

MEETING MINUTES: Regular Board Meeting of MAY 17, 2013

LOCATION: SDDA Offices, 18000 W. Nine Mile Road, Suite 320, Southfield, MI 48075

1. CALL TO ORDER

Chairman James Ralph, Jr. called the meeting to order at 8:15 AM.

2. ROLL CALL

Present: James Ralph, Jr., Orletta Caldwell, Nadine Cook, Mayor Lawrence (arrived 9:05 AM), Fred Najor, Sierra Tyus (arrived 8:30 AM), and Muriel Zweigel.

Excused: Beverly F. Berry, Daveda Colbert, John Denha, William Luse, Brent Reetz and Steven Reif.

Also Present: Al Aceves, Executive Director; Jackie Schatz, Assistant to the Executive Director, Mark McInerney, Clark Hill PLC, Terry Croad, Planning Director, Salam Kalabat, Intrega, Inc., Lyth Barash, Marcus & Millichap RE, Casey Conley, Northland Center, Nick Samara, Extreme Fun, Sally Hodges, McKenna Assoc., Michael Darga, Giffels Webster Engineers, Inc., Rich Donley, MCCI, Terry Oprea, MCCI, Mike Scott, MCCI, Yolanda Smith and Alyssa David, both residents of the district.

Roll Call was taken at 8:15 AM; it was determined a quorum was NOT present.

Due to a lack of quorum, Chairman Ralph asked all present to introduce themselves and announced that the meeting would proceed with informational items being discussed awaiting a quorum.

Information/Discussion:

Executive Director Aceves reviewed the status of the LA Fitness Project and that they withdrew their offer to purchase the former Ramada Inn property. Further, he provided update on the City's demolition of the property as the bid has been awarded.

Sally Hodges, McKenna Assoc. Inc., reviewed the draft SDDA Strategic Plan 2013 - 2015, summarizing the Board's activity and outcomes of the workshops held in development of the plan.

Terry Oprea and Mike Scott, MCCI, reviewed the Marketing Communications and PR Strategy content of the SDDA Strategic Plan.

Mark McInerney, Clark Hill, provided comments on the Memorandum concerning development and control of key properties as contained in the plan.

Yolanda Smith and Alyssa David, Residents of the SDDA District, spoke about the Homeowners Association activities and recognized Director Aceves' participation.

At 9:05 AM a quorum being present, Chairman Ralph called the meeting to order.

3. APPROVAL OF AGENDA.

Motion by Caldwell, Seconded by Cook, to approve the Meeting Agenda as presented.

Motion carries, unanimously.

4. HEARING OF THE PUBLIC.

Several residents spoke earlier.

5. APPROVAL OF MINUTES.

a. Rescheduled Regular Meeting Minutes: April 2, 2013.

Motion by Mayor Lawrence, Seconded by Caldwell, to approve the minutes of the Rescheduled Regular Meeting of the Southfield DDA Board held April 2, 2013.

Motion carries, unanimously.

6. FINANCIAL REPORT: MARCH / APRIL 2013.

Director Aceves reviewed the financial reports.

Motion by Najor, Seconded by Cook, to accept and file the March 2013 and April 2013 Financial Reports.

Motion carries, unanimously.

7. NEW BUSINESS:

a. SDDA Strategic Plan 2013-2015 Final Draft:

Sally Hodges, McKenna Assoc. continued discussion along with questions and answers concerning the Strategic Plan.

Motion by Cook, Seconded by Najor, to adopt the SDDA Strategic Plan 2013-2015 as presented.

Motion carries, unanimously.

b. Special Use Request- Extreme Fun, Northland Center:

Business Owner, Nick Samara described his business, as a family oriented recreational place where chaperoned children can play on bounce type equipment. Casey Conley, Property Manager, Northland Center explained the space and location for the proposed business and answered questions along with Mr. Samara.

Motion by Mayor Lawrence, Seconded by Najor, to support the approval of the Special Use Request for Extreme Fun, subject to final approval by City Council.

ROLL CALL VOTE:

Ayes: James Ralph, Jr., Nadine Cook, Mayor Lawrence, Fred Najor, and Sierra Tyus.

Nays: Orletta Caldwell, and Muriel Zweigel.

Abstain: none.

Absent: Beverly F. Berry, Daveda Colbert, John Denha, William Luse, Brent Reetz, and Steven Reif.

Roll Call Vote, Motion carries.

c. Kalabat Property (Eight Mile Parcels), Removal of Deed Restrictions:

Attorney Mark McInerney, Clark Hill, reviewed the existing deed restrictions and the proposed deed restrictions as outlined in the Resolution that was before the board for consideration.

Motion by Mayor Lawrence, Seconded by Cook, to adopt SDDA Resolution dated May 17, 2013, outlining the removal and addition of certain Deed Restrictions including prohibition of Alternative Financial Services as specified in the attached Resolution.

ROLL CALL VOTE:

Ayes: James Ralph, Jr., Orletta Caldwell, Nadine Cook, Mayor Lawrence, Sierra Tyus, and Muriel Zweigel.

Nays: Fred Najor.

Abstain: none.

Absent: Beverly F. Berry, Daveda Colbert, John Denha, William Luse, Brent Reetz, and Steven Reif.

Roll Call Vote, Motion carries.

d. SDDA Non-Motorized and Transit Plan- Final Draft:

Mike Darga, Giffels-Webster Engineers, reviewed the draft SDDA Non-Motorized and Transit Plan along with the history and timeline of the project. Also discussed an overview of the conceptual integration of pedestrian circulation throughout the area.

Motion by Mayor Lawrence, Seconded by Zweigel, to accept the SDDA Non-Motorized and Transit Plan as presented.

8. OLD BUSINESS.

- a. Update of LA Fitness Project. Update provided earlier.
- b. Update on Ramada Inn Demotion. Update provided earlier.

9. UNFINISHED BUSINESS.

None.

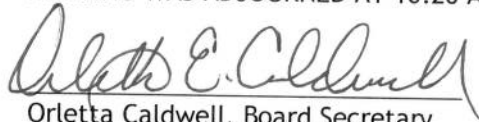
10. HEARING OF THE PUBLIC.

No public was heard.

11. ADJOURNMENT.

Motion by Caldwell, Seconded by Najor, to adjourn the meeting.
Motion carries, unanimously.

MEETING WAS ADJOURNED AT 10:20 A.M.


Orletta Caldwell, Board Secretary

CITY OF SOUTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY

BOARD OF DIRECTORS RESOLUTION APPROVING PARTIAL REVISION OF RESTRICTIONS AND REQUIREMENTS GOVERNING PROPERTY ON NORTH SIDE OF EIGHT MILE ROAD WEST OF NORTHLAND DRIVE, AND AUTHORIZING SDDA EXECUTIVE DIRECTOR TO EXECUTE DOCUMENTS AND TAKE ACTION NECESSARY TO COMPLETE THE REVISION

WHEREAS, on March 1, 2000, the City of Southfield Downtown Development Authority (the "SDDA") conveyed real property on the north side of Eight Mile Road, west of Northland Drive to Develop America, LLC.; and

WHEREAS, the conveyance to Develop America, LLC contained the following restrictions, which were to run with the land indefinitely:

D. No adult bookstores or adult motion picture theaters as defined in section 5.3 Chapter 45 of the Code shall be built, permitted or operated on the Property. No use which involves the open and visible display, and/or conspicuous or prominent sale, transfer or distribution of pornographic literature, videos or other materials, or literature, videos or other materials which exhibit, reflect or display Specified Anatomical Areas, as defined in Section 5.8, Chapter 45 of the City Code, shall be built, permitted or operated on the Property. No pawn shops, rent-to-own and/or second-hand clothing stores and /or used or second-hand furniture stores, topless bars and/or topless restaurants or automobile repair facilities shall be built, permitted or operated on the Property.

WHEREAS, the conveyance also included the following requirement:

G. The Property shall not be sold, conveyed, leased or assigned in any manner for the duration of the City of Southfield Downtown Development Authority Tax Increment Finance Plan, so that the resulting ownership, occupancy or use of the Property would render the Property, or any portion thereof, exempt from *ad valorem* real property taxation. This deed restriction shall run with the land until December 31, 2016.

WHEREAS, the current owner of the property has requested that certain of the restrictions be removed in order to make the property more attractive for development, while at the same time, the SDDA wishes to extend the requirement prohibiting sale to an entity exempt from property taxes until the current termination of the TIF plan, December 31, 2030, and to add an additional restriction prohibiting alternative financial services on the property.

NOW THEREFORE, IT IS RESOLVED:

1. The Board approves the removal of the restrictions prohibiting use of the property for rent-to-own stores, second-hand clothing or second-hand furniture stores, and automobile repair facilities operated by franchised operations. The remaining restrictions from the 2000 conveyance shall remain in effect.

2. In exchange for the removal of those restrictions, the Board approves the extension of the prohibition of the property's sale to or use by an entity exempt from real property taxation to December 31, 2030, the current date the SDDA's TIF plan expires.

3. The Board further approves the imposition of an additional restriction prohibiting the construction or use on the subject property of Alternative Financial Services, defined, per City ordinance, as "any non-chartered financial institution offering check-cashing services, currency exchange, pay-day loans and/or similar services as its primary function."

4. The Board authorizes the SDDA Executive Director, Al Aceves, Jr., to execute such documents and to take such actions as are necessary to complete revisions described in this resolution.

IN FAVOR: Directors Ralph, Caldwell, Mayor Lawrence, Cook, Tyus and Zweigel (6)

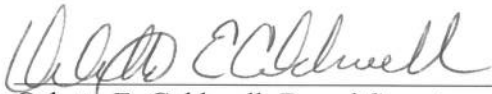
OPPOSED: Director Najor (1).

ABSTAIN: None.

ABSENT: Directors Reetz, Reif, Luse, Denha, Colbert and Berry.

Dated: May 17, 2013


James K. Ralph, Jr., Board Chair


Orletta E. Caldwell, Board Secretary