

AGENDA

Roll Call/Call to order

Pledge of Allegiance

Amendments to Agenda/Approve Agenda

Community Announcements

Public Comments on items not on the published agenda

Consent Agenda

1. Review and consider approval of [minutes](#) of a regular Council meeting held July 17, 2018.
2. Review and file [bills](#) recapped as of Monday, July 23, 2018.
3. Review and file [bills](#) recapped as of Monday, August 6, 2018.
4. Review and consider authorizing administration to seek bids for designing and printing the 2019 Village [Calendar](#).

Business Agenda

1. Presentation of report on the [Southfield Corridor Overlay District](#) from John Pavone, CORE Partners.
2. Announcement of [vacancy](#) on the Birmingham Area Cable Board.
3. Review and consider [OLQM's](#) request to change Oktoberfest 5K Run date from September 29, 2018 to October 6, 2018.

Public comments

Manager's [report](#)

Council comments

The Village of Beverly Hills will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities attending the meeting upon three working days notice to the Village.

Individuals with disabilities requiring auxiliary aids or services should contact the Village by writing or calling Ellen Marshall, 18500 W. Thirteen Mile, Beverly Hills, MI 48025 (248) 646-6404.

Present: President Mooney; President Pro-Tem Peddie; Members: Abboud, Delaney, Mueller, Nunez, and Oen

Absent: None

Also Present: Village Manager, Wilson
Village Attorney, Ryan
Village Clerk, Marshall
Public Safety Director, Torongeau

President Mooney called the regular Council meeting to order at 7:30 p.m. in the Village of Beverly Hills municipal building at 18500 W. Thirteen Mile Road. The Pledge of Allegiance was recited by those in attendance.

AMENDMENTS TO AGENDA/APPROVE AGENDA

Motion by Oen, second by Peddie, to approve the agenda as published.

Motion passed.

COMMUNITY ANNOUNCEMENTS

None.

PUBLIC COMMENTS

None.

CONSENT AGENDA

Motion by Oen, second by Mueller, to approve the consent agenda as published.

1. Review and consider approval of minutes of a regular Council meeting held July 3, 2018.
2. Review and file bills recapped as of Monday, July 9, 2018.
3. Review and consider resolution appointing delegates to the Michigan Employees' Retirement System Annual meeting.

Roll Call Vote:

Motion passed (7-0)

BUSINESS AGENDA

REVIEW AND CONSIDER ANNUAL FUNDING REQUEST AND CONTRACT FROM BIRMINGHAM YOUTH ASSISTANCE FOR FY 2018/2019 IN THE AMOUNT OF \$11,000

Birmingham Youth Assistance (BYA) works to provide services and support to youths and families in the Village of Beverly Hills and the greater Birmingham School District community.

The Village Council approved funding in the FY 2018/19 budget for contract community action programs. Eleven thousand dollars (\$11,000) was allocated for BYA. BYA is requesting a contribution of \$11,000 to cover the funding of these important functions being provided to the

community by the organization. A contract entailing the services provided was provided for Council consideration.

Rueben Meyers, past Chairperson of Birmingham Youth Assistance (BYA), thanked Council for their ongoing support.

Catherine Womack, Case Worker, explained these services center on preventing and reducing juvenile delinquency, child neglect and abuse through citizen, school, court and municipal involvement. BYA acts in similar fashion to a “community services” function.

Motion by Mueller, second by Oen, be it resolved that the Council for the Village of Beverly Hills approves the funding request of Birmingham Youth Assistance in the amount of \$11,000 for the provision of youth and family services, further that Administration is directed to sign the contract document providing for this continuing community service.

Roll Call Vote:
Motion passed (7-0).

ANNOUNCEMENT OF A VACANCY ON THE BIRMINGHAM AREA CABLE BOARD

A vacancy exists on the Birmingham Area Cable Board with a term expiration date of June 30, 2020. The Cable Board meets at 7:45 a.m. on the third Wednesday of each month in the Village Council Chamber. They advise the Village Council as to all matters related to Cable Television. The Board monitors performance of the franchisee and compliance with the franchise agreement and acts as liaison between residents and the franchisee.

Applications will be accepted until the vacancy is filled.

REPORT FROM THE PLANNING COMMISSION SUBCOMMITTEE REGARDING ZONING PERMITS, I.E. SHEDS, MECHANICAL UNITS

Borowski provided an overview of the history including the directives of Council, the formation of the sub-committee, and the research completed. An extensive report on their findings was provided to Council.

Summary of findings of the subcommittee:

1. Accessory buildings less than 200 SF are not subject to permit process.
2. Small shed buildings are readily available from many retail stores including large home improvement retail outlets (e.g. Lowe's, Home Depot), lumber yards, hardware stores and online outlets. These sheds are available in many styles, materials and sizes and costs range from \$300 to \$400 up to several thousands of dollars.
3. Existing zoning requires buildings and structures cannot be closer than 5 feet to the property line.
4. Existing zoning requires buildings and structures must be in the back yard of the lot.
5. Existing zoning restricts building height to no more than 15 feet.
6. Buildings less than 200 sq. ft. are not required to have foundations or rat walls.
7. There are no requirements or restrictions on materials or style.

8. There are no specific requirements concerning maintenance other than general Village maintenance and health and safety concerns.
9. HVAC units and permanent natural gas-powered generators are allowed in the side yards by administrative action provided the owner of the adjacent lot agrees.
10. There is a potential issue with allowing side yard structures as they can encroach on the fire safety requirements between buildings and restrict back yard access especially in small lot zoning districts. This issue is not currently addressed by setback requirements.
11. There are no screening requirements for mechanical units.

Recommendations by Planning Commission to Council

1. Regulation of small buildings in excess of 120 sq. ft. should be implemented.
2. Small structures over 120 sq. ft. are by their size and expense more permanent in nature and should be required to have some minimal standard of foundations or rat walls or concrete slab or flooring.
3. Regulation of style and materials should not be required except the general statement that they be harmonious and compatible with surroundings.
4. Placement of mechanical units such as HVAC units and natural gas-powered emergency electrical generators in side yards should be allowed and regulations be implemented.

Council thanked Borowski for the sub-committee's extensive work on the topic. They agreed that any structure over 120 sq. ft. should be regulated, particularly by requiring a rat wall and proper footing.

Delaney expressed reservations related to the challenges presented by changes to the regulations related to mechanical units.

Wilson supported regulations related to supplemental buildings, and believes regulation related to mechanical units should be considered. Administration receives numerous requests each year for side yard generators.

Paula Roddy, East Rutland, asked that the Commission consider noise pollution when allowing mechanical units in the side yard. She also suggested consideration be given related to adequate space for contractors to access equipment.

Motion by Nunez, second by Peddie, that the Village of Beverly Hills Council direct the Planning Commission to draft an ordinance with regard to mechanical units in side yards, and a revision to the supplemental structure ordinance, based on the recommendations of the subcommittee.

Roll call vote:

Oen -	yes
Peddie -	yes
Abboud -	yes
Delaney -	no
Mooney -	no
Mueller -	no

Nunez - yes
Motion passed (4-3)

RECEIVE AND FILE MUNICIPAL EMPLOYEES' RETIREMENT SYSTEM (MERS) ACTUARIAL REPORT DATED 12-31-17

The Village is in receipt of the most recent actuarial valuation report from the Municipal Employees' Retirement System of Michigan (MERS). This report is produced annually to analyze the Village's demographic data, investment performance, and other factors to produce a contribution rate for pension costs for the coming year.

The Village's funding ratio as of 12/31/2011 is 87%. The Village's market rate of return for 2017 was 13.07%. With the use of 5-year asset smoothing, the actuarial rate of return for 2017 was 6.08%. The Village's actuarial value of assets as of December 31, 2017 is 101%. MERS is currently using an actuarial assumption for the annual rate of return of 7.75%.

MERS made changes to their assumptions and methods in 2015 for all members. These changes are being phased in over a five-year period. FY19 will be the third year of the five year phase in. Use of the phase in rates will result in a monthly charge of \$36,825 or \$441,900 annually. For FY19 the Village budgeted \$441,940 for this expense. Per this report, our costs for FY20, with continued use of the phase in, will be \$38,787, or \$465,444 annually. Village administration will use the projected figures for FY20 in future budget preparations.

Village Administration remains concerned about the projected rapid increase and precipitation crash forecasted by MERS for future contributions. The Village's projected costs are to rise sharply over the next five years and remain relatively high before falling to around \$100,000 annually in 2029. It is precisely this type of volatility that the Village would hope MERS would be working to avoid in future years. Such an aggressive prefunding of future pension costs over a short time horizon, followed by decades of negligible contributions, seems an undue and unfair burden to this generation of taxpayers.

This short horizon is being imposed on the Village due to our program being "closed" to new hires since 2013. In 2013, the Village implemented a Defined Contribution Plan (DC) for all new hires. It is confusing to Administration why MERS actuarial standards would punish communities who stop accruing new liability in their defined benefit plans with models that greatly increase costs in the short term while allowing "open" plans to accrue new liability annually on a much longer payment schedule.

Nevertheless, the Village Administration is pleased with the current funding status and recommends that Council receive and file the MERS Actuarial Valuation Plan as of December 31, 2017.

Mueller stated it was an undue burden to be charged additional monies when the plan is self-funded.

Tony Lott, Riverside Drive, explained his concerns related to the risk of underfunding MERS and being unable to make up the difference.

Motion by Oen, second by Peddie, be it resolved that the Village of Beverly Hills Receive and file Municipal Employees' Retirement System (MERS) Actuarial Report dated 12- 31- 17.

Motion passed.

REVIEW AND CONSIDER AWARDDING CONTRACT FOR 2018 CONCRETE ROAD REPAIR PROGRAM

The Village took bids for the 2018 Concrete Road Improvement Program on July 12th at 11:00AM. This work will consist of concrete slab replacement on 13 Mile Rd. west of Evergreen in Beverly Hills and on Old Stage Rd north of 13 Mile Rd. in Bingham Farms; of which Bingham Farms will be bearing the cost for replacement.

The bids ranged from \$361,615 as the high bid by HMC, LLC Concrete Co. to a low bid of \$165,056 by Great Lakes Contracting. Great Lakes Contracting has never worked for the Village, a background check on the company was conducted and they were found to be an acceptable contractor. The low bid of \$165,056 is split at \$129,155.50 for the Village of Beverly Hills and \$35,900.50 for Bingham Farms. Bingham Farms was contacted and they find this bid acceptable. Bingham Farms will be billed for their share of the work as it progresses. The budget for Village of Beverly Hills' portion can be found in line item 202-451-810. Administration recommends that the Village of Beverly Hills award this project to Great Lakes Contracting.

Motion by Delaney, second by Oen, that the Village of Beverly Hills Council award the 2018 Concrete Road Improvement Program to Great Lakes Contracting in the amount of \$165,056 for the replacement of concrete on 13 Mile Rd. west of Evergreen and on Old Stage Rd. in the Village of Bingham Farms. The budget for Village of Beverly Hills' portion can be found in line item 202-451-810.

Roll call vote:

Motion passed (7-0).

PUBLIC COMMENTS

Racheal Hrydziuszko, Evergreen, shared with Council several national news articles related to the popularity of backyard chicken ownership across the US.

MANAGER'S REPORT

Water Bill Comparison – SOCWA has produced their annual comparison of water bills for all member communities. I have included a copy of their analysis for your review. Water and Sewer Billing methodology varies significantly across all communities, so to make a comparison SOCWA uses a standard of quarterly charges based upon 4,000 cubic feet of water use per quarter with a 5/8" meter. 4,000 cubic feet would equal 40 units as measured by the Village. Amongst the ten (10) communities listed in the analysis the Village has the third lowest rate at \$402.01. The rate of \$408.01 incorrectly includes a meter charge of \$6 that we no longer assess. SOCWA has been notified of the correction. The average amongst the ten communities was \$428.26. SOCWA also produced a comparison chart of the average costs per 1,000 cubic feet (10 units) based upon

water consumption of 4,000, 8,000 12,000, 16,000 and 20,000 cubic feet per quarter. Again, the Village was below the average of each of these measures.

Fence Ordinance – The revised fence ordinance will take effect on July 17th. Village Administration has produced a revised application form based upon the new regulations. Village Administration has also begun the process of identifying all existing non-compliant fences and notifying those homeowners to seek permits and bring those fences into compliance.

Southfield Rd. Joint Sealing – The Village has been notified that the Road Commission for Oakland County will be performing joint and crack sealing on Southfield Road sometime between now and this fall between 12 Mile and 14 Mile. An anticipated date for this work is not available, but will be shared when a date becomes known.

CORE Projects will be presenting their findings related to the Southfield Corridor Project at the July 25th Planning Commission meeting.

COUNCIL COMMENTS

Abboud congratulated the renewed and newly appointed chairperson Charles Raeder, and Vice-Chairperson Reanna Maxwell on their appointment. He thanked Michele Tillman for her time as Chairperson and Mary Ann Verdi-Hus for her time on the Board. He announced his intention to run for Council in November 2018.

Delaney reported that the Public Safety mini pumper is expected to be delivered in September, and the large pumper is expected in January 2019. There has been an update to the state of Michigan statute; a driver is required to allow 3 feet of space to the left of a bicycle when passing.

Mooney explained that the Parks Millage on the November Ballot is intended to be used for all parks in the Village, with concentration on Riverside Park and the pocket parks in the neighborhoods east of Southfield. On the August ballot the residents will vote on Council Remuneration. If passed, the change will not begin until 2020, at which time all current Council members will have either left Council or been reelected.

Motion by Oen, second by Abboud, to adjourn the meeting at 9:11 p.m.

Motion passed.

John Mooney
Council President

Ellen E. Marshall
Village Clerk

Elizabeth M. Lyons
Recording Secretary

THESE MINUTES ARE NOT OFFICIAL. THEY HAVE NOT BEEN APPROVED BY THE VILLAGE COUNCIL.

TO THE PRESIDENT & MEMBERS OF THE VILLAGE COUNCIL. THE FOLLOWING IS A LIST OF
EXPENDITURES FOR APPROVAL. ACCOUNTS PAYABLE RUN FROM 7/09/2018 THROUGH 7/23/2018.

ACCOUNT TOTALS:

101	GENERAL FUND	\$300,947.08
202	MAJOR ROAD FUND	\$5,004.61
203	LOCAL STREET FUND	\$17,716.93
205	PUBLIC SAFETY DEPARTMENT FUND	\$96,181.33
401	CAPITAL PROJECTS FUND	\$36,243.00
592	WATER & SEWER FUND	\$292,204.45
701	TRUST & AGENCY FUND	\$600.00
	TOTAL	<u>\$748,897.40</u>
	MANUAL CHECKS- COMERICA	\$0.00
	MANUAL CHECKS- INDEPENDENT	\$0.00
	ACCOUNTS PAYABLE	<u>\$748,897.40</u>
	GRAND TOTAL	<u>\$748,897.40</u>

Check Date	Bank	Check	Vendor	Vendor Name	Invoice Vendor	Amount
Bank COM COMERICA						
07/23/2018	COM	78653	50065	16TH DISTRICT COURT	16TH DISTRICT COURT	300.00
07/23/2018	COM	78654	58787	ABEL ELECTRONICS	ABEL ELECTRONICS	170.00
07/23/2018	COM	78655	53284	APPLIED IMAGING	APPLIED IMAGING	228.52
07/23/2018	COM	78656	51802	ARROW OFFICE SUPPLY CO.	ARROW OFFICE SUPPLY CO.	154.72
07/23/2018	COM	78657	02000	BADGER METER INC	BADGER METER INC	6,695.60
07/23/2018	COM	78658	32748	BEIER HOWLETT,P.C.	BEIER HOWLETT,P.C.	799.68
07/23/2018	COM	78659	30920	BELLE TIRE	BELLE TIRE	265.49
07/23/2018	COM	78660	53585	BERGER CHEVROLET	BERGER CHEVROLET	36,243.00
07/23/2018	COM	78661	51409	BEVERLY HILLS ACE	BEVERLY HILLS ACE	96.12
07/23/2018	COM	78662	02400	BEVERLY HILLS WATER DPT	BEVERLY HILLS WATER DPT	99.36
07/23/2018	COM	78663	34063	BIRMINGHAM AREA CABLE BC	BIRMINGHAM AREA CABLE BC	150,000.00
07/23/2018	COM	78664	30898	BIRMINGHAM YOUTH ASSISTA	BIRMINGHAM YOUTH ASSISTA	11,000.00
07/23/2018	COM	78665	30861	BLUE CARE NETWORK	BLUE CARE NETWORK	33,005.17
07/23/2018	COM	78666	52071	BLUE CROSS BLUE SHIELD	BLUE CROSS BLUE SHIELD	37,792.50
07/23/2018	COM	78667	01000	BP	BP	83.05
07/23/2018	COM	78668	59822	CAREER TRACK	CAREER TRACK	149.00
07/23/2018	COM	78669	58597	CATHY WHITE	CATHY WHITE	128.55
07/23/2018	COM	78670	38913	CHET'S RENT ALL	CHET'S RENT ALL	142.24
07/23/2018	COM	78671	59347	CINTAS CORPORATION #31	CINTAS CORPORATION #31	68.70
07/23/2018	COM	78672	59323	CLEANNET	CLEANNET	858.00
07/23/2018	COM	78673	31925	COALITION OF PUBLIC SAFE	COALITION OF PUBLIC SAFE	21,330.62
07/23/2018	COM	78674	51439	COMCAST	COMCAST	82.90
07/23/2018	COM	78675	04500	COMEAU EQUIPMENT CO INC.	COMEAU EQUIPMENT CO INC.	26,802.63
07/23/2018	COM	78676	30468	DARRELL COLLINS	DARRELL COLLINS	134.62
07/23/2018	COM	78677	59819	DRIVEN CREATIVE SUPPLY C	DRIVEN CREATIVE SUPPLY C	660.00
07/23/2018	COM	78678	50919	DTE ENERGY	DTE ENERGY	819.84
07/23/2018	COM	78679	51385	DTE ENERGY	DTE ENERGY	5,172.09
07/23/2018	COM	78680	31228	EXXONMOBIL	EXXONMOBIL	374.41
07/23/2018	COM	78681	49754	FAMILY HEATING, COOLING	FAMILY HEATING, COOLING	179.95
07/23/2018	COM	78682	59721	FEDEX OFFICE	FEDEX OFFICE	122.59
07/23/2018	COM	78683	59821	FIRE EMS ACADEMY	FIRE EMS ACADEMY	1,950.00
07/23/2018	COM	78684	58795	G&M ENTERPRISES, LTD.	G&M ENTERPRISES, LTD.	503.75
07/23/2018	COM	78685	59816	GREGORY BURRY	GREGORY BURRY	100.00
07/23/2018	COM	78686	58625	HALT FIRE	HALT FIRE	3,568.48
07/23/2018	COM	78687	39070	J.H. HART URBAN FORESTRY	J.H. HART URBAN FORESTRY	594.00
07/23/2018	COM	78688	30698	JACK DOHENY SUPPLIES INC	JACK DOHENY SUPPLIES INC	1,325.00
07/23/2018	COM	78689	59423	JAMES HEALY	JAMES HEALY	100.00
07/23/2018	COM	78690	59158	JASON'S OUTDOOR SERVICES	JASON'S OUTDOOR SERVICES	200.00
07/23/2018	COM	78691	59352	KARRIE MARSH	KARRIE MARSH	19.78
07/23/2018	COM	78692	59814	KATHERINE HEBERT	KATHERINE HEBERT	200.00
07/23/2018	COM	78693	09300	KELLER THOMA	KELLER THOMA	43.75
07/23/2018	COM	78694	51792	LEXISNEXIS RISK SOLUTION	LEXISNEXIS RISK SOLUTION	162.30
07/23/2018	COM	78695	59817	LISA MULLANE	LISA MULLANE	200.00
07/23/2018	COM	78696	59116	MARGARET A.S. BEKE	MARGARET A.S. BEKE	115.66
07/23/2018	COM	78697	59815	MICHELE BORCHAK	MICHELE BORCHAK	100.00
07/23/2018	COM	78698	52030	MICHIGAN GRAPHICS & AWAF	MICHIGAN GRAPHICS & AWAF	18.00
07/23/2018	COM	78699	59732	MICHIGAN.COM	MICHIGAN.COM	65.16
07/23/2018	COM	78700	59720	MUNICIPAL CONSULTING SEF	MUNICIPAL CONSULTING SEF	4,700.00
07/23/2018	COM	78701	59112	NEXT	NEXT	4,234.80
07/23/2018	COM	78702	51540	O'REILLY AUTO PARTS	O'REILLY AUTO PARTS	65.94
07/23/2018	COM	78703	51751	O.C.W.R.C.	O.C.W.R.C.	31,289.00
07/23/2018	COM	78704	50830	OAKLAND COUNTY TREASURER	OAKLAND COUNTY TREASURER	1,315.13
07/23/2018	COM	78705	50830	OAKLAND COUNTY TREASURER	OAKLAND COUNTY TREASURER	1,596.08
07/23/2018	COM	78706	50830	OAKLAND COUNTY TREASURER	OAKLAND COUNTY TREASURER	24,048.92
07/23/2018	COM	78707	50830	OAKLAND COUNTY TREASURER	OAKLAND COUNTY TREASURER	2,350.70
07/23/2018	COM	78708	50830	OAKLAND COUNTY TREASURER	OAKLAND COUNTY TREASURER	147,399.84
07/23/2018	COM	78709	49769	OFFICE EXPRESS	OFFICE EXPRESS	109.92
07/23/2018	COM	78710	59622	PARAGON LABORATORIES	PARAGON LABORATORIES	425.00
07/23/2018	COM	78711	58784	POWER CLEANING SYSTEMS,	POWER CLEANING SYSTEMS,	200.88
07/23/2018	COM	78712	16100	ROAD COMMISSION FOR OAKI	ROAD COMMISSION FOR OAKI	1,180.66
07/23/2018	COM	78713	16500	S.O.C.R.R.A.	S.O.C.R.R.A.	60,441.00
07/23/2018	COM	78714	16600	S.O.C.W.A.	S.O.C.W.A.	74,074.71
07/23/2018	COM	78715	59282	SAFEBUILT INC.	SAFEBUILT INC.	38,175.22
07/23/2018	COM	78716	31042	SEMCOG	SEMCOG	1,599.00
07/23/2018	COM	78717	59820	SHANNON MCKAY	SHANNON MCKAY	51.03
07/23/2018	COM	78718	51356	SOUTHFIELD MUFFLER & BRA	SOUTHFIELD MUFFLER & BRA	1,032.56
07/23/2018	COM	78719	58801	STREAM DYNAMICS	STREAM DYNAMICS	1,200.00
07/23/2018	COM	78720	17700	SUNSET MAINTENANCE SERVI	SUNSET MAINTENANCE SERVI	1,000.00
07/23/2018	COM	78721	18000	TERMINIX	TERMINIX	150.00
07/23/2018	COM	78722	31043	THOMAS J RYAN PC.	THOMAS J RYAN PC.	8,000.00
07/23/2018	COM	78723	50767	VERIZON WIRELESS	VERIZON WIRELESS	762.54
07/23/2018	COM	78724	50767	VERIZON WIRELESS	VERIZON WIRELESS	29.24
07/23/2018	COM	78725	20900	ZIP ETC INC	ZIP ETC INC	240.00
07/23/2018	COM	78726	58787	ABEL ELECTRONICS	ABEL ELECTRONICS	170.00
07/23/2018	COM	78727	53284	APPLIED IMAGING	APPLIED IMAGING	228.52
07/23/2018	COM	78728	51802	ARROW OFFICE SUPPLY CO.	ARROW OFFICE SUPPLY CO.	154.72
07/23/2018	COM	78729	02000	BADGER METER INC	BADGER METER INC	6,695.60
07/23/2018	COM	78730	32748	BEIER HOWLETT,P.C.	BEIER HOWLETT,P.C.	799.68

07/23/2018 10:43 AM
User: KARRIE
DB: Beverly Hills

CHECK REGISTER FOR VILLAGE OF BEVERLY HILLS

Page: 2/2

CHECK DATE FROM 07/23/2018 - 07/23/2018

Check Date	Bank	Check	Vendor	Vendor Name	Invoice Vendor	Amount
07/23/2018	COM	78731	30920	BELLE TIRE	BELLE TIRE	265.49
07/23/2018	COM	78732	51409	BEVERLY HILLS ACE	BEVERLY HILLS ACE	96.12
07/23/2018	COM	78733	02400	BEVERLY HILLS WATER DPT	BEVERLY HILLS WATER DPT	99.36
07/23/2018	COM	78734	34063	BIRMINGHAM AREA CABLE BC	BIRMINGHAM AREA CABLE BC	150,000.00
07/23/2018	COM	78735	30898	BIRMINGHAM YOUTH ASSISTA	BIRMINGHAM YOUTH ASSISTA	11,000.00
07/23/2018	COM	78736	30861	BLUE CARE NETWORK	BLUE CARE NETWORK	33,005.17
07/23/2018	COM	78737	52071	BLUE CROSS BLUE SHIELD	BLUE CROSS BLUE SHIELD	37,792.50
07/23/2018	COM	78738	01000	BP	BP	83.05
07/23/2018	COM	78739	59822	CAREER TRACK	CAREER TRACK	149.00
07/23/2018	COM	78740	58597	CATHY WHITE	CATHY WHITE	128.55
07/23/2018	COM	78741	38913	CHET'S RENT ALL	CHET'S RENT ALL	142.24
07/23/2018	COM	78742	59347	CINTAS CORPORATION #31	CINTAS CORPORATION #31	68.70
07/23/2018	COM	78743	59323	CLEANNET	CLEANNET	858.00
07/23/2018	COM	78744	31925	COALITION OF PUBLIC SAFE	COALITION OF PUBLIC SAFE	21,330.62
07/23/2018	COM	78745	51439	COMCAST	COMCAST	82.90
07/23/2018	COM	78746	04500	COMEAU EQUIPMENT CO INC.	COMEAU EQUIPMENT CO INC.	26,802.63
07/23/2018	COM	78747	30468	DARRELL COLLINS	DARRELL COLLINS	134.62
07/23/2018	COM	78748	59819	DRIVEN CREATIVE SUPPLY C	DRIVEN CREATIVE SUPPLY C	660.00
07/23/2018	COM	78749	50919	DTE ENERGY	DTE ENERGY	819.84
07/23/2018	COM	78750	51385	DTE ENERGY	DTE ENERGY	5,172.09
07/23/2018	COM	78751	31228	EXXONMOBIL	EXXONMOBIL	374.41
07/23/2018	COM	78752	49754	FAMILY HEATING, COOLING	FAMILY HEATING, COOLING	179.95
07/23/2018	COM	78753	59721	FEDEX OFFICE	FEDEX OFFICE	122.59
07/23/2018	COM	78754	59821	FIRE EMS ACADEMY	FIRE EMS ACADEMY	1,950.00
07/23/2018	COM	78755	58795	G&M ENTERPRISES, LTD.	G&M ENTERPRISES, LTD.	503.75
07/23/2018	COM	78756	59816	GREGORY BURRY	GREGORY BURRY	100.00
07/23/2018	COM	78757	58625	HALT FIRE	HALT FIRE	3,568.48
07/23/2018	COM	78758	39070	J.H. HART URBAN FORESTRY	J.H. HART URBAN FORESTRY	594.00
07/23/2018	COM	78759	30698	JACK DOHENY SUPPLIES INC	JACK DOHENY SUPPLIES INC	1,325.00
07/23/2018	COM	78760	59423	JAMES HEALY	JAMES HEALY	100.00
07/23/2018	COM	78761	59158	JASON'S OUTDOOR SERVICES	JASON'S OUTDOOR SERVICES	200.00
07/23/2018	COM	78762	59352	KARRIE MARSH	KARRIE MARSH	19.78
07/23/2018	COM	78763	59814	KATHERINE HEBERT	KATHERINE HEBERT	200.00
07/23/2018	COM	78764	09300	KELLER THOMA	KELLER THOMA	43.75
07/23/2018	COM	78765	51792	LEXISNEXIS RISK SOLUTION	LEXISNEXIS RISK SOLUTION	162.30
07/23/2018	COM	78766	59817	LISA MULLANE	LISA MULLANE	200.00
07/23/2018	COM	78767	59116	MARGARET A.S. BEKE	MARGARET A.S. BEKE	115.66
07/23/2018	COM	78768	59815	MICHELE BORCHAK	MICHELE BORCHAK	100.00
07/23/2018	COM	78769	52030	MICHIGAN GRAPHICS & AWAF	MICHIGAN GRAPHICS & AWAF	18.00
07/23/2018	COM	78770	59732	MICHIGAN.COM	MICHIGAN.COM	65.16
07/23/2018	COM	78771	59720	MUNICIPAL CONSULTING SER	MUNICIPAL CONSULTING SER	4,700.00
07/23/2018	COM	78772	59112	NEXT	NEXT	4,234.80
07/23/2018	COM	78773	51540	O'REILLY AUTO PARTS	O'REILLY AUTO PARTS	65.94
07/23/2018	COM	78774	50065	16TH DISTRICT COURT	16TH DISTRICT COURT	300.00
07/23/2018	COM	78775	53585	BERGER CHEVROLET	BERGER CHEVROLET	36,243.00
07/23/2018	COM	78776	58787	ABEL ELECTRONICS	ABEL ELECTRONICS	170.00
07/23/2018	COM	78777	53284	APPLIED IMAGING	APPLIED IMAGING	228.52
07/23/2018	COM	78778	51802	ARROW OFFICE SUPPLY CO.	ARROW OFFICE SUPPLY CO.	154.72
07/23/2018	COM	78779	02000	BADGER METER INC	BADGER METER INC	6,695.60
07/23/2018	COM	78780	32748	BEIER HOWLETT,P.C.	BEIER HOWLETT,P.C.	799.68
07/23/2018	COM	78781	30920	BELLE TIRE	BELLE TIRE	265.49
07/23/2018	COM	78782	59823	FAKHRUZAMAN ZAMANI		51.03

COM TOTALS:

Total of 130 Checks:	1,109,488.41
Less 57 Void Checks:	360,591.01
Total of 73 Disbursements:	748,897.40

TO THE PRESIDENT & MEMBERS OF THE VILLAGE COUNCIL. THE FOLLOWING IS A LIST OF
EXPENDITURES FOR APPROVAL. ACCOUNTS PAYABLE RUN FROM 7/23/2018 THROUGH 8/6/2018.

ACCOUNT TOTALS:

101	GENERAL FUND	\$23,965.02
202	MAJOR ROAD FUND	\$20,369.07
203	LOCAL STREET FUND	\$13,842.65
205	PUBLIC SAFETY DEPARTMENT FUND	\$15,619.90
401	CAPITAL PROJECTS FUND	\$382.82
592	WATER & SEWER FUND	\$6,704.29
701	TRUST & AGENCY FUND	\$4,018.14
	TOTAL	<u>\$84,901.89</u>
	MANUAL CHECKS- COMERICA	\$2,208.84
	MANUAL CHECKS- INDEPENDENT	\$2,288.09
	ACCOUNTS PAYABLE	<u>\$84,901.89</u>
	GRAND TOTAL	<u>\$89,398.82</u>

CHECK DATE FROM 08/06/2018 - 08/06/2018

Check Date	Bank	Check	Vendor	Vendor Name	Invoice Vendor	Amount
Bank COM COMERICA						
08/06/2018	COM	78786	59545	ALISON WALKER	ALISON WALKER	300.00
08/06/2018	COM	78787	31164	APOLLO FIRE APPARATUS	APOLLO FIRE APPARATUS	276.68
08/06/2018	COM	78788	51802	ARROW OFFICE SUPPLY CO.	ARROW OFFICE SUPPLY CO.	141.45
08/06/2018	COM	78789	30474	B-DRY SYSTEMS	B-DRY SYSTEMS	200.00
08/06/2018	COM	78790	59490	BARBARA SEIDEL	BARBARA SEIDEL	200.00
08/06/2018	COM	78791	30920	BELLE TIRE	BELLE TIRE	190.50
08/06/2018	COM	78792	51409	BEVERLY HILLS ACE	BEVERLY HILLS ACE	75.02
08/06/2018	COM	78793	53417	BLUELINE IRRIGATION	BLUELINE IRRIGATION	172.50
08/06/2018	COM	78794	59836	BOBSON CONSTRUCTION	BOBSON CONSTRUCTION	500.00
08/06/2018	COM	78795	59831	BRITTANY BANKER	BRITTANY BANKER	100.00
08/06/2018	COM	78796	58959	CADILLAC ASPHALT, LLC	CADILLAC ASPHALT, LLC	648.90
08/06/2018	COM	78797	59347	CINTAS CORPORATION #31	CINTAS CORPORATION #31	22.90
08/06/2018	COM	78798	31987	COLMAN-WOLF SANITARY	COLMAN-WOLF SANITARY	248.10
08/06/2018	COM	78799	51439	COMCAST	COMCAST	59.55
08/06/2018	COM	78800	04500	COMEAU EQUIPMENT CO INC.	COMEAU EQUIPMENT CO INC.	26,246.52
08/06/2018	COM	78801	50826	CONSUMERS ENERGY	CONSUMERS ENERGY	177.91
08/06/2018	COM	78802	59589	CORE & MAIN	CORE & MAIN	1,043.04
08/06/2018	COM	78803	50097	CYNERGY PRODUCTS	CYNERGY PRODUCTS	1,022.10
08/06/2018	COM	78804	59825	DANNY VENTURINI	DANNY VENTURINI	500.00
08/06/2018	COM	78805	59234	DAVID THOMPSON	DAVID THOMPSON	100.00
08/06/2018	COM	78806	59835	DIANE SLON	DIANE SLON	300.00
08/06/2018	COM	78807	59218	ERICA HUDSON-BIGGENS	ERICA HUDSON-BIGGENS	100.00
08/06/2018	COM	78808	59827	FATHER & SON CONSTRUCTIC	FATHER & SON CONSTRUCTIC	200.00
08/06/2018	COM	78809	59618	GITTLEMAN CONSTRUCTION	GITTLEMAN CONSTRUCTION	700.00
08/06/2018	COM	78810	53489	GREAT AMERICA FINANCIAL	GREAT AMERICA FINANCIAL	600.00
08/06/2018	COM	78811	53583	GUARDIAN	GUARDIAN	5,876.23
08/06/2018	COM	78812	49646	GUNNERS METERS & PARTS I	GUNNERS METERS & PARTS I	845.00
08/06/2018	COM	78813	31202	HOME DEPOT CREDIT SERVICH	HOME DEPOT CREDIT SERVICH	1,576.05
08/06/2018	COM	78814	08500	HUBBELL ROTH & CLARK INC	HUBBELL ROTH & CLARK INC	19,230.18
08/06/2018	COM	78815	59010	HUNT SIGN COMPANY	HUNT SIGN COMPANY	150.00
08/06/2018	COM	78816	58950	HYDROCORP	HYDROCORP	284.00
08/06/2018	COM	78817	59837	IVA TONCHEV	IVA TONCHEV	200.00
08/06/2018	COM	78818	59551	J.A.R.C.	J.A.R.C.	300.00
08/06/2018	COM	78819	59423	JAMES HEALY	JAMES HEALY	500.00
08/06/2018	COM	78820	59830	JEFFREY WALSH	JEFFREY WALSH	200.00
08/06/2018	COM	78821	59838	JENNIFER BRODJESKI	JENNIFER BRODJESKI	100.00
08/06/2018	COM	78822	59828	JOHN ZARYCKYJ	JOHN ZARYCKYJ	300.00
08/06/2018	COM	78823	59711	KELLEY DUFFY	KELLEY DUFFY	200.00
08/06/2018	COM	78824	49751	KEVIN CONWAY	KEVIN CONWAY	200.00
08/06/2018	COM	78825	59506	KIMBERLY MITCHELL	KIMBERLY MITCHELL	100.00
08/06/2018	COM	78826	52119	KROLL CONSTRUCTION	KROLL CONSTRUCTION	500.00
08/06/2018	COM	78827	59497	KURTIS KITCHEN AND BATH	KURTIS KITCHEN AND BATH	300.00
08/06/2018	COM	78828	59829	LISA SHORT	LISA SHORT	100.00
08/06/2018	COM	78829	49491	MAINS LANDSCAPE SUPPLY	MAINS LANDSCAPE SUPPLY	203.90
08/06/2018	COM	78830	59833	MARIA CASPER LONGHORST	MARIA CASPER LONGHORST	100.00
08/06/2018	COM	78831	59824	MASTERWORKS CONTRACTING	MASTERWORKS CONTRACTING	300.00
08/06/2018	COM	78832	58613	MELISSA TREMBLAY	MELISSA TREMBLAY	514.85
08/06/2018	COM	78833	59243	NATIONAL HOSE TESTING SF	NATIONAL HOSE TESTING SF	891.25
08/06/2018	COM	78834	51799	NYE UNIFORM EAST	NYE UNIFORM EAST	437.00
08/06/2018	COM	78835	53279	PACIFIC TELEMAGEMENT	PACIFIC TELEMAGEMENT	78.00
08/06/2018	COM	78836	59622	PARAGON LABORATORIES	PARAGON LABORATORIES	1,400.00
08/06/2018	COM	78837	59525	PAUL BUCKLES	PAUL BUCKLES	200.00
08/06/2018	COM	78838	59826	RONALD REYNOLDS	RONALD REYNOLDS	200.00
08/06/2018	COM	78839	59649	SHANTEL BELL	SHANTEL BELL	155.00
08/06/2018	COM	78840	51356	SOUTHFIELD MUFFLER & BRA	SOUTHFIELD MUFFLER & BRA	675.76
08/06/2018	COM	78841	53466	TERESA REVALDS	TERESA REVALDS	152.00
08/06/2018	COM	78842	50635	TERESA SICKINGER	TERESA SICKINGER	100.00
08/06/2018	COM	78843	31043	THOMAS J RYAN PC.	THOMAS J RYAN PC.	8,000.00
08/06/2018	COM	78844	59540	TOWN SQUARE PUBLICATION	TOWN SQUARE PUBLICATION	425.00
08/06/2018	COM	78845	51858	TRANSPORTATION IMPROVEME	TRANSPORTATION IMPROVEME	3,300.00
08/06/2018	COM	78846	59832	VARSHA MENDIRATTA	VARSHA MENDIRATTA	100.00
08/06/2018	COM	78847	50767	VERIZON WIRELESS	VERIZON WIRELESS	159.66
08/06/2018	COM	78848	59659	WECHSLER CONSTRUCTION	WECHSLER CONSTRUCTION	400.00
08/06/2018	COM	78849	59725	WINDOW PRO LLC	WINDOW PRO LLC	100.00
08/06/2018	COM	78850	59528	WOODBURY MANAGEMENT	WOODBURY MANAGEMENT	200.00
08/06/2018	COM	78851	58632	WOODLYNNE DESIGN	WOODLYNNE DESIGN	1,050.00
08/06/2018	COM	78852	53572	WOW! BUSINESS	WOW! BUSINESS	572.84
08/06/2018	COM	78853	59834	YVONNE LARABELL	YVONNE LARABELL	100.00

COM TOTALS:

Total of 68 Checks:	84,901.89
Less 0 Void Checks:	0.00
Total of 68 Disbursements:	84,901.89

08/02/2018 11:51 AM
User: KARRIE
DB: Beverly Hills

CHECK REGISTER FOR VILLAGE OF BEVERLY HILLS

Page: 1/1

CHECK DATE FROM 07/23/2018 - 08/06/2018

Check Date	Bank	Check	Vendor	Vendor Name	Invoice Vendor	Amount
Bank COM COMERICA						
07/23/2018	COM	78782	59823	FAKHRUZAMAN ZAMANI		51.03
07/23/2018	COM	78783	50767	VERIZON WIRELESS		427.67
07/31/2018	COM	78784	53572	WOW! BUSINESS		1,279.90
08/01/2018	COM	78785	38145	SOUTHFIELD POSTAL SERVIC		450.24

COM TOTALS:

Total of 4 Checks:	2,208.84
Less 0 Void Checks:	0.00
Total of 4 Disbursements:	2,208.84

08/02/2018 11:52 AM
User: KARRIE
DB: Beverly Hills

CHECK REGISTER FOR VILLAGE OF BEVERLY HILLS

Page: 1/1

CHECK DATE FROM 07/23/2018 - 08/06/2018

Check Date	Bank	Check	Vendor	Vendor Name	Invoice Vendor	Amount
Bank IND INDEPENDENT BANK						
07/24/2018	IND	1057	59818	XAVIER UNIVERSITY		1,000.00
07/24/2018	IND	1058	59505	MICHIGAN TECHNOLOGICAL U		1,000.00
07/24/2018	IND	1059	14800	VILLAGE OF BEVERLY HILLS		288.09

IND TOTALS:

Total of 3 Checks:	2,288.09
Less 0 Void Checks:	0.00
Total of 3 Disbursements:	2,288.09

M E M O

To: Chris Wilson, Village Manager
Members of Village Council

From: Ellen Marshall, Village Clerk

Re: Printing of annual calendar

Date: August 2, 2018

Each year the Village produces a calendar that is mailed to each residence and business in the Village. It is a valuable source of communication regarding meeting dates and times, trash rules and regulations and organizations.

At this time, I am seeking Council's approval to request bids for the 2019 Village Calendar Project.

MEMO

To: Honorable President Mooney; Village Council
Chris Wilson, Village Manager

From: Erin Saur, Planning & Zoning Administrator

Date: August 2, 2018

Re: Presentation from CORE Partners on Southfield Corridor Overlay District Plan

The Village has engaged with Gibbs Planning Group (GPG) to provide professional consulting services to evaluate and update our existing Town Center Plan and Overlay District along the Southfield Corridor. The first task outlined in the agreement was to have a real estate development professional perform an analysis of the costs and rate of return for implementing the existing plan. The Village engaged CORE Partners to perform this work and John Pavone will present his findings to the Council at the meeting to be held August 7th. Attached is a copy of the findings detailing the methodology and assumptions used in the analysis.

In summary, CORE Partners found the development unlikely due to the estimated gap of over \$24mil between the land cost and land budget, as well as the challenges of assembling the land. Their opinion is that any modifications to the plan should provide for much greater density in order to be more economically viable. In addition, the Village could utilize municipal ownership as part of a long-term effort to assemble the land over time whereby the project may come to fruition at a much later date.

Task two outlined in the contract with GPG calls for professional review of the existing plan based on the analysis completed by CORE Partners to recommend revisions to the plan that will encourage development and be economically viable while retaining the original intent of the plan. Tasks three and four will result in updates to the plan with promotional materials and public relations to help promote the updated plan.

ees

attachments

Proforma Real Estate Development Model

Beverly Hills Town Center

Beverly Hills, Michigan

07/25/2018



Executive Summary:

The Village of Beverly Hills is exploring the potential of creating a Village Center Overlay District for a potential Town Center which would include public spaces, retail/office, and residential uses. In support of this investigation, the Village of Beverly Hills has selected LSL Associates and Gibbs Planning Group as consultants and providers of advisory services. The site plan developed by LSL and subsequently modified by Gibbs Planning Group serves as the basis of our Proforma Real Estate Development Model.

CORE Partners Associates (CPA) is delighted to provide the Village of Beverly Hills with preliminary budget numbers and economic information related to the potential project. This information includes:

- Assumed land values
- Estimated infrastructure costs
- Estimated demolition costs
- Estimated development costs
- Finance Costs
- Estimated tax revenue for all proposed land uses

Summary Findings:

Based on the economic analysis performed for the plan, the following results were determined:

Estimated Land Cost	\$ 48,664,000
Estimated Developer-Funded Infrastructure	\$ 15,865,051
Infrastructure and Demo by Village	\$ 6,051,978
Vertical Construction	\$ 178,827,500
Total of Taxable Property	\$ 243,356,551
Estimated 20-yr Total Tax Capture	\$ 60,354,686
Estimated 20-yr Village Tax Capture	\$ 17,433,387

It is our opinion that the proposed project has the potential to assume a “maximum” land cost (based on current construction costs, project density, product types and anticipated rents) of \$ 23,974,000.

Using a budgeted land cost of \$ 23,974,000 the project can potentially provide an unleveraged rate of return equivalent to 7.5% +/-, which is the typical threshold of return for the development community.

Unfortunately, CPA estimates that the total cost to assemble the property will be approximately \$48,664,000. This land cost exceeds the land budget for a successful development project at the subject site by an amount of **\$24,690,000**.

Based on the exceedingly high estimated land cost of \$ 48,664,000 and challenges associated with land assembly, CPA considers the development of the proposed project on the subject site to be impractical and unrealistic as currently designed.

The Plan



Methodology

In undertaking this analysis, CPA participated in meetings with Village of Beverly Hills staff, Planners and Consultants, a variety of other professionals and organizations within the local and regional real estate industry, in addition to many technical and consulting resources. These included Integra Realty Resources, Walsh Construction, Giffels-Webster Engineers, Water Technologies, Inc., Co-Star and Urban Land Institute. and utilized knowledge gained from visiting a wide variety of existing town center projects in multiple states.

The schematic drawing provided by Gibbs Planning Group was separately modeled in 3D and measured block-by-block based on the proposed product type, parking, and density. A construction cost number was attributed to each component based on construction type. Infrastructure was measured on a linear basis and a linear foot convention was used to estimate the public paving, sanitary, sewer, storm and landscaping. Demolition was estimated on a square foot basis with an offset credit for the capture of commodities where appropriate. These results were then incorporated into an overall construction and development budget, project proforma, and municipal tax capture summary.

General Assumptions

Although every attempt was made to use accurate and current information, at this early stage of design without the benefit of much more detailed information such as architectural designs, construction level plans, material selections, landscape plans, geotechnical investigations, storm water calculations, topographic information, grading plans, phasing plans, traffic volume studies, etc., a large number of land development and construction assumptions necessarily needed to be made for this preliminary analysis.

CPA attempted to obtain and provide reasonable assumptions based on comparable commercial construction methodologies and our professional judgement and experience. In that regard, these economic estimates are inherently inaccurate and further detailed studies must be undertaken to more accurately estimate the true construction costs, phasing, and economics of a project of this magnitude. Nevertheless, the analysis does provide an important basis for discussions regarding the concepts presented, as well as the financial scale and impact of a possible town center project as envisioned. Below are several key assumptions related to the land development of the site.

Land Assembly, Land Values, and Land Assembly Assumptions

CPA has not contacted any property owners and does not imply that the properties that comprise the site can be purchased at the estimated values contained herein. Our value estimates are based on years of experience assembling property for development and brokering property for sale. A certified appraisal is outside the scope of this assignment and our assumptions regarding land valuations are meant only as a potential value based on research on a limited number of local relevant historical transactions, CoStar data, and our professional opinions.

Only through direct negotiations with land and property owners can actual sale prices be negotiated. Some property owners may be unwilling to sell and we make no claim as to their willingness to do.

Any potential assembly, consolidation of ownership and eventual development, is further complicated by the fact that many properties are multi-tenant in nature, and may be subject to long-term leases that will need to be honored or bought out at a premium. In some cases, if a business is not re-locatable, the business that occupies a property will need to be purchased at a multiple of earnings in addition to the cost of the land and any structures that reside on the real estate. Speculators, hold-outs, and healthy operating businesses that are location specific and/or unwilling to sell can obstruct a well-designed redevelopment plan. Sites having decentralized ownership of the multi-tenant variety are the most challenging to assemble.

Infrastructure Assumptions

For the purpose of this analysis, it is assumed that the pavement is removed, but the sewer, water and storm lines remain in place. There may be a significant level of off-site improvements that will be required to support the Town Center. Potential improvements may include; traffic, roadway and signalization, and infrastructure upgrades. Additional detailed analysis is required to determine the design and cost of these improvements and is outside the scope of this study. Detailed storm water detention/retention calculations will be necessary to determine the magnitude of the storm water discharge, types of potential storage, capacity of the current system, and potential upgrades to downstream facilities. Underground detention, if needed, will significantly add to the cost of the project. Sewer capacity will also need to be analyzed and is also outside of the scope of this analysis.

Vertical Construction

Each building depicted on the conceptual design was separately identified and calculated for vertical construction costs using average construction cost conventions for the particular type of product depicted on the site plan. A cost of \$225.00 per square foot was used for concrete and steel type buildings and \$175.00 per square foot for stick built buildings.

Demolition Costs

When estimating demolition costs, we used a unit rate of \$1.25 per square foot for impervious surfaces and \$5.00 per square foot for existing structures. The unit cost per square foot includes; demolition, removal, and disposal of all materials. Handling of asbestos, toxic or environmentally sensitive materials or soils were not priced into our estimates.

Roadways

A variety of road widths are illustrated in the concept plans. Each road section was separately identified and measured by linear foot and surface area. Unit costs were then applied.

Wetlands

The site does not appear to be compromised by wetlands and/or watercourses; therefore CPA is making the assumption that the property can be developed in its entirety, without need for wetland mitigation removal, or protection/enhancement. A wetland study and delineation will be required prior to development, in order to confirm that the site does not contain any protected wetlands, plants, animals, or soils.

Rental Rates

For the purpose of creating a proforma for the proposed project, CPA treated all residential and commercial (retail/office) development as for-lease product. This assumption is largely being driven by scarce financing relative to attached residential product condo product of the multi-family variety, and the willingness of developers to construct apartments. Retail/Office is typically developer owned and is being proposed and treated as such in our analysis.

The plan to create a destination style town center could potentially translate into premium rents that mirror other walkable urban communities such as Royal Oak, Birmingham, or Rochester. We used a residential rental rate of \$2.43 per square foot (per month) in our Proforma and \$36 per square foot

(annually) for retail/commercial. Achieving such a high rental rate is directly dependent on the materialization of a walkable community with a lively live/work/play atmosphere. Failure to assemble the entire site and achieve the “scale” necessary will result in much lower rents. Developing the site in a piece meal manner will result in a much different, less desirable, and lower quality development.

Incentives

It is the opinion of CPA that the Village should play a minor role in the development process by offering to fund demolition of Site preparation, including; street grid and storm water system construction, and demolition of existing facilities is suggested as a way to reduce developer expense, and potentially incentivize private sector developer participation.

Conclusion/Recommendations:

Because the development site is comprised of an extremely challenging land assembly and low density residential zoning (12 units per acre) relative to the estimated land costs, the project is highly unlikely to materialize in the current market. It is our professional opinion that the cost of land is going to exceed the land budget by **\$24,690,000**.

Perhaps through a long-term effort to assemble the land under municipal ownership, the project can potentially come to fruition at a much later date. If the Village decides to embark on acquiring property at the subject site, we recommend that all acquisitions be done as arms-length transactions between motivated/willing sellers, in order to achieve the best price possible. Once ownership is concentrated with the Village, any subsequent rezoning of the property will directly benefit the Village and may result in a return of investment proceeds to the Village. Please be advised, that a failure to assemble all the targeted properties, could potentially result in a project that is incapable of achieving the scale necessary, to be considered a destination worthy of premium rents.

It is our opinion that any future development plan should provide for much greater density, in order to be more economically viable. We have not calculated what the density needs to be in order to justify the underlying land cost (as that extends beyond the scope of our current analysis), but are capable and willing to do so as part of a separate assignment and consulting agreement.

Proforma Real Estate Development Model

Beverly Hills Town Center

Beverly Hills, Michigan

EXHIBITS

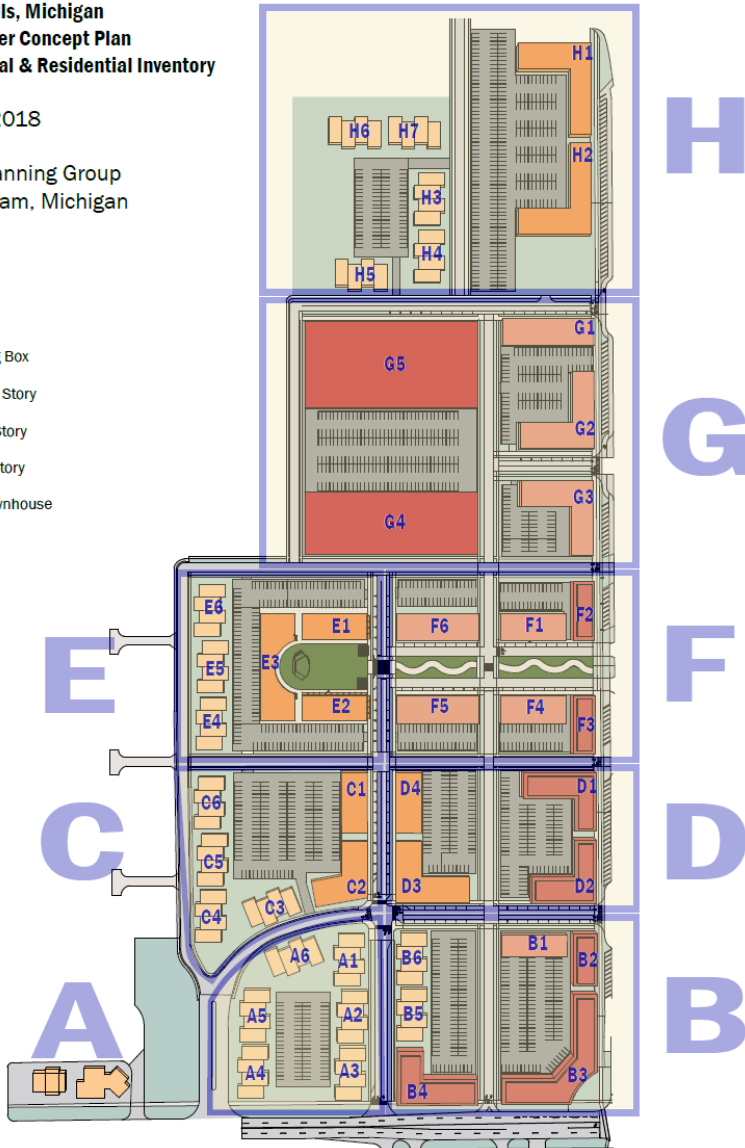


**Beverly Hills, Michigan
Town Center Concept Plan
Commercial & Residential Inventory**

17 May 2018

Gibbs Planning Group
Birmingham, Michigan

- Big Box
- 3+ Story
- 3 Story
- 2 Story
- Townhouse



Block A	
Building	Characteristics
A1	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
A2	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
A3	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
A4	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
A5	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
A6	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
Block A Total: 86,400 sf residential 24 townhouses	

Block D	
Building	Characteristics
D1	13,750 sf 27,500 sf commercial 27,500 sf residential (+/- 27 units)
D2	13,200 sf 26,400 sf commercial 26,400 sf residential (+/- 26 units)
D3	14,700 sf 14,700 sf commercial 14,700 sf residential (+/- 15 units)
D4	8,400 sf 8,400 sf commercial 8,400 sf residential (+/- 8 units)
Block D Total: 77,000 sf commercial 77,000 residential (+/- 76 units)	

Block G	
Building	Characteristics
G1	12,600 sf (60' x 210') 12,600 sf commercial 25,200 sf residential (+/- 25 units)
G2	16,000 sf 16,000 sf commercial 32,000 sf residential (+/- 32 units)
G3	15,600 sf 15,600 sf commercial 31,200 sf residential (+/- 31 units)
G4	58,000 sf (145' x 400') 58,000 sf commercial
G6	80,000 sf (200' x 400') 80,000 sf commercial
Block G Total: 182,200 sf commercial 88,400 sf residential (+/- 88 units)	

Block B	
Building	Characteristics
B1	7,500 sf (50' x 150') 7,500 sf commercial 15,000 sf residential (+/- 15 units)
B2	6,900 sf (55' x 125') 6,900 sf commercial 13,800 sf residential (+/- 14 units)
B3	22,000 sf 44,000 sf commercial 44,000 sf residential (+/- 44 units)
B4	14,700 sf 29,400 sf commercial 29,400 sf residential (+/- 29 units)
B5	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
B6	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
Block B Total: 88,100 sf commercial 131,000 sf residential (110 units)	

Block E	
Building	Characteristics
E1	9,000 sf (60' x 150') 9,000 sf commercial 9,000 sf residential (+/- 9 units)
E2	9,000 sf (60' x 150') 9,000 sf commercial 9,000 sf residential (+/- 9 units)
E3	15,500 sf (60' x 150') 15,500 sf commercial 15,500 sf residential (+/- 15 units)
E4	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
E5	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
E6	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
Block E Total: 33,500 sf commercial 76,700 sf residential (+/- 45 units)	

Block H	
Building	Characteristics
H1	17,700 sf 17,700 sf commercial 17,700 sf residential (+/- 18 units)
H2	17,700 sf 17,700 sf commercial 17,700 sf residential (+/- 18 units)
H3	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
H4	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
H5	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
H6	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
H7	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
Block H Total: 35,400 sf commercial 93,000 sf residential (+/- 58 units)	

Block C	
Building	Characteristics
C1	8,400 sf (60' x 140') 8,400 sf commercial 8,400 sf residential (+/- 8 units)
C2	12,000 sf 12,000 sf commercial 12,000 sf residential (+/- 12 units)
C3	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
C4	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
C5	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
C6	4x 1,800 sf townhouse (30' x 60') 14,400 sf residential (4 units)
Block C Total: 20,400 sf commercial 78,000 sf residential (36 units)	

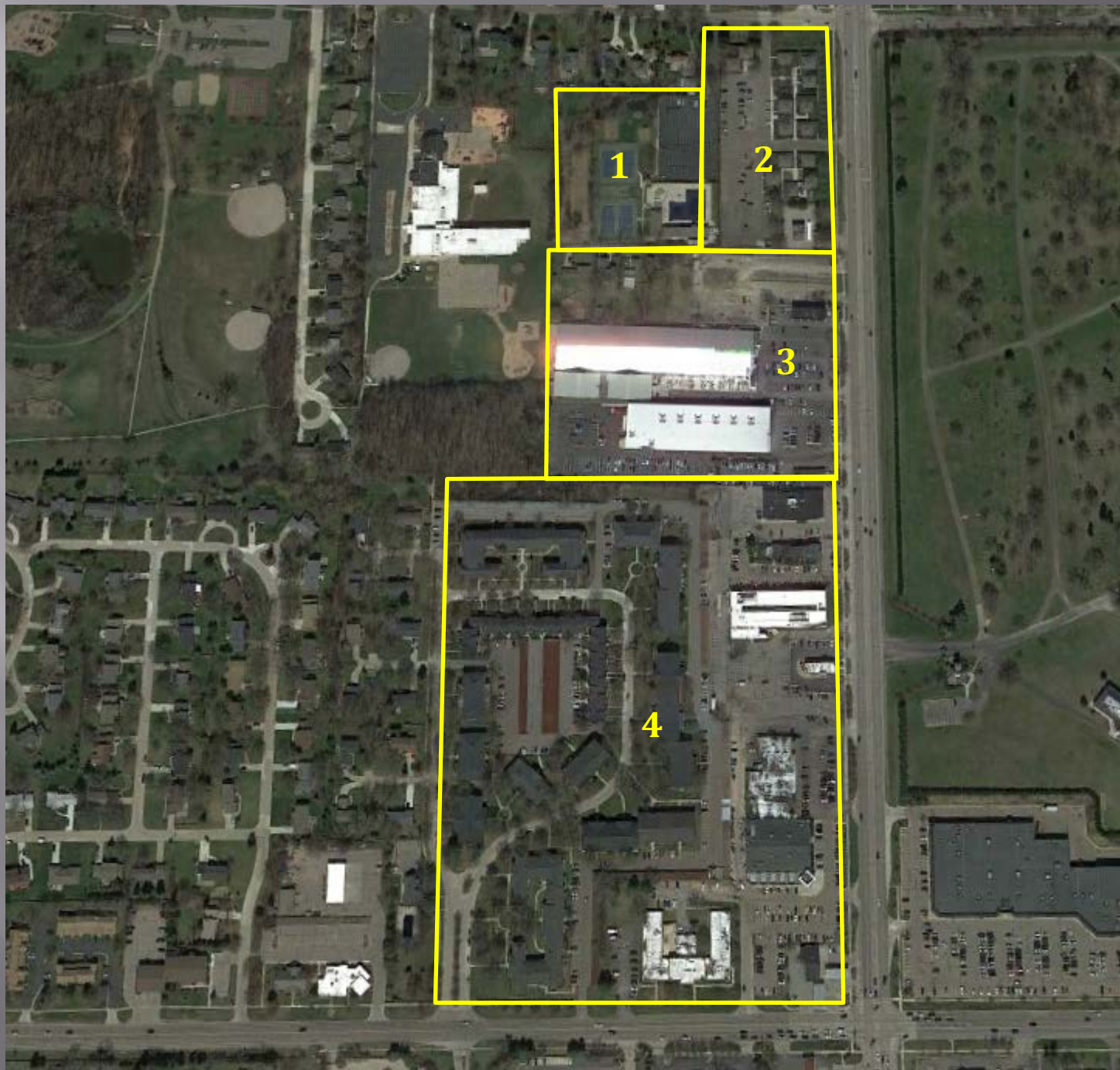
Block F	
Building	Characteristics
F1	9,000 sf (60' x 150') 9,000 sf commercial 18,000 sf residential (+/- 18 units)
F2	8,750 sf (60' x 135') 13,500 sf commercial 13,500 sf residential (+/- 13 units)
F3	8,750 sf (60' x 135') 13,500 sf commercial 13,500 sf residential (+/- 13 units)
F4	9,000 sf (60' x 150') 9,000 sf commercial 18,000 sf residential (+/- 18 units)
F5	11,400 sf (60' x 190') 11,400 sf commercial 22,800 sf residential (+/- 23 units)
F6	11,400 sf (60' x 190') 11,400 sf commercial 22,800 sf residential (+/- 23 units)
Block F Total: 67,400 sf commercial 108,600 sf residential (+/- 108 units)	

Total for Entire Site		
Buildings	Townhouses	80
	2 Story	9
	3 Story	8
	3+ Story	7
	Big Box	2
Square Footage		504,000
Commercial		690,200
Residential		543

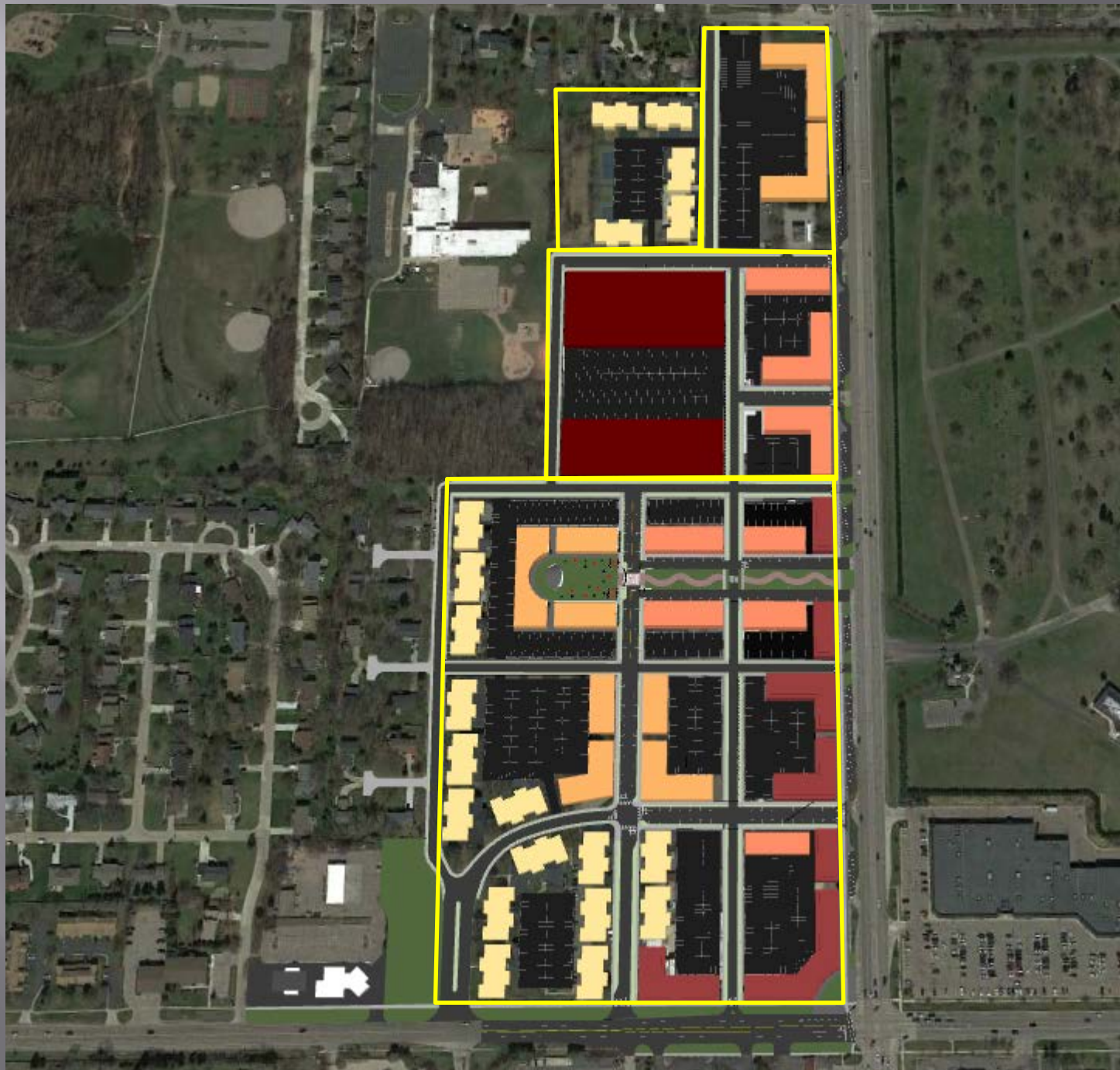
Aerial Photo with Site Plan Overlay



Land Assemblies



Land Assemblies with Site Plan Overlay



Land Assemblies with Sections



Section A



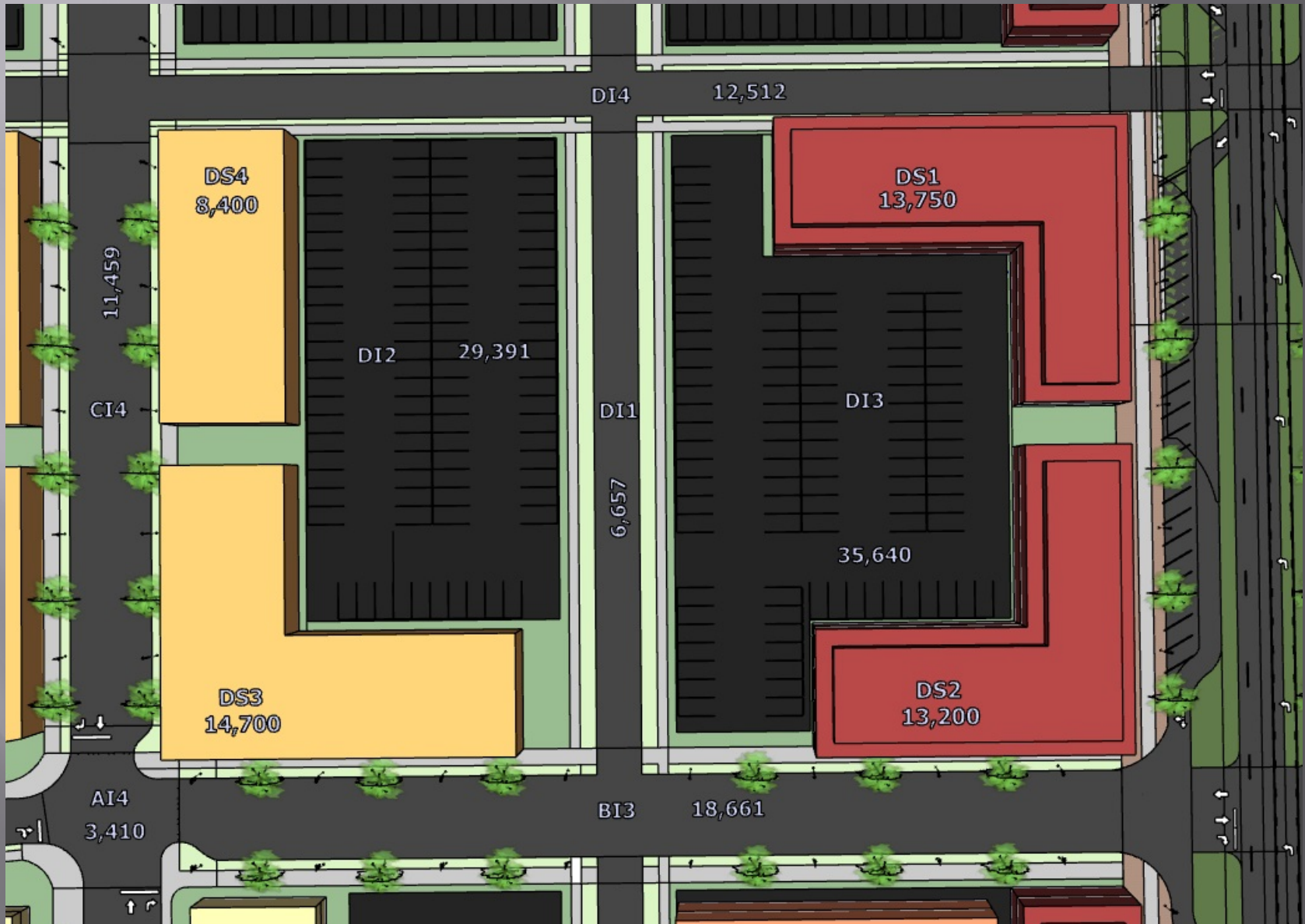
Section B



Section C



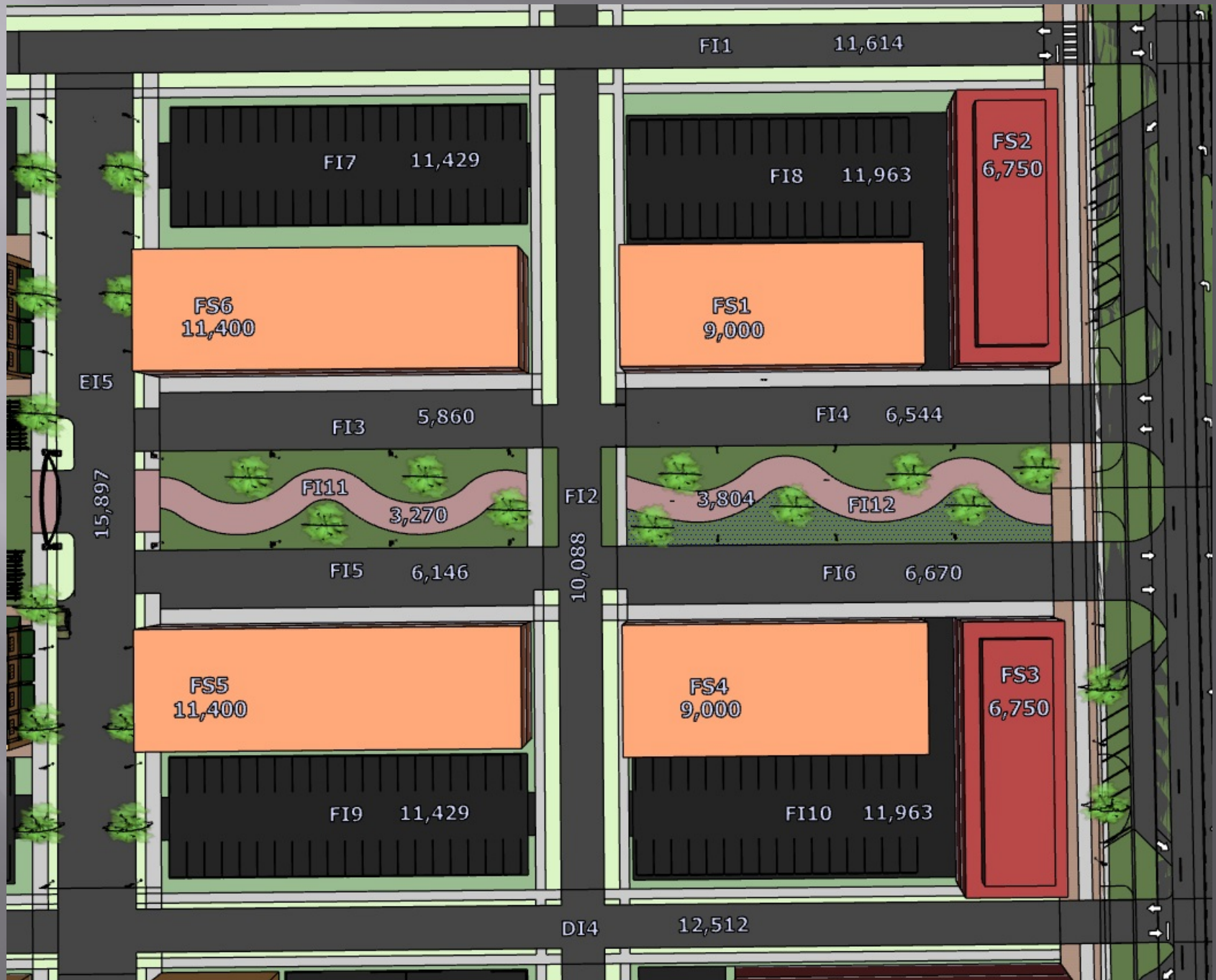
Section D



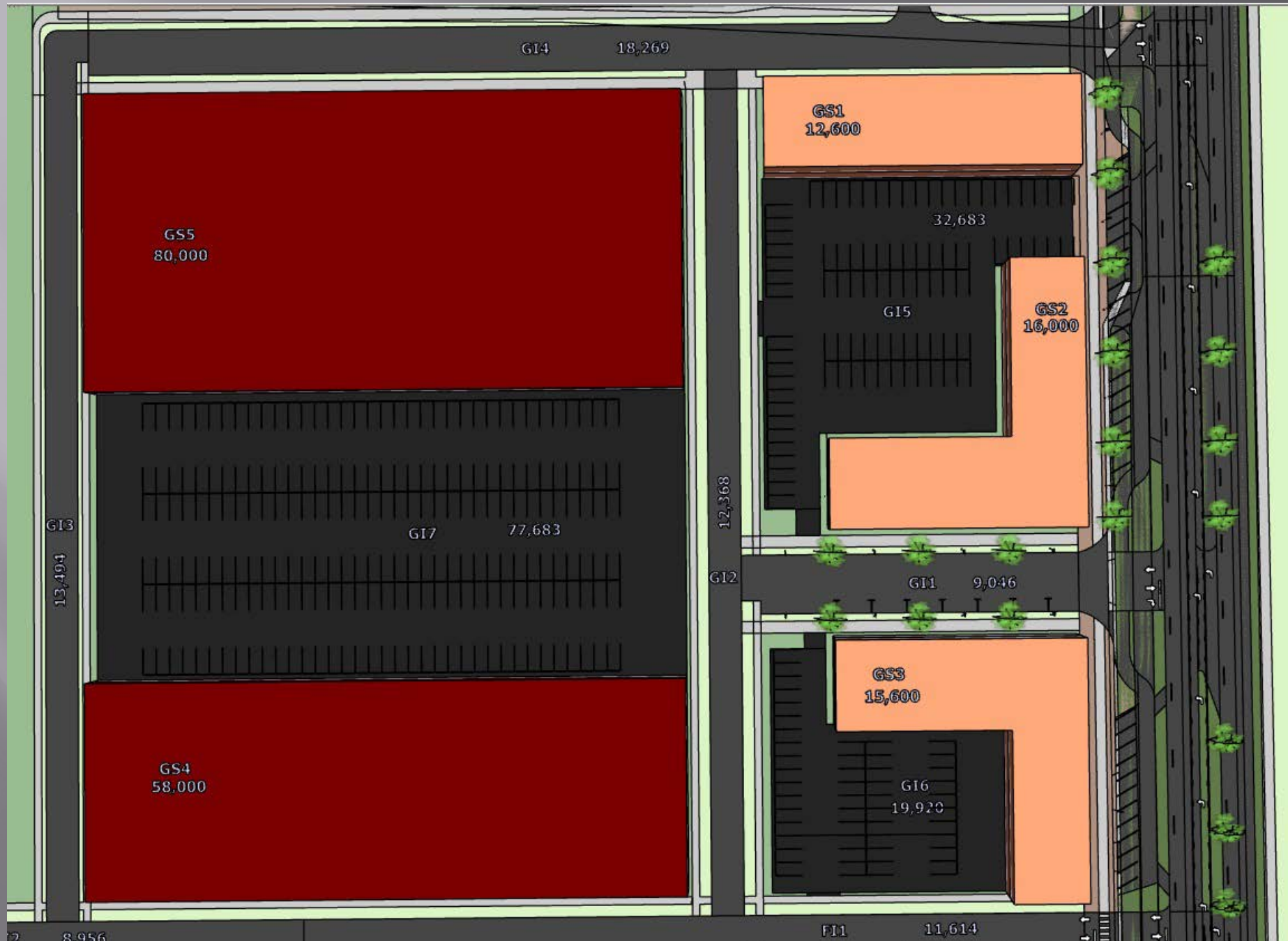
Section E



Section F



Section G



Section H



Site Development Summary

	Baseline	@ Estimated Land Cost	
Proposed Number of Residential Units	441	441	
	441	441	
Gross SF	975,550	975,550	
SF Residential	548,600	548,600	
SF Commercial	426,950	426,950	
SF Concrete Parking Decks	-	-	
	975,550	975,550	
SF Podium Construction	176,550	176,550	
SF Stick-Built Over Podium	260,600	260,600	
SF Stick Built Construction	288,000	288,000	
SF Concrete Parking Decks	-	-	
SF Concrete and Steel	250,400	250,400	
SF Concrete and Steel HIGH RISE	-	-	
	975,550	975,550	
Number of Commercial Floors	26	26	
Number of Residential Floors	62	62	
Parking Deck Levels	-	-	
Number of Total Floors	92	92	
Vertical Construction Costs			
Podium Cost	\$ 26,482,500	26,482,500	
Stick-Built Over Podium Cost	\$ 45,605,000	45,605,000	
Stick-Built Cost	\$ 50,400,000	50,400,000	
Above Grade Parking Deck Cost	\$ -	-	
Below Grade Parking Deck Cost	\$ -	-	
Concrete and Steel Cost	\$ 56,340,000	56,340,000	
Concrete and Steel HIGH RISE Cost	\$ -	-	
	\$ 178,827,500	178,827,500	
Developer Funded Infrastructure			
Secondary Road Cost	\$ -	-	
Connector Road Cost	\$ 350,671	350,671	
Parking Lot Cost	\$ 15,514,380	15,514,380	
	\$ 15,865,051	15,865,051	
SUBTOTAL	\$ 194,692,551	194,692,551	
Land Budget		Estimated Land Cost	GAP
Residential	\$ 15,435,000	\$ 26,655,272	\$ 11,220,272
Retail/Commercial	\$ 8,539,000	\$ 22,008,728	\$ 13,469,728
	\$ 23,974,000	\$ 48,664,000	\$ 24,690,000
TOTAL OF TAXABLE PROPERTY	\$ 218,666,551	\$ 243,356,551	
Village Funded Infrastructure			
Demolition Impervious Surfaces	\$ 760,198	\$ 760,198	
Demolition Buildings	\$ 3,354,610	\$ 3,354,610	
Major Collector Road Cost	\$ 670,745	\$ 670,745	
Secondary Road Cost	\$ 847,219	\$ 847,219	
Connector Road Cost	\$ 86,422	\$ 86,422	
Paver Walkways	\$ 49,518	\$ 49,518	
Drainage Canal Cost	\$ -	\$ -	
Retention Pond Cost	\$ -	\$ -	
	\$ 5,768,712	\$ 5,768,712	
Const. Financing Costs (6 Mos. I/O @ 5.25%)	\$ 283,266	\$ 283,266	
	\$ 6,051,978	\$ 6,051,978	
TOTAL DEVELOPMENT COST	\$ 224,718,529	\$ 249,408,529	
20 Year Taxes Collected (TOTAL)	\$ 59,759,366	\$ 60,354,686	
20 Year Taxes Collected (Village)	\$ 17,261,429	\$ 17,433,387	
Village Funded Infrastructure			
Demolition Impervious Surfaces	\$ 760,198	\$ 760,198	
Demolition Buildings	\$ 3,354,610	\$ 3,354,610	
Major Collector Road Cost	\$ 670,745	\$ 670,745	
Secondary Road Costs	\$ 847,219	\$ 847,219	
Connector Roads	\$ 86,422	\$ 86,422	
Paver Walkways	\$ 49,518	\$ 49,518	
Drainage Canal Cost	\$ -	\$ -	
Retention Pond Cost	\$ -	\$ -	
	\$ 5,768,712	\$ 5,768,712	
Const. Financing Costs (6 Mos. I/O @ 5.25%)	\$ 283,266	\$ 283,266	
Total Village Development Costs	\$ 6,051,978	\$ 6,051,978	
20-year Benefit to Village	\$ 11,209,451	\$ 11,381,409	
Infrastructure Payback Period (in Years)	4 +/-	4 +/-	

Estimated Land Costs and Demolition Costs

Land Assembly	Section(s)	Building Address	Building Name	Impervious Surface		Mkt Price based				Last Sale Price	Last Sale Date	For Sale Price	Estimated Value	Est Value per SF
				(sf)	Impervious Demo	Building Area	Building Demo	SEV	on SEV					
1	H3, H4, H5, H6, H7	31555 Southfield Rd	Beverly Hills Club	49,102	\$ 61,378	\$ 89,531	\$ 447,655	\$ 2,911,100	\$ 5,822,200				\$ 6,000,000	\$ 67.02
				49,102	\$ 61,378	\$ 89,531	\$ 447,655	\$ 2,911,100	\$ 5,822,200				\$ 6,000,000	\$ 67.02
2	H1, H2	31715 Southfield Rd	DTE	-		\$ -		\$ -	\$ -					
2	H1, H2	31815 Southfield Rd	Medical Village	80,761	\$ 100,951	\$ 29,019	\$ 145,095	\$ 1,270,860	\$ 2,541,720				\$ 3,541,720	\$ 122.05
				80,761	\$ 100,951	\$ 29,019	\$ 145,095	\$ 1,270,860	\$ 2,541,720				\$ 3,541,720	\$ 122.05
Section H TOTALS				129,863	162,329	118,550	592,750	4,181,960	8,363,920				\$ 9,541,720	\$ 58.78
3	G	18189 Gould Ct	Private Residence	-	\$ -	\$ 1,502	\$ 7,510	\$ 59,560	\$ 119,120			\$ 275,000	\$ 275,000	\$ 183.09
3	G	18199 Gould Ct	Private Residence	-	\$ -	\$ 1,039	\$ 5,195	\$ 70,740	\$ 141,480			\$ 299,000	\$ 299,000	\$ 287.78
3	G	18207 Gould Ct	Private Residence	-	\$ -	\$ 1,678	\$ 8,390	\$ 156,670	\$ 313,340				\$ 375,000	\$ 223.48
3	G	18215 Gould Ct	Private Residence	-	\$ -	\$ 1,943	\$ 9,715	\$ 79,480	\$ 158,960				\$ 299,000	\$ 153.89
3	G	31471 Southfield Rd	Beverly Hills Grill	16,791	\$ 20,989	\$ 2,867	\$ 14,335	\$ 188,370	\$ 376,740	\$ 359,492	\$ 36,559		\$ 500,000	\$ 174.40
3	G	31535 Southfield Rd	Bed Bath and Beyond	83,088	\$ 103,860	\$ 54,000	\$ 270,000	\$ 953,150	\$ 1,906,300				\$ 6,000,000	\$ 111.11
3	G	31645 Southfield Rd	Beverly Hills Nail Spa	6,886	\$ 8,608	\$ 2,939	\$ 14,695	\$ 168,960	\$ 337,920				\$ 350,000	\$ 119.09
3	G	31655 Southfield Rd	Vacant Land (McDonald's)	-	\$ -	\$ -	\$ -	\$ 167,310	\$ 334,620			\$ 1,100,000	\$ 1,100,000	\$ -
				106,765	\$ 133,456	\$ 65,968	\$ 329,840	\$ 1,844,240	\$ 3,688,480				\$ 9,198,000	\$ 139.43
4	A,B,C,D,E,F	18200 W 13 Mile Rd	Cambridge South Healthcare	19,059	\$ 23,824	\$ 26,896	\$ 134,480	\$ 1,461,350	\$ 2,922,700	\$ 7,500,000	\$ 38,331		\$ 5,000,000	\$ 185.90
4	A,B,C,D,E,F	31015 Southfield Rd	Amoco Station	8,223	\$ 10,279	\$ 2,000	\$ 10,000	\$ 320,600	\$ 641,200				\$ 650,000	\$ 325.00
4	A,B,C,D,E,F	31065 Huntley Sq	Huntley Square	133,752	\$ 167,190	\$ 347,833	\$ 1,739,165	\$ 5,672,140	\$ 11,344,280				\$ 11,344,280	\$ 32.61
4	A,B,C,D,E,F	31201 Southfield Rd	Market Fresh	59,370	\$ 74,213	\$ 19,567	\$ 97,835	\$ 827,460	\$ 1,654,920	\$ 4,000,000	\$ 38,547		\$ 4,000,000	\$ 204.43
4	A,B,C,D,E,F	31215-31255 Southfield Rd	Beverly Plaza	43,153	\$ 53,941	\$ 20,133	\$ 100,665	\$ 753,030	\$ 1,506,060				\$ 3,000,000	\$ 149.01
4	A,B,C,D,E,F	31305 Southfield Rd	Taco Bell	13,480	\$ 16,850	\$ 1,529	\$ 7,645	\$ 365,780	\$ 731,560				\$ 1,100,000	\$ 719.42
4	A,B,C,D,E,F	31333 Southfield Rd	Nexus Bldg	38,072	\$ 47,590	\$ 46,500	\$ 232,500	\$ 819,670	\$ 1,639,340	\$ 2,000,000	\$ 41,417		\$ 2,500,000	\$ 53.76
4	A,B,C,D,E,F	31409 Southfield Rd	Emile Salon	30,660	\$ 38,325	\$ 5,146	\$ 25,730	\$ 273,050	\$ 546,100				\$ 650,000	\$ 126.31
4	A,B,C,D,E,F	31455 Southfield Rd	White Colored Office Bldg	25,761	\$ 32,201	\$ 16,800	\$ 84,000	\$ 683,720	\$ 1,367,440	\$ 1,575,000	\$ 36,668		\$ 1,680,000	\$ 100.00
				371,530	\$ 464,413	\$ 486,404	\$ 2,432,020	\$ 11,176,800	\$ 22,353,600				\$ 29,924,280	\$ 61.52
TOTALS				608,158	760,198	670,922	3,354,610	17,203,000	34,406,000				\$ 48,664,000	\$ 72.53

Development and Operating Proforma

Proposed Number of Residential Units	441	Avg Mthly Construction Ir	\$ 942,500
	441	# of Months	18
Assumptions:		Total Construction Intere:	\$ 16,965,000
Residential Operating Expense %	55%		
Retail/Office Operating Expenses per SF	\$ 12.00		
Financing: 18 Months @ 5.25%			

Residential By Section	Gross SF (Residential)	Stick-Built Cost	Stick-Built over Podium Cost	Vertical Construction Cost	Land Cost	Infrastructure	Amount to Finance
Section A	86,400	\$ 15,120,000	\$ - \$	15,120,000	\$ 1,680,000	\$ 1,341,402	\$ 18,141,402
Section B	123,500	\$ 5,040,000	\$ 16,572,500	21,612,500	\$ 3,780,000	\$ 1,917,398	\$ 27,309,898
Section C	57,600	\$ 10,080,000	\$ - \$	10,080,000	\$ 1,120,000	\$ 894,268	\$ 12,094,268
Section D	53,900	\$ -	\$ 9,432,500	9,432,500	\$ 2,240,000	\$ 836,824	\$ 12,509,324
Section E	43,200	\$ 7,560,000	\$ - \$	7,560,000	\$ 840,000	\$ 670,701	\$ 9,070,701
Section F	67,800	\$ -	\$ 11,865,000	11,865,000	\$ 2,660,000	\$ 1,052,628	\$ 15,577,628
Section G	44,200	\$ -	\$ 7,735,000	7,735,000	\$ 1,715,000	\$ 686,227	\$ 10,136,227
Section H	72,000	\$ 12,600,000	\$ - \$	12,600,000	\$ 1,400,000	\$ 1,117,835	\$ 15,117,835
	548,600	\$ 50,400,000	\$ 45,605,000 \$	96,005,000	\$ 15,435,000	\$ 8,517,282	\$ 119,957,282

Retail / Commercial By Section	Gross SF (Commercial/Retail)	Concrete and Steel Cost	Podium Cost	Vertical Construction Cost	Land Cost	Infrastructure	Amount to Finance
Section A	-	\$ -	\$ -	-	-	-	-
Section B	51,100	\$ -	\$ 7,665,000	7,665,000	1,022,000	680,016	9,367,016
Section C	20,400	\$ 4,590,000	\$ -	4,590,000	408,000	407,211	5,405,211
Section D	50,050	\$ 5,197,500	\$ 4,042,500	9,240,000	1,001,000	819,746	11,060,746
Section E	33,500	\$ 7,537,500	\$ -	7,537,500	670,000	668,705	8,876,205
Section F	54,300	\$ -	\$ 8,145,000	8,145,000	1,086,000	722,601	9,953,601
Section G	182,200	\$ 31,050,000	\$ 6,630,000	37,680,000	3,644,000	3,342,859	44,666,859
Section H	35,400	\$ 7,965,000	\$ -	7,965,000	708,000	706,631	9,379,631
TOTALS	426,950	56,340,000	26,482,500	82,822,500	8,539,000	7,347,769	98,709,269
	975,550	\$ 106,740,000	\$ 72,087,500 \$	178,827,500	\$ 23,974,000	\$ 15,865,051	\$ 218,666,551

Proforma Data by Section	Gross SF	Vertical Construction Cost	Land Cost	Infrastructure	Amount to Finance
Section A	86,400	15,120,000	1,680,000	1,341,402	18,141,402
Section B	174,600	29,277,500	4,802,000	2,597,414	36,676,914
Section C	78,000	14,670,000	1,528,000	1,301,479	17,499,479
Section D	103,950	18,672,500	3,241,000	1,656,569	23,570,069
Section E	76,700	15,097,500	1,510,000	1,339,406	17,946,906
Section F	122,100	20,010,000	3,746,000	1,775,229	25,531,229
Section G	226,400	45,415,000	5,359,000	4,029,086	54,803,086
Section H	107,400	20,565,000	2,108,000	1,824,466	24,497,466
TOTALS	975,550	178,827,500	23,974,000	15,865,051	218,666,551

Infrastructure Proration		
	Infrastructure by Section	Residential Proration
Section A	\$ 771,232	8.46%
Section B	\$ 2,458,904	12.09%
Section C	\$ 1,734,432	5.64%
Section D	\$ 997,920	5.27%
Section E	\$ 1,581,944	4.23%
Section F	\$ 797,116	6.63%
Section G	\$ 3,768,252	4.33%
Section H	\$ 3,755,251	7.05%
	\$ 15,865,051	53.69%

Development and Operating Proforma (cont.)

Financing Cost		TOTAL COST	TOTAL NRSF Residential	Per SF (Monthly)	Monthly Revenue	Annual Revenue	Total Operating Expenses	Net Operating Income	Unleveraged Return
\$	1,434,404	\$ 19,575,806	86,400	\$ 2.43	\$ 209,952	\$ 2,519,424	\$ 1,385,683	\$ 1,133,741	5.79%
\$	2,050,334	\$ 29,360,231	123,500	\$ 2.43	\$ 300,105	\$ 3,601,260	\$ 1,980,693	\$ 1,620,567	5.52%
\$	956,269	\$ 13,050,537	57,600	\$ 2.43	\$ 139,968	\$ 1,679,616	\$ 923,789	\$ 755,827	5.79%
\$	894,842	\$ 13,404,166	53,900	\$ 2.43	\$ 130,977	\$ 1,571,724	\$ 864,448	\$ 707,276	5.28%
\$	717,202	\$ 9,787,903	43,200	\$ 2.43	\$ 104,976	\$ 1,259,712	\$ 692,842	\$ 566,870	5.79%
\$	1,125,608	\$ 16,703,236	67,800	\$ 2.43	\$ 164,754	\$ 1,977,048	\$ 1,087,376	\$ 889,672	5.33%
\$	733,804	\$ 10,870,030	44,200	\$ 2.43	\$ 107,406	\$ 1,288,872	\$ 708,880	\$ 579,992	5.34%
\$	1,195,336	\$ 16,313,171	72,000	\$ 2.43	\$ 174,960	\$ 2,099,520	\$ 1,154,736	\$ 944,784	5.79%
\$	9,107,798	\$ 129,065,080	548,600		\$ 1,333,098	\$ 15,997,176	\$ 8,798,447	\$ 7,198,729	5.58%

Financing Cost		TOTAL COST	Total NRSF (Commercial)	Per SF (Monthly)	Monthly Revenue	Annual Revenue	Total Operating Expenses	Net Operating Income	Unleveraged Return
	-	-	-			\$ -	\$ -	\$ -	
	727,163	10,094,179	51,100	\$ 3.00	\$ 153,300	\$ 1,839,600	\$ 613,200	\$ 1,226,400	12.15%
	435,444	5,840,655	20,400	\$ 3.00	\$ 61,200	\$ 734,400	\$ 244,800	\$ 489,600	8.38%
	876,580	11,937,326	50,050	\$ 3.00	\$ 150,150	\$ 1,801,800	\$ 600,600	\$ 1,201,200	10.06%
	715,067	9,591,272	33,500	\$ 3.00	\$ 100,500	\$ 1,206,000	\$ 402,000	\$ 804,000	8.38%
	772,700	10,726,300	54,300	\$ 3.00	\$ 162,900	\$ 1,954,800	\$ 651,600	\$ 1,303,200	12.15%
	3,574,625	48,241,484	182,200	\$ 3.00	\$ 546,600	\$ 6,559,200	\$ 2,186,400	\$ 4,372,800	9.06%
	755,623	10,135,255	35,400	\$ 3.00	\$ 106,200	\$ 1,274,400	\$ 424,800	\$ 849,600	8.38%
	7,857,202	106,566,471	426,950		\$ 1,280,850	\$ 15,370,200	\$ 5,123,400	\$ 10,246,800	9.62%
\$	16,965,000	\$ 235,631,551	975,550	\$ -	\$ 2,613,948	\$ 31,367,376	\$ 13,921,847	\$ 17,445,529	7.40%

Financing Cost		TOTAL COST	Total NRSF	Per SF (Monthly)	Monthly Revenue	Annual Revenue	Total Operating Expenses	Net Operating Income	Unleveraged Return
	1,434,404	19,575,806	86,400	2.43	209,952	2,519,424	1,385,683	1,133,741	5.79%
	2,777,497	39,454,411	174,600	2.60	453,405	5,440,860	2,593,893	2,846,967	7.22%
	1,391,713	18,891,192	78,000	2.58	201,168	2,414,016	1,168,589	1,245,427	6.59%
	1,771,422	25,341,491	103,950	2.70	281,127	3,373,524	1,465,048	1,908,476	7.53%
	1,432,269	19,379,175	76,700	2.68	205,476	2,465,712	1,094,842	1,370,870	7.07%
	1,898,308	27,429,536	122,100	2.68	327,654	3,931,848	1,738,976	2,192,872	7.99%
	4,308,428	59,111,514	226,400	2.89	654,006	7,848,072	2,895,280	4,952,792	8.38%
	1,950,960	26,448,426	107,400	2.62	281,160	3,373,920	1,579,536	1,794,384	6.78%
	16,965,000	235,631,551	975,550	2.68	2,613,948	31,367,376	13,921,847	17,445,529	7.60%

Commercial Proration		Land Budget Proration		
		Residential Proration		Commercial Proration
0.00%	Section A	1,680,000	8.31%	0.00%
4.29%	Section B	4,802,000	12.46%	4.28%
2.57%	Section C	1,528,000	5.54%	2.48%
5.17%	Section D	3,241,000	5.69%	5.07%
4.21%	Section E	1,510,000	4.15%	4.07%
4.55%	Section F	3,746,000	7.09%	4.55%
21.07%	Section G	5,359,000	4.61%	20.47%
4.45%	Section H	2,108,000	6.92%	4.30%
46.31%		23,974,000	54.77%	45.23%
				100.00%

Estimated Construction Costs - All Structures by Section																				
Land Assembly	Structure Identifier	Building Type	Structure Footprint (SF)	Number of Total Floors	Construction Type	Gross SF	Number of Commercial Floors	Number of Residential Floors	SF Residential	SF Commercial	Commercial Land Budget	SF Stick Built Construction	Stick Built Cost Per SF	Stick-Built Cost	SF Podium Construction	Podium Construction Cost Per SF	Podium Cost	SF Stick-Built Over Podium	Stick-Built Over Podium Cost Per SF	
Section A																				
4	AS1	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-		14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
4	AS2	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-		14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
4	AS3	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-		14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
4	AS4	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-		14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
4	AS5	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-		14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
4	AS6	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-		14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
			43,200	12		86,400	-	12	86,400	-		86,400		\$ 15,120,000	-		-	-		
Section B																				
4	BS1	Retail/Residential	7,500	2	Podium + Stick	15,000	1	1	7,500	7,500	150,000	-	\$ -	\$ -	7,500	\$ 150	\$ 1,125,000	7,500	\$ 175	
4	BS2	Retail/Residential	6,600	3	Podium + Stick	19,800	1	2	13,200	6,600	132,000	-	\$ -	\$ -	6,600	\$ 150	\$ 990,000	13,200	\$ 175	
4	BS3	Retail/Residential	22,000	3	Podium + Stick	66,000	1	2	44,000	22,000	440,000	-	\$ -	\$ -	22,000	\$ 150	\$ 3,300,000	44,000	\$ 175	
4	BS4	Retail/Residential	15,000	3	Podium + Stick	45,000	1	2	30,000	15,000	300,000	-	\$ -	\$ -	15,000	\$ 150	\$ 2,250,000	30,000	\$ 175	
4	BS5	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
4	BS6	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
			65,500	15		174,600	4	11	123,500	51,100	1,022,000	28,800		\$ 5,040,000	51,100		7,665,000	94,700		
Section C																				
4	CS1	Retail	8,400	1	Concrete and Steel	8,400	1	-	-	8,400	168,000	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	-
4	CS2	Retail	12,000	1	Concrete and Steel	12,000	1	-	-	12,000	240,000	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	-
4	CS3	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
4	CS4	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
4	CS5	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
4	CS6	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
			49,200	10		78,000	2	8	57,600	20,400	408,000	57,600		\$ 10,080,000	-		-	-		
Section D																				
4	DS1	Retail/Residential	13,750	3	Podium + Stick	41,250	1	2	27,500	13,750	275,000	-	\$ -	\$ -	13,750	\$ 150	\$ 2,062,500	27,500	\$ 175	
4	DS2	Retail/Residential	13,200	3	Podium + Stick	39,600	1	2	26,400	13,200	264,000	-	\$ -	\$ -	13,200	\$ 150	\$ 1,980,000	26,400	\$ 175	
4	DS3	Retail	14,700	1	Concrete and Steel	14,700	1	-	-	14,700	294,000	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	-
4	DS4	Retail	8,400	1	Concrete and Steel	8,400	1	-	-	8,400	168,000	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	-
			50,050	8		103,950	4	4	53,900	50,050	1,001,000	-		\$ -	26,950		4,042,500	53,900		
Section E																				
4	ES1	Retail	9,000	1	Concrete and Steel	9,000	1	-	-	9,000	180,000	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	-
4	ES2	Retail	9,000	1	Concrete and Steel	9,000	1	-	-	9,000	180,000	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	-
4	ES3	Retail	15,500	1	Concrete and Steel	15,500	1	-	-	15,500	310,000	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	-
4	ES4	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
4	ES5	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
4	ES6	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
			55,100	9		76,700	3	6	43,200	33,500	670,000	43,200		\$ 7,560,000	-		-	-		
Section F																				
4	FS1	Retail/Residential	9,000	2	Podium + Stick	18,000	1	1	9,000	9,000	180,000	-	\$ -	\$ -	9,000	\$ 150	\$ 1,350,000	9,000	\$ 175	
4	FS2	Retail/Residential	6,750	3	Podium + Stick	20,250	1	2	13,500	6,750	135,000	-	\$ -	\$ -	6,750	\$ 150	\$ 1,012,500	13,500	\$ 175	
4	FS3	Retail/Residential	6,750	3	Podium + Stick	20,250	1	2	13,500	6,750	135,000	-	\$ -	\$ -	6,750	\$ 150	\$ 1,012,500	13,500	\$ 175	
4	FS4	Retail/Residential	9,000	2	Podium + Stick	18,000	1	1	9,000	9,000	180,000	-	\$ -	\$ -	9,000	\$ 150	\$ 1,350,000	9,000	\$ 175	
4	FS5	Retail/Residential	11,400	2	Podium + Stick	22,800	1	1	11,400	11,400	228,000	-	\$ -	\$ -	11,400	\$ 150	\$ 1,710,000	11,400	\$ 175	
4	FS6	Retail/Residential	11,400	2	Podium + Stick	22,800	1	1	11,400	11,400	228,000	-	\$ -	\$ -	11,400	\$ 150	\$ 1,710,000	11,400	\$ 175	
			54,300	14		122,100	6	8	67,800	54,300	1,086,000	-		\$ -	54,300		8,145,000	67,800		
Section G																				
3	GS1	Retail/Residential	12,600	2	Podium + Stick	25,200	1	1	12,600	12,600	252,000	-	\$ -	\$ -	12,600	\$ 150	\$ 1,890,000	12,600	\$ 175	
3	GS2	Retail/Residential	16,000	2	Podium + Stick	32,000	1	1	16,000	16,000	320,000	-	\$ -	\$ -	16,000	\$ 150	\$ 2,400,000	16,000	\$ 175	
3	GS3	Retail/Residential	15,600	2	Podium + Stick	31,200	1	1	15,600	15,600	312,000	-	\$ -	\$ -	15,600	\$ 150	\$ 2,340,000	15,600	\$ 175	
3	GS4	Retail	58,000	1	Concrete and Steel	58,000	1	-	-	58,000	1,160,000	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	-
3	GS5	Retail	80,000	1	Concrete and Steel	80,000	1	-	-	80,000	1,600,000	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	-
			182,200	8		226,400	5	3	44,200	182,200	3,644,000	-		\$ -	44,200		6,630,000	44,200		
Section H																				
2	HS1	Retail	17,700	1	Concrete and Steel	17,700	1	-	-	17,700	354,000	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	-
2	HS2	Retail	17,700	1	Concrete and Steel	17,700	1	-	-	17,700	354,000	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	-
			35,400	2	-	35,400	2	-	-	35,400	708,000	-		-	-		-	-		
1	HS3	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
1	HS4	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
1	HS5	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
1	HS6	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
1	HS7	Residential	7,200	2	Stick-Built	14,400	-	2	14,400	-	-	14,400	\$ 175	\$ 2,520,000	-	\$ -	\$ -	-	\$ -	-
			106,800	14		72,000	-	10	72,000	-	-	72,000		\$ 12,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	-
Section H Totals			142,200	16		107,400	2	10	72,000	35,400	708,000	72,000	-	12,600,000	-	-	-	-	-	
Grand Totals			641,750	92		975,550	26	62	548,600	426,950	8,539,000	288,000		50,400,000	176,550		26,482,500	260,600		

Estimated Construction Costs - All Structures by Section (cont.)															
Stick-Built Over Podium Cost	SF Concrete and Steel	Concrete and Steel Cost Per SF	Concrete and Steel Cost	Proposed Number of Residential Units	NRSF per unit	NRSF Per Unit (Provided)	TOTAL NRSF Residential	Residential Rent Per SF	Low Density Land Budget Per Residential Unit	Low Density Land Budget	Section Acreage	Calculated Residential Density	Commercial Rent per SF (Annual)	Annual Commercial Rent	Residential Land Budget
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	48		1,800	86,400	\$ 2.43		1,680,000	2.7	18		\$ -	1,680,000
\$ -	-	-	\$ -												-
\$ 1,312,500	-	-	\$ -	8	938		7,500		35000	280,000			\$ 36.00	\$ 270,000	280,000
\$ 2,310,000	-	-	\$ -	16	825		13,200		35000	560,000			\$ 36.00	\$ 237,600	560,000
\$ 7,700,000	-	-	\$ -	36	1,222		44,000		35000	1,260,000			\$ 36.00	\$ 792,000	1,260,000
\$ 5,250,000	-	-	\$ -	32	938		30,000		35000	1,120,000			\$ 36.00	\$ 540,000	1,120,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ 16,572,500	-	-	\$ -	108		1,144	123,500	\$ 2.43		3,780,000	4.21	26		\$ 1,839,600	3,780,000
\$ -	8,400	225	\$ 1,890,000				-		0	-			\$ 36.00	\$ 302,400	-
\$ -	12,000	225	\$ 2,700,000				-		0	-			\$ 36.00	\$ 432,000	-
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	20,400	-	\$ 4,590,000	32		1,800	57,600	\$ 2.43		1,120,000	3.43	9		\$ 734,400	1,120,000
\$ 4,812,500	-	-	\$ -	32	859.38		27,500		35000	1,120,000			\$ 36.00	\$ 495,000	1,120,000
\$ 4,620,000	-	-	\$ -	32	825.00		26,400		35000	1,120,000			\$ 36.00	\$ 475,200	1,120,000
\$ -	14,700	225	\$ 3,307,500				-			-			\$ 36.00	\$ 529,200	-
\$ -	8,400	225	\$ 1,890,000				-			-			\$ 36.00	\$ 302,400	-
\$ 9,432,500	23,100	-	\$ 5,197,500	64		842	53,900	\$ 2.43		\$ 2,240,000	3.27	20		\$ 1,801,800	2,240,000
\$ -	9,000	225	\$ 2,025,000				0						\$ 36.00	\$ 324,000	-
\$ -	9,000	225	\$ 2,025,000				0						\$ 36.00	\$ 324,000	-
\$ -	15,500	225	\$ 3,487,500				0						\$ 36.00	\$ 558,000	-
\$ -	-	-	\$ -	8	1,800		14400		35000	\$ 280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14400		35000	\$ 280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14400		35000	\$ 280,000			\$ -	\$ -	280,000
\$ -	33,500	-	\$ 7,537,500	24	-	1,800	43,200	\$ 2.43		\$ 840,000	3.82	6		\$ 1,206,000	840,000
\$ 1,575,000	-	-	\$ -	10	900		9,000		35000	\$ 350,000			\$ 36.00	\$ 324,000	350,000
\$ 2,362,500	-	-	\$ -	15	900		13,500		35000	\$ 525,000			\$ 36.00	\$ 243,000	525,000
\$ 2,362,500	-	-	\$ -	15	900		13,500		35000	\$ 525,000			\$ 36.00	\$ 243,000	525,000
\$ 1,575,000	-	-	\$ -	10	900		9,000		35000	\$ 350,000			\$ 36.00	\$ 324,000	350,000
\$ 1,995,000	-	-	\$ -	13	877		11,400		35000	\$ 455,000			\$ 36.00	\$ 410,400	455,000
\$ 1,995,000	-	-	\$ -	13	877		11,400		35000	\$ 455,000			\$ 36.00	\$ 410,400	455,000
\$ 11,865,000	-	-	\$ -	76		892	67,800	\$ 2.43		\$ 2,660,000	4.24	18		\$ 1,954,800	2,660,000
\$ -	-	-	\$ -												-
\$ 2,205,000	-	-	\$ -	15	840		12,600		35000	525,000			\$ 36.00	\$ 453,600	525,000
\$ 2,800,000	-	-	\$ -	17	941		16,000		35000	595,000			\$ 36.00	\$ 576,000	595,000
\$ 2,730,000	-	-	\$ -	17	918		15,600		35000	595,000			\$ 36.00	\$ 561,600	595,000
\$ -	58,000	225	\$ 13,050,000				-			-			\$ 36.00	\$ 2,088,000	-
\$ -	80,000	225	\$ 18,000,000				-			-			\$ 36.00	\$ 2,880,000	-
\$ 7,735,000	138,000	-	\$ 31,050,000	49		902	44,200	\$ 2.43		1,715,000	8.6	6		\$ 6,559,200	1,715,000
\$ -	17,700	225	\$ 3,982,500				-			-			\$ 36.00	\$ 637,200	-
\$ -	17,700	225	\$ 3,982,500				-			-			\$ 36.00	\$ 637,200	-
-	35,400	-	7,965,000	-	-	-	-	2.43	-	-	4.0	-		1,274,400	-
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	-	-	\$ -	8	1,800		14,400		35000	280,000			\$ -	\$ -	280,000
\$ -	\$ -	\$ -	\$ -	\$ 40		1,800	72,000	\$ 2.43		1,400,000	3.82	10		\$ -	1,400,000
-	35,400	-	7,965,000	40	-	1,800	72,000	\$ 2.43	-	1,400,000	7.82	10	-	1,274,400	1,400,000
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
45,605,000	250,400	-	56,340,000	441	-		548,600			15,435,000	38	11.58		15,370,200	15,435,000

Estimated Infrastructure Costs by Section																				
Land Assembly	Infrastructure Identifier	Infrastructure Type	Surface Area (SF)	Width (feet)	Calculated Length (feet)	Secondary Road Per LinealFoot	Secondary Road Cost	Major Collector Road Per Lineal Foot	Major Collector Road Cost	Connector Road Per Lineal Foot	Connector Road Cost	Parking Lot Cost Per SF	Parking Lot Cost	Paver Walkway Cost Per SF	Paver Walkway Cost	Drainage Canal Per Lineal Foot	Drainage Canal Cost	Retention Pond per SF	Retention Pond Cost	Total Infrastructure Costs
4	Section A AI7	Parking Lot	27,544	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 771,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	771,232
			27,544			\$ -	\$ -	\$ -	\$ -	\$ 771,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	771,232	
4	Section B BI4	Parking Lot	34,707	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 971,796	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	971,796
4	BI5	Parking Lot	53,111	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 1,487,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,487,108
			87,818			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,458,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,458,904
4	Section C CI3	Parking Lot	61,944	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 1,734,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,734,432
			61,944			\$ -	\$ -	\$ -	\$ -	\$ 1,734,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,734,432	
4	Section D DI2	Parking Lot	29,391			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 822,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	822,948
4	DI3	Parking Lot	35,640			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 997,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	997,920
			65,031			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 997,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	997,920
4	Section E EI3	Parking Lot	56,498	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 1,581,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,581,944
			56,498			\$ -	\$ -	\$ -	\$ -	\$ 1,581,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,581,944	
4	Section F FI2	Connector Road	10,088	38	265	\$ -	\$ -	\$ -	\$ -	\$ 350.00	\$ 92,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	92,916
4	FI7	Parking Lot	17,426	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 96,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	96,656
4	FI8	Parking Lot	3,452	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 96,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	96,656
4	FI9	Parking Lot	15,682	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 439,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	439,096
4	FI10	Parking Lot	2,564	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 71,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	71,792
			49,212			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,916	\$ 704,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	797,116
3	Section G GI2	Connector Road	12,368	36	344	\$ -	\$ -	\$ -	\$ -	\$ 350.00	\$ 120,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120,244
			32,683	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 915,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	915,124
3	GI6	Parking Lot	19,920	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 557,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	557,760
3	GI7	Parking Lot	77,683	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 2,175,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,175,124
			142,654			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,244	\$ 3,648,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,768,252
2	Section H HI1	Connector Road	14,144	36	393	\$ -	\$ -	\$ -	\$ -	\$ 350.00	\$ 137,511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	137,511
			100,087	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 2,802,436	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,802,436
3	HI3	Parking Lot	29,118	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ 815,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	815,304
			143,349			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,511	\$ 3,617,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,755,251
TOTALS			634,050			-	-	-	-	-	350,671	15,514,380	-	-	-	-	-	-	-	15,865,051

Village Funded Infrastructure

Infrastructure Identifier	Infrastructure Type	Surface Area (SF)	Width (feet)	Calculated Length (feet)	Secondary Road Per LinealFoot	Secondary Road Cost	Major Collector Road Per Lineal Foot	Major Collector Road Cost	Connector Road Per Lineal Foot	Connector Road Cost	Parking Lot Cost Per SF	Parking Lot Cost	Paver Walkway Cost Per SF	Paver Walkway Cost	Drainage Canal Per Lineal Foot	Drainage Canal Cost	Retention Pond per SF	Retention Pond Cost	Total Infrastructure Costs
AI1	Major Collector Road	2,851	66	43	\$ -	\$ -	\$ 450.00	\$ 19,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,439
AI2	Major Collector Road	14,771	66	224	\$ -	\$ -	\$ 450.00	\$ 100,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100,711
AI3	Major Collector Road	13,058	66	198	\$ -	\$ -	\$ 450.00	\$ 89,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	89,032
AI4	Major Collector Road	3,410	66	52	\$ -	\$ -	\$ 450.00	\$ 23,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,250
AI5	Secondary Road	11,821	48	246	\$ 350	\$ 86,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	86,195
AI6	Secondary Road	1,542	48	32	\$ 350	\$ 11,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,244
BI1	Connector Road	634	38	17	\$ -	\$ -	\$ -	\$ -	\$ 350.00	\$ 5,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,839
BI2	Connector Road	8,749	38	230	\$ -	\$ -	\$ -	\$ -	\$ 350.00	\$ 80,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80,583
BI3	Major Collector Road	18,661	66	283	\$ -	\$ -	\$ 450.00	\$ 127,234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	127,234
CI1	Secondary Road	10,440	48	218	\$ 350	\$ 76,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	76,125
CI2	Secondary Road	8,973	48	187	\$ 350	\$ 65,428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	65,428
CI4	Major Collector Road	11,459	66	174	\$ -	\$ -	\$ 450.00	\$ 78,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	78,130
DI4	Secondary Road	12,512	48	261	\$ 350	\$ 91,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	91,233
EI1	Secondary Road	11,618	48	242	\$ 350	\$ 84,715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	84,715
EI2	Secondary Road	8,956	48	187	\$ 350	\$ 65,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	65,304
EI4	Amplitheatre	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
EI5	Major Collector Road	15,897	66	241	\$ -	\$ -	\$ 450.00	\$ 108,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108,389
FI1	Secondary Road	11,614	48	242	\$ 350	\$ 84,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	84,685
FI3	Secondary Road	5,860	48	122	\$ 350	\$ 42,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,729
FI4	Secondary Road	6,544	48	136	\$ 350	\$ 47,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	47,717
FI5	Secondary Road	6,146	48	128	\$ 350	\$ 44,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	44,815
FI6	Secondary Road	6,670	48	139	\$ 350	\$ 48,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48,635
FI11	Paver Walkway	3,270	16	204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7.00	\$ 22,890	\$ -	\$ -	\$ -	\$ -	22,890
FI12	Paver Walkway	3,804	16	238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7.00	\$ 26,628	\$ -	\$ -	\$ -	\$ -	26,628
GI3	Secondary Road	13,494	48	281	\$ 350	\$ 98,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	98,394
GI4	Major Collector Road	18,269	66	277	\$ -	\$ -	\$ 450.00	\$ 124,561	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	124,561
TOTALS			231,023		4,557	847,219		670,745		86,422		-		49,518		-		-	1,653,905
Grand TOTALS						847,219		670,745		437,094		15,514,380		49,518		-		-	17,518,956

Tax Revenue Over Time - Baseline																			
		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9	
Taxable Value		\$	95,272,229	\$	93,198,182	\$	90,764,525	\$	88,330,868	\$	85,897,211	\$	83,463,554	\$	81,029,897	\$	78,596,241	\$	76,162,584
Non-Homestead Tax Rates																			
12.0727 Birmingham Schools		\$	1,150,193	\$	1,125,154	\$	1,095,773	\$	1,066,392	\$	1,037,011	\$	1,007,630	\$	978,250	\$	948,869	\$	919,488
6 State Education		\$	571,633	\$	559,189	\$	544,587	\$	529,985	\$	515,383	\$	500,781	\$	486,179	\$	471,577	\$	456,976
1.9353 Village General Fund		\$	184,380	\$	180,366	\$	175,657	\$	170,947	\$	166,237	\$	161,527	\$	156,817	\$	152,107	\$	147,397
9.1239 Village Public Safety Fund		\$	869,254	\$	850,331	\$	828,126	\$	805,922	\$	783,718	\$	761,513	\$	739,309	\$	717,104	\$	694,900
0.8462 Village Library Fund		\$	80,619	\$	78,864	\$	76,805	\$	74,746	\$	72,686	\$	70,627	\$	68,567	\$	66,508	\$	64,449
4.04 Oakland County		\$	384,900	\$	376,521	\$	366,689	\$	356,857	\$	347,025	\$	337,193	\$	327,361	\$	317,529	\$	307,697
3.3079 Intermediate Schools		\$	315,151	\$	308,290	\$	300,240	\$	292,190	\$	284,139	\$	276,089	\$	268,039	\$	259,989	\$	251,938
1.5555 Oakland Community College		\$	148,196	\$	144,970	\$	141,184	\$	137,399	\$	133,613	\$	129,828	\$	126,042	\$	122,256	\$	118,471
0.6 Southfield Township		\$	57,163	\$	55,919	\$	54,459	\$	52,999	\$	51,538	\$	50,078	\$	48,618	\$	47,158	\$	45,698
0.9863 SMART		\$	93,967	\$	91,921	\$	89,521	\$	87,121	\$	84,720	\$	82,320	\$	79,920	\$	77,519	\$	75,119
0.2146 Huron Clinton Metro Authority		\$	20,445	\$	20,000	\$	19,478	\$	18,956	\$	18,434	\$	17,911	\$	17,389	\$	16,867	\$	16,344
0.2392 Parks and Recreation		\$	22,789	\$	22,293	\$	21,711	\$	21,129	\$	20,547	\$	19,964	\$	19,382	\$	18,800	\$	18,218
0.099 Zoo Authority		\$	9,432	\$	9,227	\$	8,986	\$	8,745	\$	8,504	\$	8,263	\$	8,022	\$	7,781	\$	7,540
0.1961 Art Institute		\$	18,683	\$	18,276	\$	17,799	\$	17,322	\$	16,844	\$	16,367	\$	15,890	\$	15,413	\$	14,935
41.2167 TOTAL TAXES COLLECTED		\$	3,926,807	\$	3,841,322	\$	3,741,014	\$	3,640,707	\$	3,540,400	\$	3,440,092	\$	3,339,785	\$	3,239,478	\$	3,139,170
Local Taxes Collected		\$	1,134,254	\$	1,109,562	\$	1,080,588	\$	1,051,614	\$	1,022,641	\$	993,667	\$	964,693	\$	935,720	\$	906,746
Cumulative Local Taxes				\$	2,243,816	\$	3,324,404	\$	4,376,018	\$	5,398,659	\$	6,392,326	\$	7,357,019	\$	8,292,739	\$	9,199,485
Depreciation of Structures																			
Useful Life of Improvements (in years)		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9	
40																			
Starting Taxable Value		\$	97,346,276	\$	94,912,619	\$	92,478,962	\$	90,045,305	\$	87,611,648	\$	85,177,991	\$	82,744,334	\$	80,310,677	\$	77,877,021
Decrease in Taxable Value		\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657
		\$	94,912,619	\$	92,478,962	\$	90,045,305	\$	87,611,648	\$	85,177,991	\$	82,744,334	\$	80,310,677	\$	77,877,021	\$	75,443,364
Land Appreciation Rate (Straight Line)																			
3.0%																			
Starting Taxable Value		\$	23,974,000	\$	24,333,610	\$	25,052,830	\$	25,772,050	\$	26,491,270	\$	27,210,490	\$	27,929,710	\$	28,648,930	\$	29,368,150
Increase in Taxable Value		\$	359,610	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220
		\$	24,333,610	\$	25,052,830	\$	25,772,050	\$	26,491,270	\$	27,210,490	\$	27,929,710	\$	28,648,930	\$	29,368,150	\$	30,087,370
Adjusted Taxable Values																			
Value of Improvements		\$	94,912,619	\$	92,478,962	\$	90,045,305	\$	87,611,648	\$	85,177,991	\$	82,744,334	\$	80,310,677	\$	77,877,021	\$	75,443,364
Increase in Land Value		\$	359,610	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220
Adjusted Taxable Value		\$	95,272,229	\$	93,198,182	\$	90,764,525	\$	88,330,868	\$	85,897,211	\$	83,463,554	\$	81,029,897	\$	78,596,241	\$	76,162,584

Tax Revenue Over Time - Baseline (cont.)

Year 10		Year 11		Year 12		Year 13		Year 14		Year 15		Year 16		Year 17		Year 18		Year 19		Year 20		TOTALS	
\$	73,728,927	\$	71,295,270	\$	68,861,613	\$	66,427,956	\$	63,994,299	\$	61,560,642	\$	59,126,985	\$	56,693,329	\$	54,259,672	\$	51,826,015	\$	49,392,358		
\$	890,107	\$	860,726	\$	831,346	\$	801,965	\$	772,584	\$	743,203	\$	713,822	\$	684,442	\$	655,061	\$	625,680	\$	596,299	\$	17,503,995
\$	442,374	\$	427,772	\$	413,170	\$	398,568	\$	383,966	\$	369,364	\$	354,762	\$	340,160	\$	325,558	\$	310,956	\$	296,354	\$	8,699,294
\$	142,688	\$	137,978	\$	133,268	\$	128,558	\$	123,848	\$	119,138	\$	114,428	\$	109,719	\$	105,009	\$	100,299	\$	95,589	\$	2,805,957
\$	672,695	\$	650,491	\$	628,286	\$	606,082	\$	583,878	\$	561,673	\$	539,469	\$	517,264	\$	495,060	\$	472,855	\$	450,651	\$	13,228,582
\$	62,389	\$	60,330	\$	58,271	\$	56,211	\$	54,152	\$	52,093	\$	50,033	\$	47,974	\$	45,915	\$	43,855	\$	41,796	\$	1,226,890
\$	297,865	\$	288,033	\$	278,201	\$	268,369	\$	258,537	\$	248,705	\$	238,873	\$	229,041	\$	219,209	\$	209,377	\$	199,545	\$	5,857,525
\$	243,888	\$	235,838	\$	227,787	\$	219,737	\$	211,687	\$	203,636	\$	195,586	\$	187,536	\$	179,486	\$	171,435	\$	163,385	\$	4,796,066
\$	114,685	\$	110,900	\$	107,114	\$	103,329	\$	99,543	\$	95,758	\$	91,972	\$	88,186	\$	84,401	\$	80,615	\$	76,830	\$	2,255,292
\$	44,237	\$	42,777	\$	41,317	\$	39,857	\$	38,397	\$	36,936	\$	35,476	\$	34,016	\$	32,556	\$	31,096	\$	29,635	\$	869,929
\$	72,719	\$	70,319	\$	67,918	\$	65,518	\$	63,118	\$	60,717	\$	58,317	\$	55,917	\$	53,516	\$	51,116	\$	48,716	\$	1,430,019
\$	15,822	\$	15,300	\$	14,778	\$	14,255	\$	13,733	\$	13,211	\$	12,689	\$	12,166	\$	11,644	\$	11,122	\$	10,600	\$	311,145
\$	17,636	\$	17,054	\$	16,472	\$	15,890	\$	15,307	\$	14,725	\$	14,143	\$	13,561	\$	12,979	\$	12,397	\$	11,815	\$	346,812
\$	7,299	\$	7,058	\$	6,817	\$	6,576	\$	6,335	\$	6,095	\$	5,854	\$	5,613	\$	5,372	\$	5,131	\$	4,890	\$	143,538
\$	14,458	\$	13,981	\$	13,504	\$	13,027	\$	12,549	\$	12,072	\$	11,595	\$	11,118	\$	10,640	\$	10,163	\$	9,686	\$	284,322
\$	3,038,863	\$	2,938,556	\$	2,838,248	\$	2,737,941	\$	2,637,634	\$	2,537,327	\$	2,437,019	\$	2,336,712	\$	2,236,405	\$	2,136,097	\$	2,035,790	\$	59,759,366
\$	877,772	\$	848,799	\$	819,825	\$	790,851	\$	761,878	\$	732,904	\$	703,930	\$	674,957	\$	645,983	\$	617,009	\$	588,036	\$	17,261,429
\$	10,077,257	\$	10,926,056	\$	11,745,881	\$	12,536,732	\$	13,298,610	\$	14,031,514	\$	14,735,444	\$	15,410,401	\$	16,056,384	\$	16,673,394	\$	17,261,429		

Depreciation of Structures

Year 10		Year 11		Year 12		Year 13		Year 14		Year 15		Year 16		Year 17		Year 18		Year 19		Year 20	
\$	75,443,364	\$	73,009,707	\$	70,576,050	\$	68,142,393	\$	65,708,736	\$	63,275,079	\$	60,841,422	\$	58,407,765	\$	55,974,109	\$	53,540,452	\$	51,106,795
\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657
\$	73,009,707	\$	70,576,050	\$	68,142,393	\$	65,708,736	\$	63,275,079	\$	60,841,422	\$	58,407,765	\$	55,974,109	\$	53,540,452	\$	51,106,795	\$	48,673,138
\$	30,087,370	\$	30,806,590	\$	31,525,810	\$	32,245,030	\$	32,964,250	\$	33,683,470	\$	34,402,690	\$	35,121,910	\$	35,841,130	\$	36,560,350	\$	37,279,570
\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220
\$	30,806,590	\$	31,525,810	\$	32,245,030	\$	32,964,250	\$	33,683,470	\$	34,402,690	\$	35,121,910	\$	35,841,130	\$	36,560,350	\$	37,279,570	\$	37,998,790

Adjusted Taxable Values

\$	73,009,707	\$	70,576,050	\$	68,142,393	\$	65,708,736	\$	63,275,079	\$	60,841,422	\$	58,407,765	\$	55,974,109	\$	53,540,452	\$	51,106,795	\$	48,673,138
\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220	\$	719,220
\$	73,728,927	\$	71,295,270	\$	68,861,613	\$	66,427,956	\$	63,994,299	\$	61,560,642	\$	59,126,985	\$	56,693,329	\$	54,259,672	\$	51,826,015	\$	49,392,358

Tax Revenue Over Time																			
		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9	
Taxable Value		\$	95,642,579	\$	93,938,882	\$	91,505,225	\$	89,071,568	\$	86,637,911	\$	84,204,254	\$	81,770,597	\$	79,336,941	\$	76,903,284
Non-Homestead Tax Rates																			
12.0727 Birmingham Schools		\$	1,154,664	\$	1,134,096	\$	1,104,715	\$	1,075,334	\$	1,045,954	\$	1,016,573	\$	987,192	\$	957,811	\$	928,430
6 State Education		\$	573,855	\$	563,633	\$	549,031	\$	534,429	\$	519,827	\$	505,226	\$	490,624	\$	476,022	\$	461,420
1.9353 Village General Fund		\$	185,097	\$	181,800	\$	177,090	\$	172,380	\$	167,670	\$	162,960	\$	158,251	\$	153,541	\$	148,831
9.1239 Village Public Safety Fund		\$	872,633	\$	857,089	\$	834,885	\$	812,680	\$	790,476	\$	768,271	\$	746,067	\$	723,862	\$	701,658
0.8462 Village Library Fund		\$	80,933	\$	79,491	\$	77,432	\$	75,372	\$	73,313	\$	71,254	\$	69,194	\$	67,135	\$	65,076
4.04 Oakland County		\$	386,396	\$	379,513	\$	369,681	\$	359,849	\$	350,017	\$	340,185	\$	330,353	\$	320,521	\$	310,689
3.3079 Intermediate Schools		\$	316,376	\$	310,740	\$	302,690	\$	294,640	\$	286,590	\$	278,539	\$	270,489	\$	262,439	\$	254,388
1.5555 Oakland Community College		\$	148,772	\$	146,122	\$	142,336	\$	138,551	\$	134,765	\$	130,980	\$	127,194	\$	123,409	\$	119,623
0.6 Southfield Township		\$	57,386	\$	56,363	\$	54,903	\$	53,443	\$	51,983	\$	50,523	\$	49,062	\$	47,602	\$	46,142
0.9863 SMART		\$	94,332	\$	92,652	\$	90,252	\$	87,851	\$	85,451	\$	83,051	\$	80,650	\$	78,250	\$	75,850
0.2146 Huron Clinton Metro Authority		\$	20,525	\$	20,159	\$	19,637	\$	19,115	\$	18,592	\$	18,070	\$	17,548	\$	17,026	\$	16,503
0.2392 Parks and Recreation		\$	22,878	\$	22,470	\$	21,888	\$	21,306	\$	20,724	\$	20,142	\$	19,560	\$	18,977	\$	18,395
0.099 Zoo Authority		\$	9,469	\$	9,300	\$	9,059	\$	8,818	\$	8,577	\$	8,336	\$	8,095	\$	7,854	\$	7,613
0.1961 Art Institute		\$	18,756	\$	18,421	\$	17,944	\$	17,467	\$	16,990	\$	16,512	\$	16,035	\$	15,558	\$	15,081
41.2167 TOTAL TAXES COLLECTED		\$	3,942,071	\$	3,871,851	\$	3,771,543	\$	3,671,236	\$	3,570,929	\$	3,470,621	\$	3,370,314	\$	3,270,007	\$	3,169,700
Local Taxes Collected		\$	1,138,663	\$	1,118,380	\$	1,089,406	\$	1,060,433	\$	1,031,459	\$	1,002,485	\$	973,512	\$	944,538	\$	915,564
Cumulative Local Taxes				\$	2,257,043	\$	3,346,449	\$	4,406,882	\$	5,438,341	\$	6,440,826	\$	7,414,338	\$	8,358,876	\$	9,274,440
Depreciation of Structures																			
Useful Life of Improvements (in years) 40		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9	
Starting Taxable Value		\$	97,346,276	\$	94,912,619	\$	92,478,962	\$	90,045,305	\$	87,611,648	\$	85,177,991	\$	82,744,334	\$	80,310,677	\$	77,877,021
Decrease in Taxable Value		\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657
		\$	94,912,619	\$	92,478,962	\$	90,045,305	\$	87,611,648	\$	85,177,991	\$	82,744,334	\$	80,310,677	\$	77,877,021	\$	75,443,364
Land Appreciation Rate (Straight Line) 3.0%																			
Starting Taxable Value		\$	48,664,000	\$	49,393,960	\$	50,853,880	\$	52,313,800	\$	53,773,720	\$	55,233,640	\$	56,693,560	\$	58,153,480	\$	59,613,400
Increase in Taxable Value		\$	729,960	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920
		\$	49,393,960	\$	50,853,880	\$	52,313,800	\$	53,773,720	\$	55,233,640	\$	56,693,560	\$	58,153,480	\$	59,613,400	\$	61,073,320
Adjusted Taxable Values																			
Value of Improvements		\$	94,912,619	\$	92,478,962	\$	90,045,305	\$	87,611,648	\$	85,177,991	\$	82,744,334	\$	80,310,677	\$	77,877,021	\$	75,443,364
Increased Land Value		\$	729,960	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920
Adjusted Taxable Value		\$	95,642,579	\$	93,938,882	\$	91,505,225	\$	89,071,568	\$	86,637,911	\$	84,204,254	\$	81,770,597	\$	79,336,941	\$	76,903,284

Tax Revenue Over Time																							
Year 10		Year 11		Year 12		Year 13		Year 14		Year 15		Year 16		Year 17		Year 18		Year 19		Year 20			
\$	74,469,627	\$	72,035,970	\$	69,602,313	\$	67,168,656	\$	64,734,999	\$	62,301,342	\$	59,867,685	\$	57,434,029	\$	55,000,372	\$	52,566,715	\$	50,133,058		
																						TOTALS	
\$	899,049	\$	869,669	\$	840,288	\$	810,907	\$	781,526	\$	752,145	\$	722,765	\$	693,384	\$	664,003	\$	634,622	\$	605,241	\$	17,678,369
\$	446,818	\$	432,216	\$	417,614	\$	403,012	\$	388,410	\$	373,808	\$	359,206	\$	344,604	\$	330,002	\$	315,400	\$	300,798	\$	8,785,956
\$	144,121	\$	139,411	\$	134,701	\$	129,992	\$	125,282	\$	120,572	\$	115,862	\$	111,152	\$	106,442	\$	101,732	\$	97,023	\$	2,833,910
\$	679,453	\$	657,249	\$	635,045	\$	612,840	\$	590,636	\$	568,431	\$	546,227	\$	524,022	\$	501,818	\$	479,613	\$	457,409	\$	13,360,364
\$	63,016	\$	60,957	\$	58,897	\$	56,838	\$	54,779	\$	52,719	\$	50,660	\$	48,601	\$	46,541	\$	44,482	\$	42,423	\$	1,239,113
\$	300,857	\$	291,025	\$	281,193	\$	271,361	\$	261,529	\$	251,697	\$	241,865	\$	232,033	\$	222,202	\$	212,370	\$	202,538	\$	5,915,877
\$	246,338	\$	238,288	\$	230,237	\$	222,187	\$	214,137	\$	206,087	\$	198,036	\$	189,986	\$	181,936	\$	173,885	\$	165,835	\$	4,843,844
\$	115,838	\$	112,052	\$	108,266	\$	104,481	\$	100,695	\$	96,910	\$	93,124	\$	89,339	\$	85,553	\$	81,768	\$	77,982	\$	2,277,759
\$	44,682	\$	43,222	\$	41,761	\$	40,301	\$	38,841	\$	37,381	\$	35,921	\$	34,460	\$	33,000	\$	31,540	\$	30,080	\$	878,596
\$	73,449	\$	71,049	\$	68,649	\$	66,248	\$	63,848	\$	61,448	\$	59,047	\$	56,647	\$	54,247	\$	51,847	\$	49,446	\$	1,444,265
\$	15,981	\$	15,459	\$	14,937	\$	14,414	\$	13,892	\$	13,370	\$	12,848	\$	12,325	\$	11,803	\$	11,281	\$	10,759	\$	314,244
\$	17,813	\$	17,231	\$	16,649	\$	16,067	\$	15,485	\$	14,902	\$	14,320	\$	13,738	\$	13,156	\$	12,574	\$	11,992	\$	350,267
\$	7,372	\$	7,132	\$	6,891	\$	6,650	\$	6,409	\$	6,168	\$	5,927	\$	5,686	\$	5,445	\$	5,204	\$	4,963	\$	144,968
\$	14,603	\$	14,126	\$	13,649	\$	13,172	\$	12,695	\$	12,217	\$	11,740	\$	11,263	\$	10,786	\$	10,308	\$	9,831	\$	287,154
\$	3,069,392	\$	2,969,085	\$	2,868,778	\$	2,768,470	\$	2,668,163	\$	2,567,856	\$	2,467,548	\$	2,367,241	\$	2,266,934	\$	2,166,627	\$	2,066,319	\$	60,354,686
\$	886,591	\$	857,617	\$	828,643	\$	799,670	\$	770,696	\$	741,722	\$	712,749	\$	683,775	\$	654,801	\$	625,828	\$	596,854	\$	17,433,387
\$	10,161,031	\$	11,018,648	\$	11,847,292	\$	12,646,961	\$	13,417,657	\$	14,159,380	\$	14,872,128	\$	15,555,904	\$	16,210,705	\$	16,836,533	\$	17,433,387		

Depreciation of Structures																					
Year 10		Year 11		Year 12		Year 13		Year 14		Year 15		Year 16		Year 17		Year 18		Year 19		Year 20	
\$	75,443,364	\$	73,009,707	\$	70,576,050	\$	68,142,393	\$	65,708,736	\$	63,275,079	\$	60,841,422	\$	58,407,765	\$	55,974,109	\$	53,540,452	\$	51,106,795
\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657	\$	2,433,657
\$	73,009,707	\$	70,576,050	\$	68,142,393	\$	65,708,736	\$	63,275,079	\$	60,841,422	\$	58,407,765	\$	55,974,109	\$	53,540,452	\$	51,106,795	\$	48,673,138
\$	61,073,320	\$	62,533,240	\$	63,993,160	\$	65,453,080	\$	66,913,000	\$	68,372,920	\$	69,832,840	\$	71,292,760	\$	72,752,680	\$	74,212,600	\$	75,672,520
\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920
\$	62,533,240	\$	63,993,160	\$	65,453,080	\$	66,913,000	\$	68,372,920	\$	69,832,840	\$	71,292,760	\$	72,752,680	\$	74,212,600	\$	75,672,520	\$	77,132,440

Adjusted Taxable Values																					
\$	73,009,707	\$	70,576,050	\$	68,142,393	\$	65,708,736	\$	63,275,079	\$	60,841,422	\$	58,407,765	\$	55,974,109	\$	53,540,452	\$	51,106,795	\$	48,673,138
\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920	\$	1,459,920
\$	74,469,627	\$	72,035,970	\$	69,602,313	\$	67,168,656	\$	64,734,999	\$	62,301,342	\$	59,867,685	\$	57,434,029	\$	55,000,372	\$	52,566,715	\$	50,133,058

M E M O

To: Honorable President Mooney; Members of Village Council
Village Manager, Chris Wilson

From: Ellen Marshall

Re: Cable Board Vacancy

Date: August 2, 2018

A vacancy exists on the Birmingham Area Cable Board with a term expiration date of June 30, 2020. The Cable Board meets at 7:45 a.m. on the third Wednesday of each month in the Village Council Chamber. They advise the Village Council as to all matters related to Cable Television. The Board monitors performance of the franchisee and compliance with the franchise agreement and acts as liaison between residents and the franchisee.

Applications will be accepted until the vacancy is filled.

MEMO

To: Honorable President Mooney
Members of Village Council
Chris Wilson, Village Manager

From: Ellen Marshall, Assistant Manager/Clerk

Re: Our Lady Queen of Martyrs – Oktoberfest 5K 2018

Date: July 30, 2018

Background

In January of 2018, Village Council approved a request from Our Lady Queen of Martyrs to use Village sidewalks and streets on Saturday, September 29, 2018 for their sixth annual Oktoberfest 5K Race. They are asking to change the date to Saturday, October 6, 2018.

Their route includes portions of Pierce, Kirkshire, Edgewood, Birwood, Madison, Verona, Fairfax, Amherst, Sheridan, Locherbie, and Birmingham. They have also added a .25 mile Tini Viking Trot along Pierce.

Suggested Motion

The Beverly Hills Village Council approves the request from Our Lady Queen of Martyrs School to hold their sixth annual Oktoberfest 5K Race and use Village streets and sidewalks Saturday, October 6, 2018. Upon approval of the Run, they will submit the required Certificate of Insurance naming the Village of Beverly Hills as an additional insured with at least \$1,000,000 of liability coverage.

Attachment

VILLAGE MANAGER'S REPORT
CHRIS D. WILSON
AUGUST 3, 2018

13 Mile Road Construction – Construction on 13 Mile west of Evergreen will begin on Tuesday, August 14th. Traffic will be limited to one lane in each direction during this project.

Veterinary Clinic Site Plan – The Planning Commission has reviewed and recommended approval of a site plan for renovations at the Veterinary Clinic on Southfield Rd. south of 14 Mile. Village Administration is working with the property owner on the recommended modifications from the Planning Commission. I anticipate having this site plan before Council for their review and consideration at the meeting of August 21st.

Movie Night in the Park – The Village's annual Movie Night in the Park will be held on Thursday, August 23rd in Beverly Park beginning at 6:00 PM. There will be a bounce house and food vendors prior to the movie. This year's movie is Coco. The movie is scheduled to begin at dusk, approximately 8:45. There will be free water and popcorn during the movie.

Summer Tax Bills – Summer Village tax bills have been mailed. The last day to pay summer tax bills without penalty is Friday, September 14th. All Village tax bills are payable to Southfield Township.

**Village of Beverly Hills
Regular Council Meeting
Tuesday, August 7, 2018**

**Municipal Building
18500 W. Thirteen Mile Rd.
7:30 p.m.**

INFORMATION ITEMS

- a. Beverly Hills Public Safety Department Activity Report for the period July 11 – August 2, 2018.
- b. Code Enforcement report for the period April 1 – June 30, 2018.
- c. Monthly report dated August 2018 from Oakland County Commissioner Bill Dwyer.
- d. Monthly report from Cable Board Executive Director Cathy White dated July 11, 2018.
- e. Minutes of a regular Parks & Recreation Board meeting held June 21, 2018 (unapproved).
- f. Minutes of a regular Planning Commission meeting held June 27, 2018.
- g. Minutes of a regular Zoning Board of Appeals meeting held July 9, 2018 (unapproved).

Beverly Hills Public Safety Activity Report

July 11th – August 2nd, 2018

- The Public Safety Department is currently looking for applicants for Public Safety Officer. Please visit our website, www.beverlyhillspolice.com to see if you qualify.

- **DEATH BENEFIT SCAM, Pay Unpaid Portion of Deceased's Insurance**

Another egregious scam is making its way around the country, and this scam is targeting family members of deceased veterans. The scammers are using very sophisticated technology to create the kind of ruse to make it look as if they are the Department of Veterans Affairs (VA) or local Funeral Home.

How the Scam Works:

Shortly after a veteran passes away, a family member, namely a spouse, is seemingly contacted by the VA or local funeral home. The representative (scammer) will inform the family member that the veteran has a host of death benefits from the VA that is obtainable to the next of kin. The scammers provide a very long and detailed list of benefits that the next of kin is eligible to obtain. The scammers then transition to a cancelled insurance policy that will pay the next of kin \$50k, \$60k, \$70k and in some cases over \$100k.

The scammers go on to instruct the next of kin to purchase an insurance card (what essentially is a gift card) from the local bank, with some amount determined by the scammer. According to the scammers, the “insurance card” is used to pay the nominal unpaid portion of the insurance policy, so that the next of kin could get up to \$100k in some cases.

If the next of kin passes on the getting the “insurance card,” or hangs up the phone on the scammer, within 15 to 30 minutes, the next of kin will get a telephone call from what appears to be a local funeral home as showing on caller ID [this part of the scam is where the scammers get most of their victims]. The phony funeral home representative (scammer) will inform the next of kin that the person who called from the “VA” was legitimate. The very persuasive scammer will then take control of the process and inform the next of kin they will handle the situation for the next of kin.

The scammers will use actual names of people who work at local funeral homes. As instructed previously, the funeral home scammer will direct the next of kin to wire money to the phony funeral home or send the so called insurance card immediately.

Tip to avoid this scam:

Remember, the VA will conduct benefits business by mail, not the telephone.

(Source: <http://www.armedforceslocator.com/locate-scams4.html> | July 14, 2017)

- Public Safety put out an active fire on Ronsdale. It appears the electrical plug to the fish tank had over heated and started a fire. Officers were able to put the fire out before it spread throughout the house. The homeowner was home and called immediately which lead to the PSO putting out the fire.

- The Public Safety Department is selling one of the Tahoes through eBay. Contact Deputy Chief Howard Shock if interested. As we put the newer cars into service we will be selling the one other vehicle in the weeks to come.
- Detectives were able to locate a suspect who was already in the Oakland County Jail for other crimes and interview him for several of thousands of dollars of stolen property from Books a Million. The Detective Sgt. Kowalik and Det. Baller were able to get the subject to confess to all the stolen merchandise.

PUBLIC SAFETY OPERATIONS

- 330 Calls for Service.
- 18 Arrests.
- 228 Tickets issued.
- Motor Carrier Enforcement.
- 2 Walk in PBTs.
- 9 Prescription pill drop offs.
- Vacation checks.
- Car Seat checks.
- 4 Prisoner transports to and from the Birmingham Police Department.
- Walk in Gun Permits issued.
- 10 Medicals on 13 Mile Rd.
- 2 Suspicious Circumstance complaints on 13 Mile Rd.
- Welfare Check on 14 Mile Rd.
- 6 Traffic Accidents on 13 Mile Rd.
- 3 Suspicious Persons complaints on 13 Mile Rd.
- Welfare Check on Southfield.
- 2 Alarms on Lahser.
- Traffic Accident on 14 Mile Rd.
- 2 Alarms on 13 Mile Rd.
- Motorist Assist on Southfield.
- 3 Citizen Assists on 13 Mile Rd.
- 4 Medicals on Southfield.
- Alarm on Walmer.
- Lift Assist on 13 Mile Rd.
- Medical on Locherbie.
- Suspicious Persons complaint on Huntley Square E.
- Traffic complaint on Beverly.
- Fraud complaint on 13 Mile Rd.
- Medical on Riverside.
- Alarm on Downing.
- Officers stopped a vehicle for a traffic violation on Southfield Rd. The driver was operating on a suspended license. The driver was arrested without incident.

- Officers stopped a vehicle for a traffic violation on Lahser. The driver was operating on a suspended license and had several warrants for his arrest. The driver was arrested without incident.
- 2 Alarms on Woodhaven.
- Suspicious Persons complaint on Vernon
- Officers stopped a vehicle for a traffic violation on Greenfield. The driver was operating on a suspended license and had several warrants for his arrest. The driver was arrested without incident.
- Traffic complaint on Buckingham.
- Alarm on Embassy.
- Medical on Bellvine.
- Animal complaint on 13 Mile
- Family Trouble on Inglewood.
- Animal complaint on Lahser.
- Citizen Assist on Birwood.
- Assist Birmingham Police with a bank robbery.
- Medical on Corsaut.
- Medical on Georgina.
- Citizen Assist on Chelton.
- Welfare Check on Normandale.
- Fireworks complaint on Woodhaven.
- Alarm on Vallen Ct.
- Officers stopped a vehicle for a traffic violation on Beverly. The driver was operating on a suspended license. The driver was arrested without incident.
- Traffic Accident on Norchester.
- Medical on Chelton.
- Officers stopped a vehicle for a traffic violation on Evergreen. An occupant of the vehicle was in possession of marijuana without a medical card. The occupant was arrested without incident.
- Citizen Assist on Hillcrest.
- Noise complaint on 13 Mile Rd.
- Public Relations on Buckingham.
- Animal complaint on Waltham.
- Animal complaint on Beechwood.
- Parking complaint on Southfield.
- Found Property on Southfield.
- Alarm on Riverview.
- Officers stopped a vehicle on 13 Mile for a traffic violation. The driver was suspected of operating while intoxicated. The driver was arrested without incident.
- Medical on Churchill.
- Medical on Birwood.
- Damage to Property on Smallwood.
- Abandon Auto on Beverly.

- Medical on Madoline.
- Assist Oakland County Road Commission on Dunblaine.
- Alarm on Orchard Way.
- Suspicious Persons complaint on Kirkshire.
- Suspicious Persons complaint on E. Rutland.
- Animal complaint on Birwood.
- Assist Berkley Public Safety with a structure fire.
- Alarm on Lahser.
- Officers stopped a vehicle for a traffic violation on Greenfield. The driver was operating on a suspended license and had several warrants for his arrest. The driver was arrested without incident.
- Officers stopped a vehicle for a traffic violation on 14 Mile. The driver was operating on a suspended license and had several warrants for his arrest. The driver was arrested without incident.
- Officers stopped a vehicle for a traffic violation on Evergreen. The occupant was in possession of marijuana without a card. The occupant was arrested without incident.
- Medical on Buckingham.
- Traffic Accident on Beechwood.
- Down wires on Southfield.
- Assist Birmingham Police with a robbery.
- Neighbor Trouble on White Oaks.
- Fire Alarm on Southfield.
- Road Hazard on Evergreen.
- Ordinance Violation on Eastlady.
- Lift Assist on Fox Run.
- Suspicious Circumstance complaint on Dunblaine.
- Officers responded to the 46th District Court to arrest an individual on a warrant. The person was arrested and arraigned without incident.
- Alarm on Woodhaven.
- Suspicious Persons complaint on Norchester.
- Open Burn complaint on Westlady.
- Assist Bloomfield Twp. Police with a hit and run traffic accident.
- Welfare Check on Birwood.
- Traffic Accident on Lahser.
- Medical on Hampton.
- Neighbor Trouble on Amherst.
- Citizen Assist on Wetherby.
- Animal complaint on Southfield.
- PBT.
- Odor Investigation on Madison.
- Alarm on Southfield.
- Medical on Wentworth.
- Citizen Assist on Birwood.

- Suspicious Circumstance complaint on Huntley Ct.
- Suspicious Persons complaint on Southfield.
- Suspicious Circumstance complaint on Locherbie.
- Fireworks complaint on 14 Mile Rd.
- Noise complaint on Cobblestone Ct.
- Alarm on Westlady.
- Assist Southfield Police on 13 Mile Rd.
- Medical on Kinross.
- Medical on Beverly.
- Solicitor complaint on Nottingham.
- Fire Alarm on Foxboro Way.
- Medical on Pickwick.
- Fire Alarm on Norchester.
- Officers responded to Dearborn Heights to arrest an individual on a Beverly Hills Warrant. The arrest took place without incident.
- Citizen Assist on Locherbie.
- Alarm on Amherst.
- Medical on Bedford.
- Suspicious Persons complaint on Bellvine Trail.
- Fireworks complaint on Woodhaven.
- Citizen Assist on 13 Mile Rd.
- Medical on Bellvine Trail.
- Suspicious Persons complaint on 14 Mile Rd.
- Suspicious Persons complaint on Lahser.
- Alarm on Marlin Ct.
- Medical on Chelton.
- Retail Fraud complaint on Southfield Rd.
- 2 Suspicious Persons complaints on Eastlady.
- Fire Alarm on Medford.
- 2 Medicals on Walmer.
- Fire Alarm on 14 Mile Rd.
- Alarm on Reedmere.
- Suspicious Persons complaint on Birwood.
- Medical on Eastlady.
- Traffic complaint on Wellesley.
- Medical on Kennoway Circle.
- Threats complaint on Southfield.
- Found Property on Pierce.
- Medical on Chelsea Pl.
- Animal complaint on Southfield.
- Medical on Nixon.
- Animal complaint on Fairfax.
- Alarm on Plumwood.
- Alarm on Embassy.

- Medical on Madison.
- Assist Royal Oak Police search for a missing juvenile.
- Assist Royal Oak Fire with an injury accident.
- Animal complaint on Wetherby.
- Suspicious Persons complaint on 13 Mile Rd.
- Officers stopped an individual for an ordinance violation. The person had a warrant out of Birmingham. The individual was arrested without incident and released to Birmingham Police.
- Medical on Southview.
- Officers stopped a vehicle on Southfield for a traffic violation. The driver was operating on a suspended license. The driver was arrested without incident.
- Medical on Normandale.
- Alarm on Riverside.
- Motorist Assist on Greenfield.
- Larceny on Normandale.
- Suspicious Persons complaint on W. Rutland.
- Suspicious Persons complaint on Beverly.
- Officers stopped a vehicle on 13 Mile for a traffic violation. The driver was operating on a suspended license and was wanted by area agencies. The driver was arrested without incident.
- Officers stopped a vehicle on Greenfield for a traffic violation. The driver was operating on a suspended license. The driver was arrested without incident.
- Traffic complaint on Eastlady.
- Suspicious Persons complaint on Kinross.
- Animal complaint on Foxboro Way.
- Officers stopped a vehicle for a traffic violation on Greenfield. The driver was operating on a suspended license. The driver was arrested without incident.
- Road Hazard on Evergreen.
- Road Hazard on Bellvine Trail.
- Citizen Assist on Reedmere.
- Alarm on E. Lincolnshire.
- Medical on Stellamar.
- Alarm on Birwood.
- Traffic complaint on Birwood.
- Fire Alarm on Hillview.
- Marijuana investigation on 13 Mile Rd.
- Citizen Assist on Amherst.
- Alarm on Wetherby.
- Officers stopped a vehicle on Southfield for a traffic violation. The driver was operating on a suspended license. The driver was arrested without incident.
- Officers stopped a vehicle for a traffic violation on 13 Mile. The driver was suspected of operating while intoxicated and arrested without incident.
- Suspicious Persons complaint on Robinhood.
- Wires Down complaint on Auburn.

INVESTIGATIONS BUREAU

- CFS Closed and Reviewed – 312.
- Reviewed 58 case reports for a disposition.
- Followed up and reviewed cases, of which 23 were closed.
- 18 Cases were assigned.
- 21 Reports written on current cases.
- 4 Current active investigations.
- 9 Current pending investigations.
- Assisted road patrol.
- Transported court packet to the 46th District Court.
- Assisted road patrol with several fire alarms.
- Assisted road patrol with desk supervision.
- Completed required LEIN training for State purposes.
- Picked up property from radio repair.
- Conducted an interview and obtained a confession on a large organized retail theft incident.
- Submitted several cases to the County Prosecutor for review.
- Obtained a search warrant reference on a Fraud investigation.
- Obtained lab reports for active OWI investigations.
- Obtained evidence from Groves on a reckless driving investigation.
- Completed range training records audits
- Completed 15 reports for case dispositions and property dispositions.

FIRE PREVENTION BUREAU

- Dementia Training.
- EMS training.
- Hose testing.
- Pump testing.
- SCBA bottle testing.
- Fire investigation on Ronsdale.
- Review and make adjustments to Sutphen Change Order
- 4 commercial building inspections.
- Schedule fire training and incident management training.

Enforcement List

07/24/2018

Enforcement Number	Address/ Parcel Number	Category	Date Filed	Complaint
E180039	31775 EASTLADY DR	Ordinance Violation	04/04/2018	PLEASE REMOVE CAMPER TRAILER AND WORK UTILITY TRAILER FROM DRIVEWAY AREA. PLACE IN REAR OPEN YARD- PLACE IN GARAGE OR REMOVE FROM PROPERTY TICKET COULD BE ISSUED. COMPLAINTS
E180040	TH-24-03-402-006 19135 SAXON DR		04/12/2018	1. PLEASE REMOVE TRASH CONTAINERS FROM FRONT OF GARAGE DOOR. PLEACE INSIDE GARAGE OR REAR YARD. 2. LAWN CLEAN UP. CLEAR AWAY ALL TREE DEBRIS, "LEAVES". BOTH ITEMS PER VILLAGE CODE.
E180042	TH-24-02-127-001 15985 W 14 MILE RD	Ordinance Violation	04/18/2018	PLEASE HAVE CONSTRUCTION DUMPSTER REMOVED FROM PROPERTY. PER VILLAGE CODE. ITS BEEN A LOCATION A LONG TIME
E180043	TH-24-01-226-001 16022 MARGUERITE ST	Ordinance Violation	04/23/2018	PLEASE BE ADVISED THAT CHICKENS CANNOT BE KEPT, RAISED OR BRED WITHIN BEVERLY HILLS. UNDER THE FARM ANIMAL ORD. CHICKENS ARE PROHIBITED. PLEASE HAVE CHICKENS REMOVED FROM PROPERTY.
E180044	TH-24-01-408-012 30875 VERNON DR	Property Maint.	04/25/2018	PLEASE HAVE TREE BRUSH PILE REMOVED FROM REAR YARD. WE ARE RECEIVING COMPLAINTS FOR HOW LONG PILE HAS BEEN ON PROPERTY. IF NOT REMOVED VILLAGE WILL REMOVE AND BILL HOMEOWNER
E180045	TH-24-10-126-008 19344 RIVERSIDE DR	Property Maint.	04/25/2018	PLEASE HAVE ROOF REPAIRED ON WEST END OF HOUSE. WE ARE RECEIVING CONCERNS ABOUT THE BLUE TARP THAT HAS BEEN COVERING ROOF FOR MONTHS.
E180046	TH-24-02-126-012 20605 GLENHILL CT	Ordinance Violation	04/26/2018	PLEASE REMOVE AUTO ON RAMP AND JACKS FROM DRIVEWAY. ANY WORK ON AUTOS MUST BE ONLY DONE INSIDE GARAGE, PER VILLAGE CODE
	TH-24-03-253-004			

Enforcement List

07/24/2018

Enforcement Number	Address/ Parcel Number	Category	Date Filed	Complaint
E180047	31129 FAIRFAX AVE	Property Maint.	05/02/2018	PLEASE REMOVE STORED ITEMS IN REAR YARD, HAND TOOLS, PLYWOOD BOARDS, TIRE, TREE WOOD PILES SHOULD BE IN WOOD RACK. TABLE AND CHAIRS SCATTERED ABOUT YARD. GREY WOOD SHED FOR POOL NEEDS PAINTING. GENERAL YARD CLEAN UP, HOSE LADDER
E180048	TH-24-01-476-018 15988 W 13 MILE RD	Ordinance Violation	05/02/2018	1.COMMERCIAL CAR TRAILERS CANNOT BE STORED PROPERTY. PLEASE REMOVE. 2. ALL VEHICLES MUST BE PLATED WITH CURRENT PLATES AND OPERABLE. ALL WORK ON VEHICLES MUST BE DONE INSIDE AN ENCLOSED STRUCTURE. 3.TIRES/WHEELS/ WOOD EVERYTHING PILIED ON DRIVEWAY-FRONT OF SHED REMOVE FROM PROPERT. 4. STOP WORK ON DECK STRUCTURE-PERMIT REQUIRED.
E180049	TH-24-01-476-017 31531 EVERGREEN RD	Ordinance Violation	05/07/2018	TREE LOGS HAVE BEEN DELIVERED TO THIS PROPERTY AND PLACE ON THE ROAD RIGHT OF WAY. PLEASE REMOVE FROM VILLAGE PROPERTY. CANNOT BE STORED OR PILED ON VILLAGE EASEMENT.
E180050	TH-24-03-430-026 17810 BEECHWOOD AVE	Property Maint.	05/08/2018	CUT ALL TALL GRASS, TRIM FENCE AREA, REMOVE TALL WEEDS AROUND FLOWERING TREE, TRIM ALL FRONT BUSHES. PER VILLAGE CODE REC'D COMPLAINTS
E180051	TH-24-01-155-012 22045 CAMELOT CT	Property Maint.	05/10/2018	PLEASE REMOVE ALL STORED ITEMS (TANK, WHEEL BARREL, TRASH CONTAINER, BRICKS, TABLE PLASTIC BOX) ON SIDE OF GARAGE. PER VILLAGE CODE
E180052	TH-24-04-476-002 22067 CAMELOT CT TH-24-04-476-001	Ordinance Violation	05/10/2018	PLEASE REMOVE TRASH CONTAINERS FROM FRONT OF HOUSE, PER VILLAGE CODE. NOT TO BE VISABLE FROM STREET

Enforcement List

07/24/2018

Enforcement Number	Address/ Parcel Number	Category	Date Filed	Complaint
E180053	31324 FOXBORO WAY	Ordinance Violation	05/10/2018	PLEASE PLACE TRASH CONTAINERS TO REAR OF HOUSE. NOT VISABLE FROM STREET.
	TH-24-04-478-005			PER CODE
E180054	31106 SLEEPY HOLLOW LN	Ordinance Violation	05/09/2018	PLEASE PLACE TRASH CONTAINER TO REAR OF HOUSE, NOT VISALBE FROM STREET. PER VILLAGE CODE
	TH-24-04-478-012			
E180055	22505 FIDDLERS CV	Ordinance Violation	05/09/2018	PLEASE PLACE TRASH CONTAINERS TO REAR OF HOUSE. NOT VISABLE FROM STREET. PER VILLAGE CODE
	TH-24-04-477-011			
E180056	22001 CAMELOT CT	Ordinance Violation	05/09/2018	PLEASE PLACE TRASH CONTAINERS TO REAR OF HOUSE. NOT VISABLE FROM STREET. PER VILLAGE CODE.
	TH-24-04-476-004			
E180057	22000 CAMELOT CT	Ordinance Violation	05/09/2018	PLEASE PLACE TRASH CONTAINERS TO REAR OF HOUSE, NOT VISABLE FROM STREETS. PER VILLAGE CODE
	TH-24-04-429-031			
E180058	31349 SLEEPY HOLLOW LN	Ordinance Violation	05/09/2018	PLEASE REMOVE TRASH CONTAINERS FROM FRONT OF HOUSE, PLACE IN REAR NOT VISABLE FROM STREET
	TH-24-04-453-020			
E180059	17464 KINROSS AVE	Ordinance Violation	05/10/2018	PLEASE REMOVE WORK TRAILER FROM DRIVEWAY, PER VILLAGE CODE CANNOT STORE ON PROPERTY.
	TH-24-01-152-009			
E180060	16375 LOCHERBIE AVE	Ordinance Violation	05/10/2018	REMOVE BOAT AND TRAILER FROM PROPERTY, PER VILLAGE CODE. TICKET WIL BE ISSUED TO HOMEOWNEER
	TH-24-01-254-030			
E180061	30665 PEBBLESTONE CT	Property Maint.	05/11/2018	PLEASE REMOVE ALL OUTSIDE STORAGE ON DRIVEWAY AREA. ITEMS CANNOT BE STORED IN OPEN VIEW OF PUBLIC
	TH-24-09-201-008			
E180062	31471 LAHSER RD	Property Maint.	05/11/2018	PLEASE REMOVE ALL OUTSIDE STORAGE NEAR GARAGE AREA. CONSTRUCTION MATERIAL- TIRES, TRASH CANS, YARD TOOLS ETC.
				ITEMS CANNOT BE STORED IN OPEN VIEW OF PUBLIC.
	TH-24-04-476-025			

Enforcement List

07/24/2018

Enforcement Number	Address/ Parcel Number	Category	Date Filed	Complaint
E180063	31981 INGLEWOOD DR	Property Maint.	05/11/2018	CUT GRASS PER CODE 8" RULE. WEED CONTROL- CUT DOWN OR SPRAY REMOVE ALL STORED ITEMS ON DRIVEWAY AREA- TRASH CANS AND BAGS WAGON.
	TH-24-02-328-006			
E180064	18161 RIVERSIDE DR	Property Maint.	05/14/2018	PLEASE BE ADVISED THAT WE HAVE HAD RAT COMPLAINTS IN YOUR AREA, SIGHTINGS ON RIVERSIDE AND ON DEVONSHIRE. WHILE INSPECTING REAR YARDS IN THE AREA WE HAVE FOUND A POSSIBILITY THAT THE RODENTS COULD BE LIVING UNDER THE POOL SHED, WOOD PILE ON GROUND OR UNDER AN OLD SMALL BUILDING ALL BEHIND SHED. APPEARS TO HAVE HOLES GOING UNDER
	TH-24-02-279-032			
E180065	31831 VALLEN CT	Ordinance Violation	05/16/2018	THE WOODEN FENCE ON YOUR PROPERTY IS IN DISREPAIR, BROKEN OR MISSING BOARDS. ANY DAMAGED FENCE NEEDS TO BE REPAIRED, REPLACED, OR REMOVED COMPLETELY. PER VILLAGE CODE.
	TH-24-03-327-013			
E180066	16252 KIRKSHIRE AVE	Property Maint.	05/16/2018	1. CUT ALL TALL GRASS AND WEEDS 2. REMOVE TRASH CANS TO REAR OF HOUSE- OUT OF SIGHT 3. REMOVE ALL TRASH FROM FRONT LAWN-NEWS PAPERS
	TH-24-01-201-044			
E180067	18136 KINROSS AVE	Property Maint.	05/17/2018	CUT ALL TALL GRASS AND WEEDS. PER VILLAGE CODE. REMOVE ALL OUTSIDE STORED ITEMS ON DRIVEWAY AREA. PER CODE
	TH-24-02-276-014			
E180068	31240 CLINE DR	Ordinance Violation	05/17/2018	REMOVE 2 TRAILERS FROM PROPERTY. LARGE ONE ON DRIVEWAY, SMALL ONE NEXT TO GARGE. YOU CAN STORE SMALL ONE IN REAR YARD NOT VISABLE FROM STREET.
	TH-24-02-455-005			
E180069	16276 AMHERST AVE	Property Maint.	05/17/2018	A. CUT ALL TALL GRASS AND WEEDS, PER VILLAGE CODE B. PLEASE HAVE BAG DUMPSTERS PICKED UP BY COMPANY
	TH-24-01-404-002			
E180070	18418 BEVERLY RD	Property Maint.	05/18/2018	CUT ALL TALL GRASS AND WEEDS. PER VILLAGE CODE.
	TH-24-02-280-027			

Enforcement List

07/24/2018

Enforcement Number	Address/ Parcel Number	Category	Date Filed	Complaint
E180071	31940 MAYFAIR LN TH-24-02-332-003	Property Maint.	05/21/2018	1. CUT ALL GRASS AND WEEDS 2. REMOVE ALL NOXIOUS WEEDS FROM SHRUB BEDS ON ALL SIDES OF HOUSE. 3. WEED CONTROL SHOULD BE APPLIED
E180072	31900 NIXON RD TH-24-02-332-004	Property Maint.	05/21/2018	1. CUT ALL GRASS AND WEEDS 2. REMOVE ALL NOXIOUS WEEDS FROM SHRUB BEDS ON ALL SIDES OF HOUSE. 3. WEED CONTROL SHOULD BE APPLIED
E180073	16169 LOCHERBIE AVE	Property Maint.	05/22/2018	PLEASE BE ADVISED THE VILLAGE HAVE BEEN CLEANING DRIVEWAY CULVERTS, AND WHILE WORKING ON ABOVE PROPERTY WE FOUND THE DITCH IS BLOCKED BY PLANTS IN DITCH. IN ORDER TO OPEN THE FLOW OF WATER, WE ARE ASKING THAT SOME OF THE PLANTS BE REMOVED, FROM DRIVEWAY EDGE TO VILLAGE TREE. THE DITCH NEEDS TO BE DUG OUT TO MOVE WATER.
E180074	TH-24-01-254-013 16252 KIRKSHIRE AVE	Property Maint.	05/22/2018	PLEASE CALL TO DISCUSS CLEAN UP AT KIRKSHIRE PROPERTY, PAPER TRASH, REAR GRASS AND CONCERNS OVER GARAGE.
E180075	TH-24-01-201-044 31306 DOWNING PL	Property Maint.	05/22/2018	CUT ALL TALL GRASS AND WEEDS PER CODE
E180076	TH-24-02-378-005 31203 HUNTLEY CT	Property Maint.	05/23/2018	PLEASE HAVE FALLEN TREE BRANCH REMOVED FROM PROPERTY
E180077	TH-24-02-477-001 32700 EVERGREEN RD	Property Maint.	05/23/2018	CUT TALL GRASS FRONT AND REAR PER CODE
E180078	TH-24-03-230-004 20605 GLENHILL CT	Property Maint.	05/23/2018	1. PLEASE REMOVE COMMERICAL BUS FROM PROPERTY, CANNOT BE STORED OR WORKED IN YARD. PER CODE. 10 DAYS ON BUS. 2. CAUT ALL GRASS AND WEEDS AT 8" LIMIT PER CODE. 3 DAYS ON GRASS
E180079	TH-24-03-253-004 31299 E RUTLAND ST	Property Maint.	05/23/2018	CUT ALL TALL GRASS FRONT AND REAR , COMPLAINTS
E180080	TH-24-01-377-018 21670 HAMPSTEAD ST	Property Maint.	05/23/2018	CUT ALL TALL GRASS AND WEEDS PER VILLAGE CODE.
	TH-24-03-302-013			

Enforcement List

07/24/2018

Enforcement Number	Address/ Parcel Number	Category	Date Filed	Complaint
E180081	31043 PIERCE ST TH-24-01-380-012	Property Maint.	05/23/2018	PLEASE CLEAR ALL TREE DEBRIS FROM DITCH, THIS MUST BE KEPT CLEAR FOR WATER FLWO. PER VILLAGE CODE.
E180082	30205 WOODHAVEN LN TH-24-10-179-016	Property Maint.	05/24/2018	CUT ALL TALL GRASS- FRONT AND REAR PER VILLAGE CODE. 8" LIMIT
E180083	20855 W 13 MILE RD TH-24-10-201-001	Property Maint.	05/30/2018	CUT ALL TALL GASS ON ALL OF PROPERTY, INCLUIND BY HOUSE ON PROPERTY, COMPLAITNS VILLAGE WILL CUT AND BILL OWNER
E180084	18474 BEVERLY RD TH-24-02-280-023	Ordinance Violation	05/30/2018	REMOVE AUTO FROM REAR YARD. CANNOT BE STORED ON GRASS PLACE IN GARAGE OR REMOVE FROM PROPERTY. PER VILLAGE CODE
E180085	31149 SUNSET CT TH-24-02-353-006	Property Maint.	05/30/2018	CUT ALL TALL GRASS FRONT AND REAR OF YARD. PER CODE
E180086	16252 ELIZABETH ST TH-24-01-452-010	Property Maint.	05/30/2018	1. CUT ALL TALL GRASS. 8" LIMIT.MUST BE CUT EVERY WEEK WHE NLONG 2. CLEAR ALL TREE LIMBS FROM HOUSE ROOF. IF GRASS IS NOT CUT, COURT APPEARANCE, TICKET WIL LBE ISSUED TO OWNER. 3. CUTTERS MUST BE OPEARATIONAL
E180087	32444 SHERIDAN DR TH-24-01-277-036	Ordinance Violation	05/30/2018	PLEASE EXTEND THE DOWN SPOUTS ON EAST SIDE OF HOUSE TOWARDS REAR YEAR AT LEAST 10 FT WATER ISSUES BETWEEN HOUSES. PER VILLAGE CODE, CANNOT PUT WATER ONTO ANOTHER PROPERTY.
E180088	20706 KENNOWAY CIR TH-24-03-453-007	Property Maint.	05/31/2018	CUT ALL TALL GRASS ON PROPERTY. PER VILLAGE CODE.
E180089	31245 SHERIDAN DR TH-24-01-452-019	Property Maint.	06/04/2018	PLEASE REMOVE NOXIOUS WEEDS FROM REAR FENCE LINE. COMPLAINTS
E180090	20805 W 14 MILE RD TH-24-03-201-001	Property Maint.	06/04/2018	CUT ALL TALL GRASS ON PROPERTY, GRASS MUST BE CUT DURING CONSTRUCTION WORK. PER CODE 8" LIMIT

Enforcement List

07/24/2018

Enforcement Number	Address/ Parcel Number	Category	Date Filed	Complaint
E180091	16022 MARGUERITE ST	Ordinance Violation	06/04/2018	ON 4/23/18 YOU WERE INFORMED THAT YOU COULD NOT KEEP CHICKENS. YOU WERE GIVEN 14 DAYS TO HAVE THEM REMOVED AND THEY ARE STILL ON THE PROPERTY. IF NOT REMOVED IN 5 DAYS TICKETS WILL BE ISSUED TO OWENR OF CHICKENS
E180092	TH-24-01-408-012 31203 HUNTLEY CT	Property Maint.	06/07/2018	A NOTICE WAS SENT TO ABOVE ADDRESS ABOUT A LARGE TREE BRANCH FALLEN FROM TREE. THAT WAS ON MAY 22 2018. AS OWNER OF PROPERTY WE ARE INFORMING YOU THAT THE TREE LIMB NEEDS TO BE REMOVE.
E180093	TH-24-02-477-001 17464 KINROSS AVE	Ordinance Violation	06/07/2018	WORK TRAILER CANNOT BE STORED- KEPT ON DRIVEWAY. TRAILER MUST BE REMOVED OR COURT APPEARANCE TICKET WILL BE ISSUED. FIRST NOTICE WAS ON MAY 10 2018
E180094	TH-24-01-152-009 20724 KENNOWAY CIR	Ordinance Violation	06/08/2018	NO SEMI TRUCKS OR COMMERICAL TRAILERS CAN BE KEPT- STORED OR PARKED ON PROPERTY IN RESIDENTIAL AREAS. PLEASE REMOVE BOTH FROM PROPERTY. TICKETS COULD BE ISSUED.
E180095	TH-24-03-453-004 17825 KIRKSHIRE AVE	Property Maint.	06/12/2018	TRASH CO WILL TAKE METAL FENCE POSTS BUT CONCRETE MUST BE REMOVED FROM POSTS. THEY CANNOT TAKE CONCRETE. POSTS ARE A HAZARD ON ROADEDGE FOR DRIVERS.
E180096	TH-24-01-103-011 31245 SHERIDAN DR	Property Maint.	06/14/2018	PLEASE REMOVE TALL NOXIOUS WEEDS ALONG FEAR FENCE LINE. COMPLAINTS FROM NEIGHBORS. PLEASE CORRECT RIGHT OF WAY. NOTICE ALSO ON HOUSE DOOR.
E180097	TH-24-01-452-019 30440 VERNON DR	Property Maint.	06/15/2018	PLEASE CUT ALL TALL GRASS ON PROPERTY EVEN DURING CONSTRUCTION COMPLAINTS PER CODE
E180098	TH-24-10-179-005 15708 BIRWOOD AVE TH-24-01-227-031	Property Maint.	06/18/2018	CUT ALL GRASS, FRONT AND REAR PER CODE

Enforcement List

07/24/2018

Enforcement Number	Address/ Parcel Number	Category	Date Filed	Complaint
E180099	31220 PIERCE ST	Ordinance Violation	06/21/2018	COLLECTION WILL NOT PICK UP FENCE OR LARGE TREE TRUNKS. THERE ITEMS NEED TO BE REMOVED FROM ROADSIDE. OWNER NEEDS TO ORDER A DUMPSTER AND HAVE ITEMS REMOVED FROM PROPERTY. TICKET COULD BE ISSUED.
	TH-24-01-452-003			
E180100	31236 SLEEPY HOLLOW LN	Ordinance Violation	06/26/2018	PLEASE REMOVE TWO ITEMS ON SIDE OF GARAGE ALONG WITH WHEEL BARREL PER VILLAGE CODE.
	TH-24-04-477-016			COMPLAINTS

Records: 61

Population: All Records

Enforcement.DateFiled Between 4/1/2018 12:00:00 AM AND 6/30/2018 11:59:59 PM

MEMORANDUM

DATE: July 11, 2018
TO: Board Members
FROM: Cathy White
Re: Monthly Report

CUSTOMER COMPLAINTS

Three complaints which were pending last month have been resolved. The last issue involved in Complaint No. 2018-17 was addressed when the Comcast line was finally buried. Complaint No. 2018-18, which involved a low-hanging Comcast cable in a Beverly Hills resident's backyard, has been closed since the cable has been raised. The issues with the Comcast lines hanging from a pole and on the ground in Complaint No. 2018-19, submitted on behalf of a Birmingham resident, have all been taken care of.

We have received four (4) complaints since the date of my last report. Complaint No. 2018-20 was received from the property manager of Williamsburg of Birmingham Condominiums and involved Comcast cables improperly attached to the buildings. This complaint is currently pending.

Complaint No. 2018-21 was submitted by a Beverly Hills resident who has had problems with intermittent phone and internet service from Comcast. Her service issues have been resolved and a credit was applied to her account. This complaint is now closed.

Complaint No. 2018-22 was received from a Birmingham resident who called to complain about a downed wire near her condo. Comcast has raised the drop to a safe level out of harm's way and this complaint is now closed.

Complaint No. 2018-23 was submitted on behalf of a Beverly Hills resident who needed assistance in determining why her Comcast bill had suddenly increased. This was discussed with an escalation team representative who informed her that her promotional rate had expired on 6/11/18. She was offered a new 12-month promotion for Starter Triple Play which she has accepted and this complaint is now closed.

FINANCIAL

The account balance for the MBS, BBCU and Beverly Hills accounts as of June 30, 2018 will be e-

mailed to all Board members. This information will also be provided via hard copies at the meeting, as well as budget to actual figures.

CHECK DISBURSEMENT

Since the date of our last meeting, I have written six (6) checks as follows:

1. Franklin Historical Society (PEG Grant): \$254.40
2. PROTEC (dues): \$138.88
3. Franklin Bingham Fire Dept (PEG Grant for server): \$11,756.72
4. Charter Township of Bloomfield (BCTV filming of May sports): \$12,500.00
5. Charter Township of Bloomfield (Comcast internet for BCTV): \$419.55
6. Town Square Publications (BACB Ad in Chamber publication): \$1,046.00

ADDITIONAL NOTES:

1. A new study has determined that Netflix is the No.1 choice for TV viewing, beating broadcast, cable and YouTube. The Wall Street firm Cowen & Co. conducted a survey of 2,500 U.S. adults in May, asking "Which platforms do you use most often to view video content on TV?" Overall, Netflix captured the No.1 spot with 27% of total respondents, followed by basic cable at 18% and YouTube at 11%. Netflix's lead is even more dramatic among millennials. Nearly 40% of those ages 18-34 said Netflix is the platform they use most often to view video content on their TVs, compared to YouTube (17%), basic cable (12.6%) and broadcast TV (7.5%).

PARKS & RECREATION BOARD MEETING MINUTES – JUNE 21, 2018 - PAGE 1

Present: Chairperson Hausman; Vice-Chair Ruprich Members: Davis, and Kondak

Absent: Members: Borgon, Goodrich, and Schmitt

Also Present: Village Clerk, Marshall
Council Liaison, Phil Mueller

Chairperson Hausman called the meeting of the Parks and Recreation Board to order at 7:30 p.m. in the Village of Beverly Hills at Beverly Park.

APPROVE MINUTES OF A REGULAR PARKS & RECREATION BOARD MEETING HELD MAY 17, 2018

Motion by Davis, second by Kondak, that the minutes of the Parks & Recreation Board meeting held on May 17, 2018 be approved.

Motion passed.

PUBLIC COMMENTS

Dan Nelson, Sheridan, presented some suggestions for the Pocket Park located at Greenfield and Beverly. He and the HOA regularly attend to and maintain this area. He requested that the Board consider creating a planting trench that perennials could be planted in. He offered that the HOA has funds available to assist with the project.

REVIEW AND CONSIDER REQUEST FROM CUB SCOUT PACK 1024 TO HOLD OVERNIGHT CAMPING AT BEVERLY PARK

Greg MacKenzie, Cub Master and Matt Finnerty, Committee Chairman from Beverly Elementary School Cub Scout Pack 1024 have requested to hold an overnight camp-out in Beverly Park on Saturday, September 29th from 3:00 pm to Sunday, September 30th at 10:00 am. Pack leaders think an overnight camp-out at Beverly Park would offer young scouts the opportunity to experience camping away from home without traveling a long distance. They anticipate 15-20 1st through 5th graders would participate and each scout would camp with a parent using their own tents and sleeping bags.

Parks & Rec Board members agreed that tents may be set up west of the sled hill at the south end of the park and the men's restroom would be unlocked overnight for their use. Further the scouts will use the fireplace in the pavilion to cook dinner, an evening snack, and breakfast. All meals will be served and eaten in the pavilion. No other fires will be allowed outside of the fireplace.

Moved by Hausman, seconded by Ruprich, that the Beverly Hills Parks & Recreation Board recommends Village Council approval of the request from Beverly Elementary School Cub Scout Pack 1024 have requested to hold an overnight camp-out in Beverly Park on Saturday, September 29th from 3:00 pm to Sunday, September 30th at 10:00 am.

Motion passed.

REVIEW AND DISCUSS MEMORIAL DAY PARADE AND CARNIVAL

Parade chairperson Patty Wainer was in attendance and reported the parade went well. Next year she will consider a staggered start time to assist with some pacing issues. Tom Pierce spent the day escorting Norman Rubin, and they had a wonderful day together.

On behalf of the Parks and Recreation Board and Council, Hausman thanked Patty Wainer for all of her work as chairperson of the Memorial Day Parade. Patty confirmed she will be back next year.

Hausman reported that they did end up with a surplus, however, attendance and ticket sales were down due to the high heat. The misters were popular, and the Board agreed if high heat is projected it would be a great idea to have water inflatables for kids to play on. The 80/20 split of profits for the non-profits was waived this year due to the weather conditions. The Kona Ice truck and BBQ reported good sales numbers.

DISCUSS PLANNING FOR AUGUST MOVIE NIGHT

Ruprich confirmed the movie is Coco; the movie screen, bounce house, DJ, and Kona Ice truck and Taco Truck are planned. Ruprich volunteered to pick up the water, popcorn, and create flyers for the schools and a press release. Marshall will have the movie night banner hung at the park.

REVIEW AND CONSIDER REQUEST TO USE BEVERLY PARK FOR A BIKE DRIVE

Boy Scout, Jack Chekal contacted Village Administration hoping to be able to do a portion of his Eagle Scout project at Beverly Park. He was unable to attend the meeting due to a commitment staffing a course of National Youth Leadership Experience at Silver Trails from the sixteenth to the twenty third. He provided his project proposal, this project will serve Back Alley Bikes, a non-profit in Detroit.

The project will help the Earn-A-Bike program that Back Alley Bikes does. In the program, Back Alley Bikes collects used bikes of any condition, and then teaches kids how to repair the bikes. Once the bikes are repaired, the bikes are given to the children, allowing for the children to have gained valuable skills with tools, as well as giving them transportation.

His project will be raising funds and collecting bikes for this program. He has a can drive planned following July 4th to gather funds for the project and will donate remaining funds to Back Alley Bikes. Following that he will run multiple bike drives to gather bikes to donate to Back Alley Bikes. He has requested to do one at Beverly Park on the 22nd of July. He would set up a tent by the parking lot to receive the donations. He plans to publicize the event beforehand through posters.

The Board unanimously agreed to allow the Bike Drive and recommended it take place at the east end of the lot.

LIAISON COMMENTS

Mueller congratulated the reappointed members and thanked the Board for all their hard work. He suggested that the applicants that were not appointed be contacted to volunteer with the Board.

ADMINISTRATION COMMENTS

Marshall thanked everyone for their work on the Memorial Day Parade and Carnival. She confirmed that the Park deed gives Beverly Hills Little League first rights to usage of the baseball diamonds.

The tennis court resurfacing was completed, and the work was well done.

A bid for buckthorn eradication will be drafted to be submitted in the fall.

BOARD COMMENTS

Hausman reported new plastic frames on the Storybook Trail. Volunteers are needed to form a committee to oversee the Beverly Park Reforestation Project. There are potential resources to consider including grants, Michigan Arbor Day Alliance, crowdfunding, and offering for Scouting Troops to adopt a tree.

The meeting was adjourned at 9:07 p.m.

THESE MINUTES ARE NOT OFFICIAL. THEY HAVE NOT BEEN APPROVED BY THE PARKS & RECREATION BOARD.

Present: Chairperson Ostrowski; Vice-Chairperson Westerlund; Members: Borowski, Copeland, Drummond, Grinnan, and Ruprich

Absent: Members: Stempien and Wilensky

Also Present: Planning and Zoning Administrator, Saur
Planning Consultant, Borden

Chairperson Ostrowski called the regular Planning Commission meeting to order at 7:30 p.m. in the Village of Beverly Hills municipal building at 18500 W. Thirteen Mile Road.

AMENDMENTS TO AGENDA/APPROVE AGENDA

Motion by Westerlund, second by Borowski, to approve the agenda as published.

Motion passed.

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD MAY 23, 2018

Motion by Borowski, second by Westerlund, to approve the minutes of the regular Planning Commission meeting held May 23, 2018.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Kay Michael, Kirkshire, and Cynthia Nagle, Kirkshire spoke on their concerns about new development, existing drainage problems, and maintaining the aesthetic of the neighborhood. They also discussed alternatives to traditional concrete and experiences with construction debris in the area.

REVIEW AND CONSIDER RECOMMENDATION FOR SITE PLAN APPROVAL FOR RENOVATIONS, FIRST FLOOR EXPANSION, AND A SECOND STORY ADDITION TO 32831 SOUTHFIELD ROAD, BEVERLY HILLS VETERINARY OFFICE

Borden submitted his review of the site plan submittal from Beverly Hills Veterinary Associates to remodel and expand the existing office building at 32831 Southfield Road. Office uses are principal permitted uses in the O-1 District. As such, the project requires only site plan review and approval. He outlined his review as follows:

The applicant should provide building material samples and must clarify the intended color scheme of the building. The building design could potentially benefit from less EIFS and a cornice finish along the roofline. Modifications to the Saxon Drive sidewalk are subject to review/approval by the Director of Public Services.

The landscape plan does not identify sizes or quantities of plantings proposed. Plantings proposed within the Southfield Road right-of-way are subject to review/approval by RCOC. Plantings proposed within the Saxon Drive right-of-way are subject to review/approval by the Village.

An existing 6' masonry wall along the rear lot line acts as the buffering between land uses and also

screens a/c units. The applicant may be able to provide a hedgerow or decorative wall to screen the parking spaces nearest Southfield Road.

If exterior lighting is proposed, details must be provided in accordance with Section 22.09.050. The applicant must confirm whether or not a waste receptacle is proposed for the site and update the plan accordingly. If a waste receptacle is proposed, an enclosure meeting the requirements of Section 22.09.040(h) must be provided.

Present at the meeting were Dr. Kevin Windsor, owner; Bo Wynn, Detroit Architect Group; and Tim Schumaker, landscape architect.

Wynn reviewed the current floor plan and proposed changes. He clarified that the brick would be the same color as the existing brown brick and the EIFS would be tan. They hope to extend the brick higher, but will not be able to make that determination until the roof is removed. They are looking to have a modern design and feel that a cornice finish would not complement the architectural vision. They have no plans for additional lighting, the interior lighting will generate enough ambient lighting. If wall light packs were mounted on the outside they would submit a photometric plan for approval. All sidewalks are ADA compliant.

Schumaker explained that the landscaping and sidewalk modifications along Saxon Rd had all been approved by Tom Meszler, Village Public Services Director. If the county requires the trees along Southfield Road, the intention is for canopy trees and a full screen of arborvitae along the existing wall.

Windsor clarified that the intention was to store the dumpster behind the building, and wheel it out for pick up. There will be a side door for discretionary exits with a step down.

Drummond suggested they evaluate the fire safety rules related to dumpster storage. Westerlund and Ostrowski requested that the new site plan include a planting table and more details related to sidewalks, tree locations, and gutters.

The Commission agreed that a roof cornice was not necessary, suggested the front space on each side of the driveway be made into hedgerows upon elimination of parking spaces, and would like a revised plan before making a recommendation to Council.

Motion by Drummond, second by Westerlund, that recommendation be postponed to allow the applicant to submit a revised site plan that includes exterior lights, elevations matching in all plans, site plan and landscape plan match, dumpster location clarified with screen wall, the width of the east most parking spots verified as compliant or revised as hedgerow, all plant sizes and quantities noted, and a separate application for signage.

Roll Call Vote:

Motion passed (7-0)

REVIEW AND CONSIDER APPROVAL OF FAÇADE IMPROVEMENTS AT 15616 THIRTEEN MILE ROAD, KFC

Borden submitted his review of the floor plan and building elevations as submitted by KFC for façade alterations and internal remodeling for the existing restaurant at 15616 W. 13 Mile Road.

The request entails removal of the striped awnings around the building, removal of the pyramid feature atop the building, removal of the front-center window, the addition of new red awnings and red and white painting around the building. Drive-in/through restaurants are allowed in the B District with special land use approval. For the purposes of the Zoning Ordinance, the proposal entails only alterations to the building façade, so there is no change in use or operation of the site. Furthermore, since the request is only for exterior façade alterations, a full site plan review is not required and Planning Commission has the final review and approval authority. He outlined his review as follows:

The applicant must present color samples to the Commission for their consideration. The red/white color scheme, including the striping, is contrary to the intent and purpose of the Village's design regulations. It is suggested the applicant retain the center window on the front façade, if possible. Any action on the proposed façade alterations should clearly indicate that the signage depicted is not included in the review/decision.

Derrick Haselhuhn, KFC, explained that the franchise is being rebranded for an updated look. The front design calls for a 59 sq.ft. stencil on aluminum that slides into place in front of the existing window and it would not be internally lit. The building footprint would remain as is, and the red and blue light bars along the top of the building would be removed.

Grinnan expressed that in her opinion, the painting of the stripes on the building would turn the building into a sign and that would be unacceptable.

Ruprich and Westerlund agreed they would like to see a resubmission with a less intrusive design; perhaps a single color and more cohesive look.

Motion by Westerlund, second by Grinnan, that the discussion be postponed to give the applicant the opportunity to submit a revised plan that includes an alternate décor scheme, all changes and removals shown on plan, and photos of other buildings where the rebranding has been completed.

Roll Call Vote:

Motion passed (7-0)

REVIEW AND CONSIDER APPROVAL OF NEW SIGNAGE AT 15616 THIRTEEN MILE ROAD, KFC

Borden submitted his review of the application requesting new wall signs for the Kentucky Fried Chicken restaurant at 15616 W. 13 Mile Road. The proposal has been reviewed for compliance with the requirements of the Village Zoning Ordinance. If the application is approved by the Commission, the applicant must obtain a permit prior to installation.

Borden outlined his review as related to compliance with Sections 22.32.095 and 22.32.110, which provide regulations for wall signs. Wall sign is permitted to be 30 SF maximum, they are requesting 59.4 SF (front); 15.8 or 28 SF (side); 22.5 or 46.5 or 70 SF (side). This exceeds maximum area, applicant must identify exact sign(s) proposed, as opposed to providing various options. The height requirement is 8' above grade (min.). This information was not provided in the application, applicant must demonstrate compliance.

The Commission concurred the sign application needs to accurately reflect only the proposed signage and must include the reface to the pylon sign.

Motion by Drummond, second by Copeland, that discussion be postponed to give the applicant the opportunity to submit a revised application that includes bringing the front wall sign into existing front sign square footage, only one sign on the building exterior, and a request for the ground sign, and a clear explanation of the sign front swap out.

Roll Call Vote:

Motion passed (7-0)

SUBCOMMITTEE UPDATES

At the Village of Beverly Hills Council meeting held February 20, 2018, the Council voted on directives for the Planning Commission to establish subcommittees on several topics and report back to the Council at designated future meeting dates on their findings.

A. Lot coverage

Westerlund presented the Commission with a draft of the proposed single-family building coverages. The goal of the subcommittee was to avoid creating non-conformity on existing residential properties. They also opted to include an addendum to help with issues of small building maximums. In cases of non-conforming lot area there could be a percentage expansion alternative.

The subcommittee intends to use aerial imagery to review building coverage of lots in various Zone Districts to determine if the proposed percentages comport with existing conditions.

The following residents spoke regarding lot coverage, density, and drainage:

Kay Michael, Kirkshire

Cynthia Nagle, Kirkshire

Pamela Tennant, Kirkshire

Tracey Breen, Riverside

B. Zoning compliance permits

Borowski and Ruprich met with Administration and drafted their report to submit to Council. This report was provided to the Commission. Overall the Commission supported the draft, and the subcommittee will present at the July 17th Council meeting. One of the changes includes requirements related to the placement of units in the side yard, eliminating the need for permission from the neighbor.

Copeland believes the current policies are acceptable and do not need any changes to regulation.

PUBLIC COMMENTS

Racheal Hrydziuszko, Evergreen stated that to the best of her knowledge most generators are put in side yards.

LIAISON COMMENTS

None.

ADMINISTRATION COMMENTS

Saur reported that Council approved the BP site plan at their June 5th meeting and the updated Fence Ordinance at their June 19th meeting.

COMMISSIONERS COMMENTS

Drummond outlined the three major changes to the fence ordinance which included:

B. Requirements in Single Family Residential Districts: 2. Fences: a. Approval Standards: bullet point 2: The subject site is adjacent to a non-single family residential land use or Zone District *or a cluster development*.

B. Requirements in Single Family Residential Districts: 2. Fences: a. Approval Standards: bullet point 4: ...a licensed landscape architect or *certified* arborist.

C. Amortization of Noncompliant Fences.1. ...shall be removed or brought into compliance with ordinance requirements by the *1st day of January 2019*.

Westerlund thanked the Commission for working together.

Ostrowski thanked the subcommittees for all of their hard work.

Motion by Borowski, second by Ruprich, to adjourn the meeting at 10:36 p.m.

Motion passed.

George Ostrowski
Planning Commission
Chairperson

Ellen E. Marshall
Village Clerk

Elizabeth M. Lyons
Recording Secretary

THESE MINUTES ARE NOT OFFICIAL. THEY HAVE NOT BEEN APPROVED BY THE PLANNING COMMISSION.

Present: Chairperson Tillman; Vice-Chairperson Raeder; Members: Crawford, Donnelly, Gatowski, Maxwell, and Mitchell; Alternate: Gennari

Absent: Members: Crossen and Lepidi; Alternate: Jawad

Also Present: Planning and Zoning Administrator, Saur
Council Liaison, Rock Abboud

Zoning Board Chairperson Tillman called the regular Zoning Board of Appeals meeting to order at 7:30 p.m. in the Village of Beverly Hills municipal building at 18500 W. Thirteen Mile Road.

ELECTION OF OFFICERS

Tillman opened the floor for nominations for Chairperson and Vice-Chairperson of the Zoning Board of Appeals.

Maxwell nominated Raeder as the Zoning Board of Appeals Chairperson. There were no further nominations. Raeder was elected chairperson by acclamation.

Tillman nominated Maxwell as the Vice-Chairperson of the Zoning Board of Appeals. There were no further nominations. Maxwell was elected vice-chairperson by acclamation.

REVIEW AND CONSIDER APPROVAL OF MINUTES OF A REGULAR ZONING BOARD MEETING HELD JUNE 11, 2018

Motion by Crawford, second by Gennari, that the minutes of a regular Zoning Board of Appeals meeting held June 11, 2018 be approved as submitted.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

Tillman explained the responsibilities of the Zoning Board of Appeals and outlined the statutory requirements for demonstrating a practical difficulty for a petitioner to be granted a dimensional variance.

CASE NO. 1346 (re-hearing)

Petitioner: John Carroll, Araneae Inc, 28785 Haas Rd, Wixom 48393

Property: 31005 Greenfield Rd, Valvoline

Village Ordinance: 22.32.110 Permanent Business Sign Standard Wall signs shall not exceed 30 square feet. Businesses with two street frontages are allowed two identical principal wall signs.

Deviation Requested: To install three, non-identical wall signs that will be 106.5 square feet, 48 square feet, and 54.75 square feet.

Saur explained that petitioner John Carroll is seeking a variance from requirements of Section 22.32.110 to install three new wall signs that exceed the allowable square footage per sign and the number of wall signs permitted.

The property is zoned B, Business. Village Ordinance, Chapter 22, Section 22.32.110 Permanent Business Sign Standards limits wall signs to 30 square feet. The petitioner seeks to remove three existing nonconforming wall signs and install new wall signs in same locations. The last permit record for permanent signage at this property is 1987, at which time the signs were in compliance with the ordinance standards. Per the original submittal, the two existing front (Greenfield Rd) wall signs are 106.5 square feet and 48 square feet. The existing side (13 Mile Rd) wall sign is 32 square feet and internally illuminated.

At the meeting held June 11, 2018 the Zoning Board of Appeals members had questions regarding the definition of a sign and how to measure the sign area. Below is the text from Chapter 22, Section 32 Signs which is the basis for considering all three structures as signs as well as the computation of the sign area.

22.32.020. Definitions, Sign: Any object, device, logo, display or structure, or part thereof, which is intended to advertise, identify, display, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means. Signs shall include banners, bulbs or other lighting devices, streamers, pennants, balloons, propellers, flags and any similar device of any type or kind whether bearing lettering or not.

22.32.030. Measurement of Sign Area, 1. Single-Face Sign total area shall be computed as the number of square feet within lines drawn at the outer perimeter forming any single and/or combination of geometric shapes, such as a square, rectangle, triangle or circle encompassing the extreme limits of an individual letter(s), word(s), message(s), representation, emblem or any similar figure, including open space(s), together with any frame or other material forming an integral part of the display used to differentiate such sign from the background against which it is placed.

The petitioner has submitted a revised signage proposal for consideration. The two proposed signs on the front of the building (Greenfield) would be 89.5 square feet and 40.8 square feet, and appear to be in compliance with the illumination standards. The proposed sign on the side of the building (13 Mile) has been reduced to 30.5 square feet and appears to be in compliance with the illumination standards.

The proposed total wall sign square footage permitted on this site is 60 square feet (30 square feet per sign) and the petitioner is requesting total wall sign square footage of 160.8 square feet. Additionally, the site also has an existing nonconforming 64 square foot pole sign which will remain. The petitioner is permitted two, identical wall signs because the business has two street frontages. The proposed wall signs are not identical and the petitioner is requesting three total wall signs.

Per Section 22.32.010 Purpose and Intent, part of the stated intent of the Village's sign ordinance

is to discourage visual competition among businesses. Administration reviewed abutting businesses existing wall signs. The business to the west has a compliant 29.5 square foot ground sign and no wall signage. The business to the north has existing nonconforming signage which exceeds total allowable square footage at approximately 130 square feet of cumulative signage including the wall and pole sign. The businesses further north have wall signage that does not exceed 30 square feet per sign.

Section 22.32.120 Nonconforming Signs, paragraph (4) Intent states that “it is the intent of this Section to encourage eventual elimination of signs that may, as a result of the adoption of this Section, become nonconforming over a period of time.” The applicant has the right to retain the existing nonconforming sign, but removal and installation of a new sign could be viewed as contrary to the intent of the Village sign regulations.

Procedurally, if granted a variance, the sign permit application would still require approval by the Planning Commission.

Alicia Deneau, from Fairmont Sign Company, was present to represent the applicant. She explained the original submission has been scaled down reducing overall height and square footage, however the length could not be reduced due to the design of the sign and the building face. The signs do meet the internal illumination requirement of 30%.

Through discussion, the Board suggested the replacement of the non-compliant pole sign with a monument sign. Deneau opted to modify the proposed request, removing the 40.8 square foot sign from the left of the of the east facing sign, potentially replacing it with an awning; retaining the proposed backlit 30.5 square foot sign on the north facing side of the building; and retaining the proposed 30% internally illuminated 89.5 square foot sign located on the east facing side of the building. She also proposed removing the pole sign and replacing it with a conforming monument sign.

Motion by Tillman, second by Donnelly, that the Zoning Board of Appeals grants a variance from the requirements of Section 22.32.110 to allow the petitioner to install two, non-identical wall signs that would be 89.5 square feet and 30.5 square feet, and conform with illumination standards conditional upon the removal of the existing pole sign and replacement with a conforming monument sign due to practical difficulties of the location of the building, the existing façade architecture, and type of use.

Roll Call Vote:
Motion passed (8-0).

CASE NO. 1347

Petitioner: Ian and Anne Perry

Property: 16239 Marguerite

Village Ordinance: 22.24.010 (a) Front Open Space Residential Zone District R-2B requires

front open space to be not less than the average front open space of existing homes within 200 feet on the same side of the street.

Deviation Requested: To build a second story addition and attached garage to the existing home that will be 25 feet from the front lot line where the average front open space is 38 feet

Petitioners Ian and Anne Perry have formally withdrawn their petition for a variance.

CASE NO. 1348

Petitioner: Jamie Rzewnicki

Property: 31505 Kennoway Ct

Village Ordinance: 22.24.010 (a) Front Open Space Residential Zone District R-A requires front open space to be not less than the average front open space of existing homes within 200 feet on the same side of the street.

Deviation Requested: To attach an existing detached garage and to build a two-story garage addition that will be 59.5 feet from the front lot line where the average front open space is 102.8 feet.

Saur explained that petitioner Jamie Rzewnicki is seeking a variance from requirements of Chapter 22, Section 22.24.010 (a) to attach and expand the existing detached garage, including the addition of a second story.

The property is zoned R-A, Single Family Residential. Village Ordinance, Chapter 22, Section 22.24.010 (a) Front Open Space requires front open space to be not less than the average front open space of existing homes within 200 feet on the same side of the street. The petitioners are seeking to modify the existing detached garage which is nonconforming in the current location. The proposal is to attach the garage to the house, expand the garage footprint and add a second story. The building will be 59.5 feet from the front lot line where the average front open space is calculated at 102.8 feet.

The existing house and garage were originally constructed in 1922 and the surrounding area was one large parcel. Over time, the land was developed and additional houses were constructed around the property and existing buildings. The existing garage is nonconforming as detached buildings are not permitted in the front open space. By attaching the garage the petitioner will be eliminating that nonconformity.

The petitioner is proposing to enclose the area where there is an existing open breezeway and create a mudroom, thereby making the garage attached which requires conformance with the setback requirements of the principal building. The existing garage is 82 feet from the closest point, additionally the front property line curves in due to a platted cul-de-sac at the end of the roadway that was never constructed. In addition to the expansion of the garage footprint, the petitioner is proposing to add a second story which is permitted on an attached accessory building;

however, dwelling is prohibited in all accessory buildings therefore the space cannot be finished. The existing home is in conformance with the ordinance requirements for front open space. The range of front setbacks within the 200 foot averaging area is 46 feet to 165 feet.

Section 22.08.100 (i) requires that accessory buildings be designed so that no exterior wall is greater than two-times the length of another exterior wall unless the Planning Commission grants approval upon finding no adverse impact to surrounding neighborhood. The proposed addition will result in a garage that is 48ft 4in long and 23ft 1in wide. Procedurally, the petitioner will be required to receive Planning Commission approval for the design of the garage before permits can be issued if a variance is granted. The proposed modifications otherwise meet Zoning Ordinance requirements. The Board was presented with a copy of the petition form, site plan, floor plans, and elevations.

Rzewnicki explained that the existing garage does not match the aesthetic of the house and surrounding neighborhood. The size does not allow for practical use of the space. Their home has 5 bedrooms and they frequently have 3 or more vehicles at their home. The current garage roof is damaged and needs full replacement, at that time they would frame out two additional stalls onto the existing garage. A second story addition to the home was considered, but with the necessary work to maintain the roofline of the current home that was cost prohibitive. Despite the overall property size, a large portion is located within the floodplain which limits the building envelope. And they are limited by the location and orientation of the existing house and garage.

Kathleen and Jim Berwick, Kennoway Ct., expressed concern related to the garage encroaching on their property. They were reassured that the garage would be fully within the petitioner's property.

A letter in support of the variance was submitted by Catherine Hanson, Kennoway Ct. A letter in opposition of the variance was submitted by an anonymous adjacent neighbor.

Motion by Raeder, second by Crawford, that the Zoning Board of Appeals grants a variance from the requirements of Section 22.24.010 (a) to allow the petitioners to attach and expand an existing garage including an unoccupied second story addition that will be no closer than 59.5 feet from front lot line contingent on approval by the Planning Commission for the design per Section 22.08.100 (i) due to practical difficulties of a their regular lot shape and location within the floodplain..

Roll Call Vote:
Motion passed (8-0).

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Abboud thanked the Board for their service and Tillman for her leadership. He congratulated Raeder and Maxwell on their new positions.

ADMINISTRATION COMMENTS

Saur announced Crawford had become a full Board member, and a new alternative member, Ahmad Jawad has been selected. She thanked Verdi-Hus for her years of service to the Village. She reported the Fence Ordinance was passed at the June 19, 2018 Village Council meeting and goes into effect July 17, 2018.

ZONING BOARD COMMENTS

Tillman was thanked by the Board for her time and service as the Chairperson. Raeder was thanked for his time as Vice-Chairperson.

Motion by Crawford, second by Maxwell, to adjourn the meeting at 8:40 pm.

Motion passed.

Michele Tillman
Chairperson

Ellen E. Marshall
Village Clerk

Elizabeth Lyons
Recording Secretary

THESE MINUTES ARE NOT OFFICIAL. THEY HAVE NOT BEEN APPROVED BY THE ZONING BOARD OF APPEALS.

Monthly Messenger from Commissioner Bill Dwyer
*Serving the Cities of Farmington, Farmington Hills, the
Township of Southfield, and the Villages of Beverly Hills,
Bingham Farms, Franklin*



Community:

The Oakland County Board of Commissioners has launched its new Live Healthy Oakland Discount Programs, which provides residents with an opportunity to take advantage of significant discounts on prescription, dental and health services. Live Healthy Oakland is open to all Oakland County residents and is provided through an agreement with the National Association of Counties (NACo). Residents can save an average of 24% off the retail price of prescription medication and between 15%-50% on the cost of dental and health check-ups, including cleanings, fillings, vision services, hearing aids, diabetes supplies and more. The prescription discount card is available at no cost. The dental and health discount cards are available for a low annual or monthly fee.

The launch of the Live Healthy Oakland discount program is the result of an ongoing partnership between the Board and the Oakland County Health Division to explore opportunities to help residents with the rising cost of healthcare services.

Prescription Discount Card

This is a free program that includes discounts on prescription medications at over 368 pharmacies in Oakland County and 68,000 pharmacies nationwide. Participants can save an average of 24% off the retail price of prescription medications and there are no limits on how many times the card can be used. For more information or to sign up, please call 877-321-2652.

Dental Discount Card

This program provides discounted rates on dental procedures and services with a provider network of 110,000 dentists and specialists nationwide. Fees are \$6.95/month for individuals and \$8.95/month for families OR \$69.00/year for individuals and \$79.00/year for families. There are no deductibles and no benefit maximums. For more information or to register, please call 877-573-2395.

Health Discount Card

This program provides discounted rates on health services, supplies and procedures with a network of thousands of providers nationwide. Fees are \$6.95/month for individuals and \$8.95/month for families OR \$69.00/year for individuals and \$79.00/year for families. There are no deductibles and no benefit maximums. For more information or to register, please call 877-573-2395.

Residents can learn more and sign up for the program at www.oakgov.com/livehealthyoakland. There are no limits placed on use, no forms to fill out, no waiting periods, no age or income requirements and no medical condition restrictions. All major chain pharmacies participate, including: Rite-Aid, Walgreens, CVS, Wal-Mart and Target, as well as most major grocery store chains and independent pharmacies. The Live Healthy Oakland discount program is not health insurance.