

necessary changes in the zoning ordinance, or anything that may help reduce the number of appeals. Mr. Byrwa explained that many things can't be accomplished around Walled Lake without a variance. He also felt the sign ordinance was too restrictive and wondered if there was a way to relax the sign ordinance or be more accommodating to those with deep setbacks. Member Mutch said he agreed about the Walled Lake area and thought it would be nice for them to be able to do improvements without having to jump through hoops. Mayor Pro Tem Staudt said anyone who wants to make Novi great and seek reappointment has his vote. Member Casey thanked him and said a previous speaker had already asked about trends seen in front of the ZBA. Member Breen said she appreciated his service to City and asked if there was a particular area in which members don't see eye to eye. Mr. Byrwa said they have a talented group of members who are reasonable and prudent. He couldn't think of anything. Mayor Gatt had no questions.

2. Cindy Gronachan – ZBA Reappointment

Ms. Gronachan said she has been a long time resident of Novi and has been on the ZBA from 2001-2006 and now since 2013. She has served as Chair and Vice Chair. She is seeking reappointment because she enjoys the position and they need the experience. Member Mutch thanked her for wanting to serve again. He asked if she could specify how often they grant variances. Ms. Gronachan said the current board gives each petitioner full opportunity to present their case. They may table or postpone an item to give the applicant the opportunity to present their case. She said there are some denials due to lack of information or lack of cooperation. She thought possibly 10% were denials and a higher percentage of tabling and postponements. Mayor Pro Tem Staudt didn't have questions, and thanked her for reapplying. Member Casey didn't have questions, but said she appreciated her service and dedication, especially serving as Chair and Vice Chair. Member Breen asked for an example example of a request they turned down. Ms. Gronachan said she couldn't remember exactly when it occurred, but an applicant wanted to park his boat in his driveway because it wouldn't fit in garage. She explained that it would have set a precedent to have front yard storage instead of side or rear yard. His reasoning was because he bought the boat but couldn't afford to increase the size of his garage and didn't want to pay for storage. She explained he didn't meet the threshold, and was therefore denied. Member Markham said she appreciated her longevity and consistency. She felt there was value in historical perspective. Mayor Gatt had no questions and commented on her good attendance rate.

3. Katila Howard – HCDA, Planning Commission, Economic Development Corporation

Ms. Howard said she is an attorney at Foster Swift with a focus on corporate and business. She was previously an elementary school teacher in Detroit and she loves to give back. She said now that she has graduated and has a career, she wants to be more involved. Mayor Pro Tem Staudt welcomed her and asked what area she was most interested in. Ms. Howard said the Economic Development Corporation because it goes well with her skills, as well as personal and professional interests. Member Casey

asked her to share what skill or experience she would bring that would make her a great candidate. Ms. Howard said she would offer a new and refreshing perspective. She is a corporate attorney and focuses on nonprofit work. Her overall practice as an attorney lends itself well to any place. Member Breen thanked her for stepping forward and hoped they could find a place for her. Member Markham thanked her for bringing her skills to the City. She thought it was exciting to see someone new with her background who can serve anywhere. She would like to see her appointed where she has an interest. Member Mutch thanked her for her willingness to serve and asked what brought her to Novi and what about the community attracted her. Ms. Howard said she has been impressed with the development in Novi. She said there was so much open land when she was little, and now there has been so much development and growth. Novi is an awesome city for young professionals, but people don't realize how amazing it is. Member Mutch said he hoped they could find a place for her. Mayor Gatt said she hit the nail on the head: Novi is unique and on the cutting edge. They attract the best businesses continue to grow in a positive direction. He said what makes Novi great were people like her who want to volunteer and help move Novi forward.

4. Samuel Olsen – ZBA

Mr. Olsen said he has been a lifelong Novi resident and graduated from MSU, James Madison College. He said he was continuously involved in high school and currently is involved with his Church. He is legislative assistant for Tonya Schuitmaker. He said that his job duties would help him if he were involved in ZBA and well as his ability to interact with others. Member Casey asked what skills or experiences made him qualified to serve on the ZBA. Mr. Olsen said the program he graduated from was understanding text and going beyond, which prepared him for the research aspect and gave him the ability to tackle any task that comes before him. He said his goal is to be a mechanism on the board that helps encourage and foster growth. Member Breen said she was familiar with his educational background and appreciated his effort in serving Novi. She asked what about ZBA appealed to him. Mr. Olsen said the specifics of zoning and planning for future. Member Markham thanked him for coming out and mentioned she learned a lot about him during the election. She said the ZBA is important and a number of people desire to be part of it. She asked if there was another board or commission that he might be interested in. Mr. Olsen said it was recommended to him to apply for ZBA, but he would be willing to look at other options. Member Mutch asked if he anticipated being able to have the time to fulfill duties of ZBA. Mr. Olsen explained that he spoke with his boss and she encouraged him to apply; therefore he didn't feel it was a concern and he would be able to dedicate the necessary time to do a good job. Mayor Pro Tem Staudt thanked him for applying. He said he had good qualities that could be applied to various board or commissions. Mayor Gatt had no questions.

5. Joe Peddiboyina – ZBA Reappointment

Joe Peddiboyina said he has been in this country for almost 20 years and in Novi since 2002. He has two kids and wants to be a volunteer. He spoke about his background in India and that he wants to learn about developments that are going on and that he

wants to educate people as well about what to do and what not to do. Member Bree asked if he has seen trends that caused a rise in variances. Mr. Peddiboyina said many people want to expand their houses. Member Markham said she understood he has been on ZBA for a year and was glad to see he has an understanding. She also commented on his good attendance record because there are people willing to serve. She suggested they continue to have him learn more by being on the ZBA. Member Mutch commented that he was new to ZBA and wondered if there was anything that surprised him once he was appointed to the board. Mr. Peddiboyina said there were no surprises, but he wants to continue to explore and learn new things. Mayor Pro Tem Staudt was in support of the reappointment. He said it was great to see the diversity we have in the City of Novi. Member Casey and Mayor Gatt had no questions.

6. Binyamin Qamruzzaman – HCDA, ZBA, Economic Development Corporation

Mr. Qamruzzaman said he was born and raised in Novi. He joined the Marines when he graduated and served five years. He earned his Bachelor of Science in Mechanical Engineering and currently works for Ford. Member Breen asked what his preference was since he listed quite a few. Mr. Qamruzzaman said EDC because of his engineering background, but felt ZBA would also fit. Member Markham said he was unique because he is a young veteran and she was happy to see him come forward. She asked if there was anything the City could do to help younger veterans. Mr. Qamruzzaman said when he came back, he got into sports and fitness as it was a great outlet. He thought maybe PRCS could develop more non-traditional American sports for youth and adults to be able to join and get their minds away from things they want to forget. Member Mutch said he got to know during his campaign and felt he had a good understanding of his background and interests. Mayor Pro Tem Staudt liked that he is willing to serve anywhere, because that's important when you are first trying to get on a board or commission. Member Casey thought it was interesting he spoke about sports and PRCS, and wondered if that was a commission he might consider instead of EDC. Mr. Qamruzzaman said he would be happy if that was offered. Mayor Gatt thanked him for his service to the country and had no questions.

Mayor said Patrick Hornung was an applicant for the Zoning Board of Appeals and Planning Commission, but couldn't be present due to a prior commitment. He thanked those who came out and said the appointments will occur at the next meeting.

MANAGER/STAFF REPORT:

City Manager Auger said there was another opportunity for public input regarding the Lakeshore Park improvements. It was well attended and staff listened to what people's visions were moving forward. He said staff will process what was said and bring it back to Council.

AUDIENCE COMMENT:

Rachel Sines, 2219 Austin Drive, said she was there regarding a development proposed along Old Novi and 13 Mile, which was literally in her backyard. She said what was being proposed was a three story building which was completely invasive and intrusive to her home and neighborhood. She said it was only in the proposal stage so she didn't have any detailed information to share but wanted to voice her concerns. She said her neighbors will join her as the process moves forward because they are not happy.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 17-12-181 Moved by Casey, seconded by Mutch; MOTION CARRIED: 6-0

To approve the Consent Agenda as presented.

- A. Approval of Resolution Declaring a Change of the Nominating Petition Deadline.
- B. Approval of a Street Light Purchase Agreement with DTE Energy for the installation and ongoing operation costs of 29 street lights at 16 intersections throughout the city to enhance intersection safety as part of the 2017 Novi Intersection Improvements project.
- C. Approve the Program Year 2018 Community Development Block Grant (CDBG) Application in the approximate amount of \$100,626 and authorize the Mayor to sign the Application and Sub-recipient Agreement.
- D. Approval of Claims and Accounts – Warrant No. 1001

Roll call vote on CM 17-12-181

**Yeas: Breen, Casey, Markham, Mutch, Gatt,
 Staudt
Nays: None
Absent: Wrobel**

MATTERS FOR COUNCIL ACTION

- 1. Approve resolution to establish the Corridor Improvement Authority (CIA) for Grand River Avenue.

Mayor Pro Tem said this came out of goal setting. He said one important thing they want to accomplish is the Ring Road and the CIA, in addition to many other things, would allow them to tackle the Ring Road in the near future. He said he has been supportive of it. He said being able to reinvest some of the taxable value that is generated in that area, back into the area, is important. He said especially in the undeveloped areas and areas that will ultimately require redevelopment. He was excited to see this move forward.

**CM 17-12-182 Moved by Staudt, seconded by Casey; NO VOTE TAKEN
(MAIN MOTION)**

To approve the resolution to establish the Corridor Improvement Authority (CIA) for Grand River Avenue.

Mayor Gatt asked the City Manager to explain what the CIA will do. Mr. Auger said the CIA is a tool that allows the City to cap taxes where they are at now. With the growth of taxes, they would capture 50% of the new taxes that are developed to spend within the district to create economic development. The other 50% would continue to go to the taxing entities, meaning schools will see same growth as everyone else. We want to get aggressive in redeveloping the area so they will see growth in revenues as well. Mayor asked if the school would see 50% growth. Mr. Auger said they are held harmless, so they won't see a negative impact. The Mayor asked Mr. Auger to describe the district. Mr. Auger said it would span Grand River Avenue the entire length of the City from Haggerty Road to Wixom Road, to include Main Street and Town Center. He explained that this is a large area for a CIA but as long as they keep within 500 feet from Grand River, they should be in good shape. He said the next step is establishing a board with five to nine members, with some caveats as to who can sit on the board and what they represent.

Member Mutch said he was skeptical in terms of his support for this proposal. When he ran in 2013, he was asked what he thought of these authorities in general and he stated he wasn't a big proponent. He explained that one reason was the diversion of tax revenues into the district. He said he understood the intent, but oftentimes the dollars are spent in ways that don't provide huge benefit. His other concern was the nature of how the authority would be formed in terms of oversight and divesting powers from the local elected officials into an unelected board who are appointed by Council, but are an independent authority. He said he was a proponent of a strong Council viewpoint in which the City Council exercises authority directly wherever possible because he felt that was the most accountable. City Council was elected by the voters and ultimately accountable to them in terms of their actions whereas an independent board doesn't have the same level of accountability. He said there are independent boards exercising authority over a significant amount of money such as the Library Board. He said they have their own budget and hire their own director, so Council really has no say in their operations, but the difference was that board was created through the City Charter. The independent millage and independent board was defined in the City Charter which was voted on and approved by the voters. That has a level of voter endorsement that this does not. The other concern he had was that he still hadn't heard specifics of what this authority can accomplish that City Council cannot accomplish on their own. He asked the City Attorney, in terms of powers the CIA has under state law, is there anything it can do that we as a city is unable to do. Mr. Schultz said there are a hand full of things and a list of powers that would not easily be done by the City Council. For instance, make money available for leases, loans, improvements that might be on private property primarily, but that the Board could decide has public value. That would be harder for the City Council to do. Member Mutch confirmed with Mr. Schultz that the CIA could essentially use some of the captured tax dollars to do improvements on a private piece of property with some public purpose tying to it that the City could not easily do. Member Mutch said that some people may see that as a

feature, but he wasn't sure if he was a fan of it. He went back to what things the authority can do, if it is so important, why they haven't done it themselves with the tax dollars they already have. In some communities they don't have the resources, but that's not case in Novi. They have a dedicated road millage and capacity to bond for significant projects. They have a Capital Improvement millage in place that would allow them to do many of the public improvements that might be contemplated. The Tree Fund with a \$4 million fund balance could plant a lot of trees along the corridor. He then went back to his original question and asked what will this authority do that will generate revenue above and beyond what will happen any way in the corridor. He said he was not hearing from the list of projects things that will generate a significant amount of new revenue above and beyond what will happen anyway. He said he didn't see the point of creating another layer of government and diverting taxes from other authorities if there wasn't a big pay off in the end. He mentioned the Ring Road Project, which he agreed with Mayor Pro Tem was significant, but in terms of infrastructure it will have a big payoff. He didn't see that translating into significant growth in terms of property tax revenues in the corridor. That would be the point of this authority, to generate new revenue that will then in turn allow them to do other things. They have to keep in mind even though they are only taking about diverting 50% of the new revenue created, that is still money that otherwise would be flowing to the other authorities. The biggest contributor to this authority in terms of tax dollars is going to be the City of Novi. He asked City Manager Auger is that was accurate. Mr. Auger said if you look at your tax bill, on every dollar that people pay, we only operate on \$0.26 of that dollar. The rest of those tax dollars go to other entities. What the tax increment finance authority does is it will allow those other taxing entities to invest in us, as well as the city residents, to help pay for these improvements, such as street lighting, sidewalks, and what may be on City Councils wish list. Member Mutch said he appreciated that perspective, but most of the tax bill is going to the school districts that are not being captured. He said he was right, we do operate on a very small margin of that and now we are talking about taking a cut of that away from future tax revenues that will be coming for general city operations and focusing it specifically on this corridor. There are a few things after talking to Mr. Schultz about the process that alleviated some of his concerns in terms of the process. If this board is created, whatever budget it operates under will have to be approved by the City Council. That is a measure of accountability. The tax increment financing plan has to be approved by City Council also. He said he would have to hear a lot more before he was convinced that his was necessary at this point.

Member Casey said she understands that Council approves the appointments, bylaws, TIF, design plans, and also the budget. She confirmed with Mr. Schultz that it was an annual budget. She asked if it would fall under their typical five vote requirement. Mr. Schultz said he would get back on that; he thought it would be separate.

Member Markham wanted to confirm that the only thing they were voting on was to establish the CIA, not to approve the funding or any of that. Mr. Schultz replied that she was correct. Member Markham wondered if all funding that was contemplated out there was in captured taxes, not other bonding. Mr. Schultz said there were other

sources of funding, like bonds, grants, and the City can put money into the account of the authority. He stated the primary intention was that it will only be funded with TIF revenue. He cannot say there won't be other sources available in state law that they could tap into, but he didn't think that was the plan. Member Markham said she doesn't want to be in a situation where, in four or five years from now, the authority asks for money from Council. She asked if there was any way to ensure that won't happen. Mr. Schultz said it was the ability of Council to just say no at that time. Member Markham spoke about school funding. She said it sounded like other taxing agencies have to request to opt out. She wondered if that applied to the schools. Mr. Schultz replied, no, their revenue was not captured. Member Markham said the state law talks about a director, treasurer, secretary being hired by board. She asked who would decide what they make. Mr. Schultz said the secretary and treasurer would probably be internal, but this would allow them to appoint a director. He said right now they don't plan to have a director; the work would be done administratively. City Manager Auger said he has experience with these and all of them have been staffed internally instead of having authority hire outside. This would give an advantage to keep the continuity between the City Council and the board so they don't have a rogue board so to speak. Some of the challenges are that DDA's are separate and they launch on their own without going along with the direction of City Council. By staffing with city employees, they gain control and continuity. Member Markham asked if that could be spelled out to ensure the structure. Mr. Auger said that would be staff's recommendation to the new board that will be appointed. He didn't think they could supersede the law that has stated that the board could hire a director. He pointed out that when the Board sets their budget, Council must approve it and if there was funding for a director, and they could address it then. Mr. Schultz said the bylaws could have wording about not having a director. Member Markham said that is one of the things that bothered her that a person could get hired and qualify for benefits. She would be looking for that to be addressed. She wondered if there were any historical sights of significance in this corridor. She said she couldn't think of any. She felt there was a lot of coordination and discussion that needs to happen within the whole retail area, not just south of I-96. She said they are doing this for all the reasons that Mr. Auger stated. If they contemplate what's happening at Town Center and Main Street, but they don't think about the Twelve Oaks Mall, West Oaks, and Fountain Walk, then they still have problems to address. She wished the malls were part of this. She mentioned the Ring Road and she asked what would happen if there was a property owner in the district that didn't want to the improvements. She wanted to know what rights the property owners have and what rights does the board have to make something happen. She said there was a lot of controversy with the Ring Road. Mr. Auger said in his conversations with property owners on the Ring Road, there wasn't pushback to have it, but questions about how it will be funded. He said the CIA was a classic example of how it could be funded. He thought properties would be more marketable if the Ring Road were in place instead of trying to explain to a developer what was planned in the future. Member Markham wondered how the authority relates to grant funding agencies. Mr. Schultz said the board can accept public or private grants. The City staff or Council could say they would like to tap into a certain source of funds and use the CIA or not use the CIA or keep it a City project. Member Markham wondered if he

could foresee circumstances where the city would do something the authority wouldn't. Mr. Schultz replied that these were not mutually exclusive bodies. The CIA puts together a TIF Plan and a Development Plan with a list of projects that Council approves. Possibly other joint funding agencies, like Oakland County, have to read the list and approve it to use the captured tax dollars for those purposes. It doesn't mean the City Council can't take public resources along Grand River and do what they want. It is intended to work together. Each year they look at a list of projects and what the budget will be, and then decide if they will approve it. Member Markham confirmed with Mr. Schultz that the budget is established by the amount of money captured by funding. She asked what would happen to the funding if a recession hit and the commitments that had been made for projects. Mr. Auger said it was just like any other part of the organization. They would scale back projects, defer things, and prioritize. Member Markham commented on the subject of recording. She stated there have been a number of residents complain about the public hearing process in general. She would like to see the City do more in the way of public notice instead of just the basics outlined in state statute. She said she wanted as much information put out across all available platforms. She would like a much more robust reporting process as to what's happening with this. She said residents and businesses in the corridor would benefit by being more informed. She also mentioned that it stated a Finance Report was due annually, but she would like to see those reports more often, at least every 6 months. She requested more transparency. The features she wants to see considered were public facilities, walkability, sidewalks, bike lanes, road diets, and infrastructure for potential future transit. If there was going to be transit in this community, they should look at where the bus stops would be. She thought they should be aggressive with broadband wireless across the entire corridor.

Member Breen commented that there is a lot to be excited and nervous about. She read the actual statutory language as to what the parameters the board will have. She was nervous because it was very broad. There was a lot of leeway given to this board. This was not an elected board, but appointed. She said the number of potential board members would be the Mayor plus up to nine members. This is a diverse community and if this were to proceed, she would like it to reflect small and large businesses, women and minority owned. She said they spoke about a rogue board, and she wanted to know what guarantees about specific parameters, such as leases, and making improvements. Mr. Schultz said the powers are what they are by statute. In the resolution they clarified the one that has to do with condemning property because it's a little unclear. In terms of the rest, the board will have powers as dictated by state law. City Council will be looking for checks and balances like the budget and the bylaws. It was a separate board to enter into a lease if that's in the plan that gets approved. He said everything that it needs to do to fulfill its set of obligations doesn't come in front of Council. Member Breen was concerned about the economy and whether they could continue to provide City services. Mr. Auger said if it is up to public safety, which would be City Council to decide, it would not be up to any board. He said one of the things Oakland County will not fund is a public building in this corridor. He said it falls into the general responsibilities. When they see the plan, none of those items will be in it. Member Breen asked what would happen if Council didn't like where the board was

going. Mr. Schultz said the statute allows Council to dissolve it once their purpose has been fulfilled. His position was that if Council didn't think it was a worthwhile endeavor they could dissolve it even without it being in the statute. Member Breen wondered if there were other communities along Grand River that have done something similar. Mr. Auger said there was a joint CIA for Farmington and Farmington Hills.

Mayor Gatt asked Finance Director Johnson to come down. Mr. Johnson said the biggest benefit to the City was the capture of mills that are not ours. Even if we are majority of the mills, we are still eligible to capture primarily County mills to invest in our City. Yes, the County has to opt in, but without that, we would just do it ourselves. This allows us to capture other mills we wouldn't otherwise capture. Mayor Gatt asked why the County would agree. Mr. Johnson said it was all about reinvesting in that area. He said growth in that area meant growth in their taxes as well and they see it as favorable. Mayor Gatt said they didn't touch on the benefit to this, only the pitfalls. He said he wasn't 100% sold on this either yet. He said Member Breen asked a question about what they would do if they didn't like it. He said he still wasn't sure of the answer. Mr. Schultz replied, yes, Council could reverse the process by holding hearings and ultimately they could dissolve it.

Mayor Pro Tem said there are a lot of different ways to look at this. The Ring Road in itself does not create economic development. It would give incentives to build in those locations. While it may not be a direct benefit in terms of incentivizing, it has a big effect on the mentality of the person who will build. This corridor, from Wixom Road down to Haggerty, has a lot of development and redevelopment opportunities. Money has a way of being allocated to different things. When you are looking specifically at a CIA and those funds are going to be specifically used in that corridor, it is a greater incentive for economic development and investment in that corridor. Main Street is a good example of something that really could use a lot of different tools. As businesses are considering their options, they could build here and know that some of the value of the property is going to be specifically reinvested in that area. He said one thing about Novi is that we look at projects thoroughly and only bite off things that we can afford. He thought if City Council properly managed the budgeting and planning process that goes into this; it gives them a level of control that is virtually impossible for a Corridor Improvement Authority to mess up. If they don't like it, they don't have to approve the funding for the projects. He felt if they didn't move forward on this, that a lot of opportunities would disappear. He encouraged his fellow Council Members to move forward on this.

Member Markham pointed out that the CIA can be up to nine members plus the Mayor. She suggested that it should be a full nine members, plus the Mayor. This is a large authority geographically speaking. It's spelled out that one resident should be part of it. She also suggested that they have two residents from different areas on the corridor, and a couple of small businesses as part of group. Her recommendation was to change the number from six to nine members. She questioned the possibility of growth in that area just because they establish the CIA. She said they are using public funds to potentially "sweeten the pot" for private owners and she was uncomfortable

with that. She wondered how they know there will be growth just because the CIA was formed. City Manager Auger said that is the goal, they lay out a plan with steps saying we are going to do certain improvements to improve the corridor because that would make the corridor more attractive to invest in. The improvements have been touched on such as, transportation and non-motorized transportation. Part of the plan in the future would be autonomous vehicle use. Nobody knows what that will look like yet because it is still being developed. They would like to write that into the plan. They don't know what will be out there in the next five years, but they would like to be a part of it.

Member Mutch confirmed with City Manager Auger that the City already owns the right-of-way for the Ring Road. Member Mutch asked where the money was coming from to build it. Council has discussed finding the funding at past meetings and goal settings. He asked the City Attorney about any bonds that might be issued by the CIA. The point had been raised that they set up the TIF, it captures revenues and the board gets the permission from the City Council to issue bonds. He wanted to know who would be responsible for the bonds if the economy tanks. Mr. Schultz replied that his reading on this was that they need Council's approval to issue bonds, but it would be the Authority who is on hook, not the City's General Fund. Member Mutch then asked who would make the payments. Mr. Schultz said he was reading the section where it said that Council was not liable for the bonds. Mr. Auger said there were a lot of different bonds that municipalities can enter into which would be revenue bonds instead general obligation bonds. Mr. Johnson said he has been involved in a couple of those and it depends. If the City signed on with their faith in credit behind the bonds that were issued, then the City would be responsible. He has also seen some that the DDA or TIF had issued in their own names with their own revenue bonds. If there was no revenue left, in essence there would be default on the bonds. If there is no revenue; the City is responsible for it. If the CIA doesn't have any credit rating, then the interest rates would be much higher. Member Mutch stated they aren't issuing bonds tonight, but he thought it would be helpful to have that information as decision makers. What happened in 2008 and 2009, most people couldn't contemplate that happening. There were many stories about TIFs running out of money but still needed to pay. That money has to come from somewhere. He said they could go into default, but that would still reflect on the City. He wants to go into this with eyes wide open. Mr. Auger said when they go through bonding process; they will have to have Bond Council and Financial Advisor that will walk them through the steps. They can't do this on their own. There are legal ramifications to gain the bond and it's very educational. This is not done in one meeting or behind closed doors. He reassured them that if they do go for a bond, they will be versed in how it works.

Mayor Pro Tem said as a person who supported and suggested a road millage and CIP millage, he has never been a supporter of bonds. He said he believes in pay as you go. He also thought that a CIA should pay as they go. They generate revenue and put it in the bank, and then they do projects. The whole idea that they get into the world of bonding; he would not use bonds to fund these types of projects. A good example would be the CIP millage. They borrow internally and pay as they go, based on

Approval of the request of ROGVOY Architects for Zoning Map Amendment 18.719 to rezone property in Section 23, located on the southwest corner of Grand River Avenue and Meadowbrook Road, from NCC (Non-Center Commercial) and OS-1 (Office Service) to GE (Gateway East). The subject property is comprised of two parcels totaling approximately 9.48 acres. FIRST READING

- 1. The rezoning request is consistent with the recommended land use for the subject property in 2016 Master Plan for Land Use, and will be consistent with the existing zoning to the west;**
- 2. The rezoning provides an opportunity for developing the subject property in conformance with Master Plan for Land Use recommendations;**
- 3. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by accommodating a rezoning request that will allow a business to make investments in the City of Novi.**
- 4. The rezoning would increase combined development potential of two separate parcels which are currently have two different zoning classifications;**
- 5. The rezoning puts a vacant parcel to use and will have no negative impacts on public utilities; and**
- 6. The rezoning is the first step in the process; the applicant will still need to seek the required site plan approval for any development project.**

Member Markham had some questions about the Special Development Option. She asked if they rezone the property and someone comes forward with a conventional development to the rezoning, would it be seen at the Council level. Mr. Schultz said no, first it would go just to the Planning Commission for a recommendation, then to the City Council for approval of the SDO. He noted just like the PRO and the RUD comes with an Agreement. The main difference is that it goes back to the Planning Commission for Site Plan approval, but the final Site Plan approval is by City Council. Mr. Schultz made a correction and said it just goes before City Council for Site Plan approval. He said they would have a little bit more involvement than with the PRO. The concept first will go before the Planning Commission. Member Markham agreed that it should. Her concern with the PRO has been everything gets decided before they saw it. She wanted to make sure the SDO process was different.

Roll call vote on CM 17-12-184

**Yeas: Markham, Mutch, Gatt, Staudt, Breen
Nays: None
Absent: Wrobel
Abstain: Casey**

AUDIENCE COMMENT: None

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION: Consent Agenda items which have been removed for discussion and/or action.

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 9:00 P. M.

Cortney Hanson, City Clerk

Robert J. Gatt, Mayor

Transcribed by Deborah S. Aubry

Date approved: December 18, 2017