

# Local DDA is under consideration

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side to the city manager and city liaison to the city manager, supports the DDA concept.

"A DDA provides the type of organization allowing the city to insure the health and character of downtown," he said.

A 1975 state act allows a city to establish a DDA with autonomous decision-making powers.

The intent of a DDA is to prevent physical deterioration, promote eco-

nomic growth, increase property values, bolster the commercial tax base and strengthen ties between merchants in the central business district.

The idea behind DDAs is for public improvements to stimulate private investment. A DDA also is meant to inspire merchants to spruce up shop entryways, emphasizing original architecture.

PROPOSERS SAY A DDA would be a useful coordinating and planning team that could initiate the ground-work for revitalization — improvements, rehabilitation, preservation and

beautification. Proponents also see the development district's retail work force as a catalyst for revitalization.

To establish a DDA, Farmington City Council must pass a resolution favoring the DDA, hold a public hearing, adopt an ordinance creating the DDA and designate a development district. A development plan also would have to be adopted.

A DDA would have a continuing responsibility to the city. It holds powers, similar to a corporation, to buy, sell and lease property and to engage in economic activity. Its purposes must be of a public nature.

A DDA consists of a governing board of eight to 12 city-appointed members serving staggered terms. A majority of members would have an interest in property located in the central business district.

All DDA expenditures would be subject to city council approval. An annual budget would be approved by the city council.

AFTER CREATING a downtown development plan, also subject to council approval, a DDA could levy up to two mills on all taxable property in the downtown development district.

The revenue could be funneled only into planning and consulting fees, engineering studies and other preliminary work. It could not be used for actual construction, remodeling or physical development.

Another DDA option utilizes tax-increment financing for a designated, city-approved project area. Under this plan, general obligation bonds, pledging the city's full faith and credit, are issued.

Tax-increment revenues are based on the concept of "captured assessed value." This simply means capturing the increase in the development district's assessed value from the base year — the year the development plan was adopted.

Revenue is generated by applying the general property tax rates of the city and other consenting taxing units in the development area to the captured assessed value. The tax increment plan is based on the belief that property values will rise with revitalization, and increased revenues each year can be channeled into further downtown development.

A DDA could also capture assessed-value taxes in the project area or to help retire the tax-increment bonds.

DDAs also could issue revenue bonds, which carry the city's full faith and credit, to fund any additional public improvement, such as recreational

facilities or parking lots. Such improvements would have to generate enough revenue to meet operational costs and retire the bonds.

Other possible DDA funding sources include private capital, federal grants and the city's general fund.

The underlying desire is that development fostered by a DDA eventually would benefit east affected governmental unit as they move onto the property tax rolls.

Greg Hohler, owner of the Civic Theatre and member of the steering committee, believes the city is capable of progressing quickly.

"We are the only viable downtown in the area. We're playing second banana to other communities and we don't want to," he said.

HOHLER PRESIDED at the Wednesday steering committee meeting. On planning, he defers to professionals Nicholas and Waczyn, who will present plans at November and January meetings to the full DFDC.

Downtown progress made through these plans will encourage individual projects throughout the area, he believes. A loan subsidy program through the city of Farmington will be available for the first time this year to en-

courage these projects. (see related story).

The DFDC is not seeking a policy of physical growth, but one of creating a quality, small-town environment. A DDA would be a tool for accomplishing this, Schultz said.

Steering committee members have traveled individually to cities having DDAs and those involved with downtown renovations, although the group has not visited any together.

The DFDC is directing efforts into four areas, establishing task forces in beautification, communications, consumer issues and service-related issues. Members will review how other cities have tackled similar problems, Schultz said.

Consultant Nicholas will be at the next DFDC meeting — at 7 p.m., Wednesday, Nov. 13, in the Farmington Municipal Building, 23600 Liberty — to propose marketing plans for review and discussion by the steering committee.

The steering committee will meet again in late November and decide whether to propose or table the DDA possibility, according to Schultz. A DFDC meeting is also scheduled for mid-January, where a full downtown plan will be discussed.

## Focus is on grant money

By Casey Hans  
Staff writer

The Downtown Farmington Development Committee's 13-member steering committee will review plans and recommend uses for 1985 Community Assistance Program (CAP) dollars.

That's the word from Robert Schultz, assistant to City Manager Robert Deadman.

The decision, which came during Wednesday's steering committee meeting, was discussed in conjunction with possible formation of a Downtown De-

velopment Authority (DDA).

The city-appointed development committee begins its study of downtown Farmington improvement options last spring.

Farmington CAP money subsidizes loans for exterior improvements to existing commercial buildings in the central business district. Of \$350,000 available, Farmington received \$11,000 in loan subsidy dollars.

Loans will be financed locally on approval through Manufacturers National Bank. These dollars will support \$60,000 in business loans, lowering the

effective interest rate to 7.5 percent, Schultz said.

IN 1985, Farmington did not have a committee or a DDA to coordinate programs — and thus was given a small amount, Schultz said. He hopes more will be allocated next year.

The CAP loan subsidy program, in its first year, is funded through the Oakland County Department of Community Development. That department administers the program with money allotted from the Community Development Block Grant Program through the U.S. Department of Housing and Urban Development.

To use CAP money, Farmington must contract with the Department of Community Development by Dec. 31 and conform to project guidelines. Schultz expects the contract to be signed and the money allocated in January.

CAP allocations coincide with a downtown master plan, to be presented in January to the development committee. Specific marketing information will be presented to the committee at its next meeting — 7 p.m. Wednesday, Nov. 13, at Farmington City Hall, 23600 Liberty.

## Newsletter unveiled

Special lighting, storefront improvements, pedestrian interlink and joint merchant promotions are several ideas being discussed by the Downtown Farmington Development Committee (DFDC).

Information on these ideas and others was sent last week in a newsletter to 200 interested parties in the central business district. The first issue was developed by Jodi Soronen, committee member and chairwoman of the communication task force, and mailed by the city of Farmington.

Newsletters will be sent on a regular basis as downtown information develops. The one-page communicator is to inform and to help downtown merchants work together on these issues, Soronen said.

Four task forces from the committee are active in communications, beautification, consumer issues and downtown service issues. Areas of concern to each task force were detailed in the first newsletter.

Soronen is also executive director of the Farmington/Farmington Hills Chamber of Commerce.

## Car check places set

Michigan's auto exhaust testing program begins Jan. 1. At that time, most motorists in Oakland, Macomb and Wayne counties will be required to have their vehicles tested in order to buy license plates or tabs.

As motorists begin receiving their 1986 license applications through the mail (starting Nov. 15 for people registering in January), there may be questions about which such tests can be obtained.

Farmington-area facilities that already have testing equipment in operation include: King's Garage, 31690 Grand River; Bill Cook Porsche Audi, 37901 Grand River; Bill Cook Buick, 27911 Grand River; and Schultz Standard Service, 29435 Orchard Lake.



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### CHIROPRACTIC FOR YOUR HEALTH

Dr. Michele Benestad  
Chiropractor

### B-A-C-K-A-C-H-E

spells trouble...because backache, no matter how intrusive or seemingly insignificant or fleeting, is cause for serious consideration. If backache is frequent or of long duration, it is a cause for deep concern and immediate action. In every instance, backache means trouble.

The degree of pain in the back may be anywhere between annoying and excruciating. The person with a continuing pain lives in fear of a tumor or other disease may be gnawing at his vitals. He wants to find out what causes the pain and he wants to be rid of it. The person with backache should keep in mind that although severe back pain is extremely alarming, sometimes it is the easiest to correct.

There may be misalignment of vertebrae in the spine causing pressure on nerves, yet the patient experiences no pain in the back, buttocks, a variety of sensations may be felt in other parts of the body. These include tingling, numbness, hot spots, cold spots, crawling sensations, electric shock sensations, ringing, burning and others. A chiropractor can examine the spine and nerves and trace these sensations to the misaligned vertebrae before more serious trouble develops.

Here are nine official symptoms involving back pain or strange sensations which are usually the forerunners of more serious conditions. Any one of these usually spells back trouble: Paresthesia, Headache, Painful joints, Numbness in the arms or hands, Loss of sleep, Stiffness in the neck, Pain between the shoulders, Stiffness or pain in the lower back, Numbness or pain in the legs.

These nine indicate that your body is being robbed of normal nerve function. Until this function is restored, you will to some degree be handicapped. The longer you wait to seek help, the worse the condition will become. Don't wait! Should you experience any of these danger signals...see your doctor of chiropractic or a chiropractor.

We have seen that the underlying cause of back pain is an imbalance of the body framework of the body, particularly the spinal column, which produces subluxations of one or more vertebrae of the spine. These subluxations cause the affected spinal nerves to press on, pinch and impair nerve function. This impairment alters the normal nerve impulses to and from the body and by the nerve, without normal nerve function, good health is an impossibility.

The doctor of chiropractic studies the whole human being, using x-ray photographs of the spine, spinal examinations, and special chiropractic spine and nerve tests before deciding what must be done. His object is to adjust the spine so that the body will have the nerve supply to heal itself.

Since your chiropractor uses no drugs or surgical methods, when the pain is gone you know that the cause of the pain is gone.

The chiropractor is the doctor best trained to determine precisely which vertebrae are involved in the impairment of nerves...but more important, the chiropractor is the doctor most experienced in correcting spinal subluxations. Try Chiropractic For Your Backache.

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## Re-elect BEN MARKS to the Farmington Hills Council

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"I have known Ben for 17 years and worked with him on the Chapter Commission and Building Authority. His exceptional leadership qualities were invaluable to us then and they are needed now. I strongly support Ben Mark's re-election to the Farmington Hills Council." Floyd Cairns, 70 year resident, 26 years Township and City clerk.

"Ben Marks has been my friend and ally for 18 years. We worked together for the Community on the Farmington Council of Homeowners, the Future Farmington Association, and on the Charter Commission. As the first Mayor of the Hills and present Chairman of the Economic Development Commission I can think of no better person to continue serving on the Council than Ben Marks." Robert McConnell, former Oakland Commissioner, Past Township Supervisor.

DOLAN, Mayor, 12 years on Council  
JOE ALKATEER, Mayor Pro Tem  
BETTY NICOLAY, President Farmington Families in Action  
NANCY BATES, First Chairperson of the Commission on Aging  
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