that small businesses in Ferndale, many of whom are locked into long-term deals far below market rate, can absorb.
- Innovative public space that is safe, modern and accessible (alley and streetscape).
- Environmentally sustainable design and construction; the project will achieve ParkSmart certification through best practices in stormwater detention and waste/energy management.
- The induction of a contemporary office market within Ferndale, attracting a larger daytime population to our downtown in support of retail, dining and other small businesses.

### The Gap

The total gap for the project is **\$9.5M**. The gap is described at a high-level (bottom line numbers) below, derived from the developer pro forma and city-obtained construction estimates. Developers measure surplus/gap as the difference between total Net Operating Income (NOI) and up-front cost. The city surplus/gap is measured by looking at funds available vs. cost to build and service the bond debt. Note: the gap may be modified as final bids come for project construction in mid-December 2018.

DEVELOPER GAP		
Description	Amount	Notes
Project Value	\$10.0M	(NOI over 10yrs)
Project Cost	\$17.4M	Office/Comm + 1.9M Contrib. to pub infras.
<b>Total Surplus/(Gap)</b>	<b>(\$7.4M)</b>	

CITY GAP		
Description	Amount	Notes
City Bond	\$20.0M	
Project Cost	\$22.1M	Deck/Infrastructure
<b>Total Surplus/(Gap)</b>	<b>(\$2.1M)</b>	

### *Available Incentives Tools*

The goal is to fill the gap – no assistance will be provided to private developers beyond their gap.

INCENTIVE TOOLS		
Description	Amount	Notes
DDA Contribution	\$1.0M	DDA's TIF plan calls for investment in several components of the DoT. DDA would provide cash plus debt service payments to cover additional costs related to the city bond issue.
State CRP Loan – Interest Savings	\$1.7M	Developers estimate a financing interest rate of 4%. CRP financing can be offered at lower rates. We estimate a rate of 1% over 20 years.
Local Brownfield TIF	\$3.5M	Based on professional estimates on the increased taxable value that the DoT will bring over time, approx. \$3.5M in local capture exists.
State Brownfield TIF (SET/School Op)	\$2.3M	Based on professional estimates on the increased taxable value that the DoT will bring over time, approx. \$2.3M in state capture exists.
<b>Total Incentives Package</b>	<b>\$8.5M</b>	

### *Proposed Incentives Package – Who Gets What*

The following package lays out who gets what in a way that leverages the benefits of each incentives tool and complies with all applicable requirements.

CITY: \$2.1M GAP		
Description	Amount	Gap Fill
DDA	\$1M	Earthwork for streetscape
Brownfield TIF (Local)	\$1.1M	Eligible activities
<b>Total Incentives</b>	<b>\$2.1M</b>	

DEVELOPER: \$7.4M GAP (reflects 1.9M Dev Contribution to public infrastructure)		
Description	Amount	Gap Fill
Brownfield TIF (State)	\$2.3M	Eligible activities
Brownfield TIF (Local)	\$2.4M	Eligible activities;
CRP Loan-Interest Savings	\$1.7M	Vertical construction
<b>Total Incentives</b>	<b>\$6.4M</b>	

*The Ask – Formal Incentives Requests*

The proposed package will take the form of three “asks”; two local and one at the state level.

**Local Asks – Launch Phase 1 of the Project by Supporting Deck and Streetscape Costs**

*Tools: Brownfield TIF and DDA Capital Support*

1. **Brownfield Tax Increment Finance (TIF) – Approx. \$5.4M in Local Tax Incentives**

- a. **Eligibility.** The Ferndale CED Department, in accordance with the Brownfield Redevelopment Act (“Act 381”), has made a “Blight Determination” regarding the DoT property, 221 W. Troy, identifying the property as a public nuisance and attractive nuisance. This makes the property eligible for Brownfield incentives.
- b. **The Ask.** The Ferndale Brownfield Redevelopment Authority (BRA) and City Council will be asked to approve a 30-Year Brownfield Plan and Reimbursement Agreement. The Ferndale DDA will also be asked to formally support the allocation of TIF to Brownfield-eligible activities.

**The Outcome.** If approved, approximately \$5.4M in local TIF will be available to support the project. The State of Michigan must approve the remaining \$3.2 in potential TIF.

2. **DDA Agreement - \$1M in capital support for project costs**

- a. **Eligibility.** The Ferndale DDA’s TIF Plan calls for downtown improvements explicitly related to the scope of work for the DoT, including the parking deck itself as well as W. Troy streetscape improvements.
- b. **The Ask.** The DDA will be asked to provide \$1M to support activities related to stated TIF plan outcomes as part of its 2019 TIF plan and budget updates. The funds would come in a combination of cash up front and annual payments in support of overall debt service for the bonds. The annual payment will help service the debt guaranteed by the Parking Fund.

**The Outcome.** If approved, the need for the city to issue bonds for the project is reduced, improving its overall viability, affecting parking rate increases, as well as reducing long-term strain on the parking fund.

**State Ask – Launch Phase 2 of the Project by Supporting Eligible Costs of Mixed Use Components**

1. **Brownfield TIF and CRP Loan – Approx. \$5.44M in total State Incentives**

- a. **Eligibility.** The mixed-use components of this project are not viable without state support. Costs encompass vertical construction expenses supporting the incorporation of office, commercial, and residential components to the project.
- b. **The Ask.** Based on approximately \$15.7M in eligible project expenses, the MEDC is asked for:
  - i. A Performance-Based CRP Loan of **\$3.14M** at 1% interest (20-year term)
  - ii. Approximately **\$2.3M** in State SET/School Brownfield TIF Capture (30-year plan)

**The Outcome.** The DoT is being engineered to accommodate mixed use. If the uses do not come at the same time as deck construction, the city will not be able to rely on tax revenues to support long-term debt-service and maintenance of the deck. With MEDC support, we get a project that is more in-line with the community’s vision for the future and growing downtown, and it also becomes a more stable, diversified investment for the taxpayers of Ferndale.

DDA Activity and Budget  
FY15 through FY23  
Updated: 12/18/18

GL NUMBER	DESCRIPTION	2015-16 Activity	2016-17 Activity	2017-18 Activity	2018-19 Dept req Budget	2019-20 Dept req Budget	2020-21 Dept req Budget	2021-22 Dept Forecast Budget	2022-23 Dept Forecast Budget
<b>ESTIMATED REVENUES</b>									
248-000-402.000 * *	Property taxes (italic = updated)	467,987	450,411	441,064	471,274	480,553	488,798	493,454	497,033
248-000-402.005	Property Taxes - Loss in Change of PPT	30,618							
248-000-402.200 * *	Reimbursement for PPT Loss			28,765					
248-000-403.100	Property Tax Chargebacks	12,203	9,607	2,116					
248-000-404.000 * *	Voted Property taxes (italic = updated)	55,785	56,209	57,182	61,560	64,217	66,989	69,880	72,896
248-000-545.000 * *	State grant								
248-000-550.010	State PPT Loss Reimbursement			2,061					
248-000-665.000	Interest income	18,435	7,621	12,932					
248-000-675.000 * *	Contributions	19,813	18,359	15,790	25,000	25,000	25,000	25,000	25,000
248-000-675.248	Proceeds- DDA Special Events			887					
248-000-675.500	Contributions - DDA - Public Art		4,925	555	3,000	3,000	3,000	3,000	3,000
248-000-698.000	Net unrealized gains	13,550	(11,061)	(5,249)					
<b>TOTAL ESTIMATED REVENUES</b>		<b>618,391</b>	<b>536,071</b>	<b>556,103</b>	<b>560,834</b>	<b>572,770</b>	<b>583,787</b>	<b>591,334</b>	<b>597,929</b>
<b>APPROPRIATIONS</b>									
248-000-706.000 * *	Full Time Personnel	97,385	132,325	157,413	156,297	159,423	162,000	165,000	168,000
248-000-707.000	Part-Time Personnel	12,461							
248-000-715.000	Social Security	8,284	10,004	11,833	11,957	12,196	13,450	13,700	13,700
248-000-716.100	Health Insurance	20,399	26,818	16,895	18,506	19,431	20,300	21,200	21,200
248-000-716.110	Health Insurance - EE Contribution		(1,676)	(694)	(2,467)	(2,591)	(2,700)	(2,800)	(2,800)
248-000-717.000	Life Insurance - EE	112	213	318	211	211	211	211	211
248-000-718.000	Pension- ICMA-RC 401	3,618	9,050	10,828	10,941	11,160	11,400	11,700	11,700
248-000-719.000	Fringe Benefits		12,379	(2,974)					
248-000-725.000	Workers Compensation	736	704	1,857	854	858	862	866	866
248-000-730.000	Postage, Mail processing		48	13	500	500	500	500	500
248-000-740.000 * *	Operating Supplies	22,280	34,558	31,947	25,000	25,000	25,000	25,000	25,000
248-000-740.248	Operating - DDA Special Projects			245					
248-000-775.000	Repair & Maintenance	1,083	495	1,096	1,000	1,000	1,000	1,000	1,000
248-000-802.000	Audit/Actuarial Fees	1,000	1,000	1,014	1,010	1,010	1,010	1,010	1,010
248-000-818.000 * *	Contractual Services (CIP, flowers + Addl maint)	68,095	26,878	5,100	80,000	28,000	28,000	28,000	28,000
248-000-853.000	Phone/Communications	2,156	951	555					
248-000-853.116	Telecom - Cell Phone EE Reimb.				2,340	2,340	2,340	2,340	2,340
248-000-873.000	Training/Education	2,328	9,849	15,107	12,000	12,000	12,000	12,000	12,000
248-000-885.000	Special programs	26,882	20,018	22,612	25,000	25,000	25,000	25,000	25,000
248-000-900.000 * *	Printing & Publishing	4,444	752	3,252	7,000	7,000	7,000	7,000	7,000
248-000-914.000	Liability Insurance		1,796	9,527	1,800	1,800	1,800	1,800	1,800

Updated: 12/18/18

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
	Activity	Activity	Activity	Dept req	Dept req	Dept req	Dept Forecast	Dept Forecast
GL NUMBER	DESCRIPTION			Budget	Budget	Budget	Budget	Budget
248-000-920.000	Utilities	12,585	10,261	7,064	7,600	7,600	7,600	7,600
248-000-931.000 * *	Facilities Maintenance	141,062	137,595	153,107	144,000	144,000	155,000	155,000
248-000-942.000	Building Rental	20,840	1,773	1,974	1,800	1,800	1,800	1,800
248-000-943.000	Equip Rental Alloc - General Fund	1,579	2,740	546	2,800	2,800	2,800	2,800
248-000-956.000 * *	Miscellaneous (travel & Deck Mitigation)		428	758	52,800	2,800	2,800	2,800
248-000-958.000 * *	Memberships & Dues	2,045	1,148	722	3,500	3,500	3,500	3,500
248-000-961.101	General Fund Admin Allocation		14,422	16,673	16,508	16,018	14,972	16,957
248-000-968.000	Depreciation Expense	23,495	23,050	22,913				
248-000-974.000 * *	Public Improvements (build grants)		10,820	4,815	15,000	15,000		
248-000-977.000 * *	Capital Outlay				5,000	5,000	5,000	
	Additional Capital not budgeted for per BH			158,000				
	Dot Support					250,000	60,000	60,000
TOTAL APPROPRIATIONS		472,869	488,399	494,516	758,957	752,856	562,645	563,288
NET OF REVENUES/APPROPRIATIONS - FUND 248		145,522	47,672	61,587	(198,123)	(180,086)	21,142	28,046
BEGINNING FUND BALANCE		652,312	797,834	845,506	907,093	708,970	528,884	550,026
ENDING FUND BALANCE		797,834	845,506	907,093	708,970	528,884	550,026	578,072
Unusable Fund Balance:								
Capital Assets				84,500	84,500	84,500	84,500	84,500
Liabilities:				36,000				
Usable Fund Balance (CASH):			786,593	624,470	444,384	465,526	493,572	524,517

## DDA Estimated Tax Calculation by FY

Updated: 12/5/18	Budget for FY19	Budget for FY20	Budget for FY21	Budget for FY22	Budget for FY22
Operating - County	56,660	57,874	59,114	60,381	61,674
Parks & Rec	3,294	3,365	3,437	3,511	3,586
HCMA	2,986	3,050	3,115	3,182	3,250
OCC	21,642	22,105	22,579	23,063	23,557
OCTPA	14,025	14,325	14,632	14,946	15,266
	-	-	-	-	-
Operating - City	184,891	183,923	182,960	182,002	181,048
Operating - Voted	53,415	59,489	65,667	68,259	67,900
Rubbish	27,730	27,583	27,438	27,294	27,150
Bonds* Variable	61,750	62,997	63,875	65,142	68,166
	426,394	434,712	442,818	447,778	451,597
DDA Operating	61,560	64,217	66,989	69,880	72,896
Total DDA without Library:	487,953	498,929	509,807	517,658	524,494
		2.25%	2.18%	1.54%	1.32%
Lost Revenue after FY17					
Library					
Library - Voted 2016	44,880	45,841	45,917	45,676	45,436
Total DDA with Library:	532,833	544,771	555,725	563,334	569,930
Tax rates from Oak Co Cert Tax Rates 2016					

(A) Not based on Captured Value. Tax is assessed to parcels in the DDA District. See DDA Taxable Value

### DDA Taxable Captured Value

From Est Tax Val tab	14,024,868	14,325,342	14,632,253	14,945,740	15,265,943
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### DDA Taxable Value

From Est Tax Val tab	47,092,981	49,125,594	51,245,937	53,457,798	55,765,127
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\$750,000  
CITY OF FERNDALE  
COUNTY OF OAKLAND, STATE OF MICHIGAN  
DDA PAYBACK

**SCHEDULE OF DEBT SERVICE REQUIREMENTS**  
\$750k 4.0% 20 Years

On a Fiscal Year Basis

Fiscal Year Beginning July 1	Principal Due October 1	Interest Rate	Interest Due October 1	Interest Due <i>NEXT</i> April 1	Total Principal & Interest Requirements
2019	\$ -	4.000%	\$ 20,000 *	\$ 15,000	\$ 35,000
2020	25,000	4.000%	15,000	14,500	54,500
2021	25,000	4.000%	14,500	14,000	53,500
2022	25,000	4.000%	14,000	13,500	52,500
2023	30,000	4.000%	13,500	12,900	56,400
2024	30,000	4.000%	12,900	12,300	55,200
2025	30,000	4.000%	12,300	11,700	54,000
2026	30,000	4.000%	11,700	11,100	52,800
2027	35,000	4.000%	11,100	10,400	56,500
2028	35,000	4.000%	10,400	9,700	55,100
2029	35,000	4.000%	9,700	9,000	53,700
2030	40,000	4.000%	9,000	8,200	57,200
2031	40,000	4.000%	8,200	7,400	55,600
2032	40,000	4.000%	7,400	6,600	54,000
2033	40,000	4.000%	6,600	5,800	52,400
2034	45,000	4.000%	5,800	4,900	55,700
2035	45,000	4.000%	4,900	4,000	53,900
2036	45,000	4.000%	4,000	3,100	52,100
2037	50,000	4.000%	3,100	2,100	55,200
2038	50,000	4.000%	2,100	1,100	53,200
2039	55,000	4.000%	1,100	-	56,100
	<u>\$ 750,000</u>		<u>\$ 197,300</u>	<u>\$ 177,300</u>	<u>\$ 1,124,600</u>

**Assumptions:**

Bonds Dated: 02/01/2019  
First Interest Payment: 10/01/2019  
Number of Days: 240 \*  
Subsequent Interest Payment: 04/01/2020  
Number of Days: 180  
First Principal Payment: 10/01/2020  
Projected Interest Rate: 4.00%

**615 Griswold Street, Suite 1225, Detroit, Michigan 48226-3997**

**PHONE: (313) 961-8222 FAX: (313) 961-8220**

The information contained herein was derived from sources generally recognized as reliable and does not make any representations as to correctness or completeness and has in no way been altered except to the extent that some information may be summarized, and is in no way intended to be a solicitation for orders.



**INTERLOCAL AGREEMENT**  
**REGARDING DOT PROJECT**

This Interlocal Agreement (“Agreement”) is made this \_\_\_\_ day of \_\_\_\_\_, 2019 by and between the Ferndale Downtown Development Authority (“DDA”) an authority established under PA 197 of 1975 as amended (“Act 197”), and the City of Ferndale, a Michigan municipal corporation (“City”).

The Urban Cooperation Act, PA 7 of 1967 (“Act 7”), provides that a public agency may enter into an interlocal agreement with other public agencies to exercise jointly any power, privilege, or authority that the public agencies share in common and that each might exercise separately; and

The DDA is an authority established pursuant to Act 197 and authorized pursuant to PA 57 of 2018 (“Recodified Tax Increment Financing Act”); and

The City was created under the authority of the Michigan Constitution of 1963, Article VII, Sec. 21 and PA 279 of 1909, as amended (“Home Rule City Act”); and

The DDA receives certain ad valorem taxes on property located in its downtown district which is within the jurisdiction of City. The DDA, in addition to other powers, may, consistent with the Recodified Tax Increment Financing Act: make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties; improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, clear, improve, maintain, repair, and operate any public facility, building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them; and acquire and construct public facilities; and

The City is undertaking the development of a public parking project (“DOT Project”) which will result in additional public parking and an improved public parking facility located in the DDA’s downtown district; and

The DDA and City desire to enter this Interlocal Agreement to provide for certain DDA ad valorem tax revenue, consistent with the authority of MCL §125.4207, to be paid to City to assist in construction costs for the public DOT Project which improvements will benefit the DDA and City.

NOW, THEREFORE, in consideration of the above and the mutual covenants and promises set forth in this Agreement, the DDA and City agree as follows:

1. Transfer and use of ad valorem tax revenue. Upon approval by the City of the DOT Project construction contract, the DDA shall make a contribution of a portion of its ad valorem tax revenue to the City in the amount of \$250,000 for payment of costs incurred in the development and construction of the DOT Project public parking facilities and streetscape improvements as set forth in the approved DOT Project site plan, attached as Exhibit 1, located

in the downtown district, which is described in the attached Exhibit 2, and which consists of tax parcels identified in the attached Exhibit 3.

2. Transfer and use of ad valorem tax contribution. The DDA shall, additionally, make annual payments to the City of DDA ad valorem tax revenue received in the amount of \$55,000 per year for the twenty (20) years following the initial transfer set forth in Paragraph 1 to the City for the payment of the improvement costs to the public parking facilities portion of the DOT Project.

3. Use of public streetscape improvement area. The DDA may utilize the improved streetscape area adjacent to the DOT Project public parking facility on Troy Avenue for DDA sponsored activities, with notice and the prior approval of City. Approval shall be subject to the sole discretion of the City.

4. Effective Date. The Agreement shall be effective upon approval by the elected and appointed bodies of the DDA and City, respectively, executed by their authorized representatives and filed with the County Clerk and Secretary of State of the State of Michigan as required by Act 7 and shall continue until the payments set forth in Paragraph 2 have been made to the City after which the Agreement shall terminate. This Agreement may be terminated or rescinded by referendum of the residents of a local governmental unit that is a party to the Agreement, not more than forty five (45) days after the approval of the Agreement by the governing body of the local governmental unit. Otherwise, this Agreement may be terminated by either party only after the conclusion of the payments set forth in Paragraph 2.

5. Severability. To the extent that any provision contained in this Agreement is deemed unenforceable, to the extent possible, the remaining terms shall remain in effect.

6. Review. DDA and City, with the assistance of their respective legal counsel, have negotiated together to reach the limitations, terms and conditions of this Agreement and they have participated in the drafting of this Agreement. The parties acknowledge that this Agreement is the product of their joint effort.

7. Obligations. The obligations of the DDA under this Agreement are the obligations of the DDA only and the DDA releases the City from any and all liability, obligation and responsibility therefore.

8. Governing Law. This Agreement will be interpreted and construed in accordance with Michigan law and will be subject to interpretation and enforcement only in the courts of the State of Michigan.

9. Entire Agreement. This document and any referenced attachments constitute the entire agreement and shall not be amended except in writing and agreed upon by both parties.

# City of Ferndale

By: \_\_\_\_\_  
Marne McGrath, Clerk

**Ferndale Downtown Development Authority**

Its: \_\_\_\_\_

\_\_\_\_\_, Notary Public  
\_\_\_\_\_, County, Michigan  
Acting in \_\_\_\_\_, Michigan  
My commission expires: \_\_\_\_\_

# **FERNDALD DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS RESOLUTION**

A MEETING OF THE CITY OF FERNDALD DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS  
HELD AT 300 EAST NINE MILE ROAD, FERNDALD, MI 48220, ON JANUARY 10, 2019,

RESOLUTION – The Downtown Development Authority Board of Directors supports increasing parking rates  
up to one-dollar per hour in all downtown public parking facilities.

Moved by Board Member \_\_\_\_\_, Seconded by Board Member \_\_\_\_\_  
To adopt the following Resolution:

WHEREAS, the City of Ferndale Downtown Development Authority (referred to as the “DDA”) Board  
of Directors, does hereby find as follows:

WHEREAS, the goals and objectives of the Ferndale DDA are to promote the vitality and diversity of  
businesses within the boundaries of the district as establish by ordinance;

WHEREAS, studies have been completed that identify the need to increase the cost of parking in  
Downtown Ferndale;

WHEREAS, there is an increase in cost to the City of Ferndale to provide additional parking spaces  
to accommodate current needs and potential future growth which will come at an upfront expense which  
will require revenues to support the development of future parking solutions;

NOW, THEREFORE, BE IT HEREBY PROCLAIMED by the City of Ferndale DDA Board of Directors of  
the City of Ferndale, Michigan, recommends that City Council increase the cost of parking up to one-dollar  
per hour as recommended by City Staff per the findings of the studies that were undertaken to determine  
an appropriate rate.

## Roll Call

Ayes:

Nays:

Abstained:

Absent:

Resolution is adopted this day, January 10, 2019 by the Ferndale DDA Board of Directors.

(A signed copy of this resolution is on file and available for review at the office of the Ferndale DDA, 300  
E. Nine Mile Rd.)