

# Area designers, chefs, musicians help prepare 'Festival of Trees'

Festival of Trees, the annual benefit for Children's Hospital of Michigan, opens Nov. 27 and continues through Dec. 2 in Cobo Hall's River-view Ballroom. The event offers a fantasyland of 100 professionally decorated holiday trees, gingerbread Village, an aisle of wreaths, a gift shop and entertainment by school and community groups, clowns and costumed characters.

Floral designers, chefs and musicians from Farmington and Farmington Hills have donated time and talents to the benefit. Country Flowers & Gifts, in Farmington, has decorated a tree for the fantasyland, the focal point of the event, which is eligible for one of 10 Design Awards.

Among the garden clubs that designed and donated the wreaths to support the fundraiser are Farmington Garden Club and Hill and Dale Garden Club.

Among the houses in Gingerbread Village is one that will come from Chef Joe Bender and his students on Orchard Ridge Campus, Oakland Community College.

Culinary students Sandra Baker, Pam Parys, Nancy Tilley and Vickie Delibressi used chocolate, marzipan, royal icing, sugar and nougat for their house that will stand in the village, complete with streets, sidewalks, curbs and lights.

The 27 buildings in the village will be for sale.

STEP SISTERS and Starmakers dance studios, both of Farmington Hills, will join for a performance at 3 p.m. Saturday, Nov. 29, in the Festival of Trees entertainment calendar.

Farmington High School musicians furnish the entertainment at 11 a.m. Monday, Dec. 1.

Each child visitor will have the opportunity to make a holiday ornament during the visit to Santaland. Photos with Santa are free this year, courtesy of Arbor Drugs. Eaton Nursery furnished the Santaland decor.

Show hours are 11 a.m. to 4 p.m. Thursday, 10 a.m. to 9 p.m. Friday and Saturday; noon to 9 p.m. Sunday and 10:30 a.m. to 5 p.m. Monday; from 10 a.m. to 8 p.m. Tuesday. Handicapped people are invited to a special event for them 9:30-10:30 a.m. Monday, Dec. 1.

## Smith-Connelly



Mr. and Mrs. Thomas L. Smith announce the engagement of their daughter Mary Madeloo to Mark Kevin Connelly of Concord, Calif.

The bride-to-be is a graduate of North Farmington High School and Western Michigan University.

A December wedding is planned in the bride's parents' home in Dillsboro, N.C.

**OPEN THANKSGIVING DAY** from 1:00 pm

**WHOLE ROAST TURKEY Carved and served at your table for parties of 6 or more**

Complete Turkey Dinner includes all the trimmings. Soup of the day, Turkey, Mashed Potatoes, Gravy, Dressing, Cranberry Sauce, Vegetables, Beverages, Coffee, Tea or Milk and Pumpkin Pie for dessert.

**\$7.95** per person. Take home what you don't eat. Seatings at 1, 3, 5 and 7 p.m.

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**ENROLL TODAY FOR 1987 DAY CAMP AT 1986 PRICES**

Offer good for all enrollments received on or before January 1, 1987.

**TWO 5-WEEK SESSIONS**

- June 15 through July 17
- July 20 through August 21

2, 3, 4 and 5 days per week for children 2½ thru 9 years of age

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4230 MIDDLEBELT West Bloomfield, ¼ mile South of Long Lake Rd.

**Plymouth Hilton Inn**

**Thanksgiving Buffet**

Enjoy the holiday! Make Reservations for our Thanksgiving Dinner Buffet in our Plymouth Ballroom

Reservations Requested 11 am - 3 pm 459-4500

Harpist Arian J. Sunnaborg

Entrees: Roast Turkey with Cornbread Stuffing and Glazed Gravy, Baked Virginia Ham with Orange Glaze, Carved Steamship Round of Beef with Natural Gravy.

• Our complete chef's assortment of homemade salads.

• Special selection of fresh harvest vegetables.

Desserts: Complete dessert sweet table with select pies and cakes, puddings and custards.

Price: \$12.95 adults; \$7.95 children 5 to 12 years of age. Free to children 4 and under

14707 Northville Rd., Plymouth, Michigan 459-4500

**CITY OF FARMINGTON COUNCIL PROCEEDINGS (Summary)**

A regular meeting of the Farmington City Council was called to order by Mayor Hartsock at 8:00 p.m. on November 17, 1986, in Council Chambers, 23600 Liberty Street, Farmington, Michigan.

PRESENT: Campbell, Hartsock, Richardson, Tupper, Yoder.

OTHERS PRESENT: City Manager Dearmon, Director Lauffohr, Assistant Director Gushman, Building Inspector Harrison, City Attorney Kelly, City Clerk Bushey.

Minutes of the previous meeting were approved as written.

Council held a Public Hearing on the Community Development Block Grant Program for 1987-88, and instructed the City Manager to submit an application to the Oakland County Community Development Division for participation in the 1987-88 program.

Council held a Public Hearing on the dangerous structure at 33300 Thomas Street and postponed a decision relative to the building for thirty days, further prohibiting the proprietor from conducting any manufacturing or warehousing activities in the original portion of the building during this period.

Council held a Public Hearing on the vacation of Longwood Street. No objections were heard and the vacation was approved.

Minutes of other boards were received and/or filed.

Council granted permission for Snappy Tomato Pizza to use a cold air balloon atop their building at Grand River west of Gill Road for a three-week period during their Grand Opening.

Council took no action relative to the request of Maple Village Pharmacy for a "Resort" SDD license.

Council granted permission that parking be allowed on the east side of Gill Road for thirty days during improvements to the Oak Hill Nursing Home parking lot. Council introduced Ordinance No. C-540-86 which would amend Traffic Control Orders relative to Gill Road and Arundel Street parking.

Council authorized the purchase of three patrol vehicles and two administrative vehicles in the amount of \$53,905.51.

Council waived the bid process and awarded the tree trimming contract to K. J. Tree Service in the amount of \$5,300.00.

Council was asked to consider including the Farmington Community Library on the proposed new sign to be installed in front of the Municipal Building.

Council appointed William Bliss to another three-year term on the Board of Review.

Council received the financial reports for the 47th District Court and the General Fund for the two months ended August 31, 1986.

Council received the Department of Public Safety Quarterly Report for July through September, 1986.

The following ordinance was adopted:

**ORDINANCE NO. C-539-86**

**AN ORDINANCE TO ADOPT AND APPROVE A DEVELOPMENT PLAN AND A TAX INCREMENT FINANCING PLAN FOR FARMINGTON DOWNTOWN DEVELOPMENT AREA NO. 1 PURSUANT TO THE PROVISIONS OF ACT 197, PUBLIC ACTS OF MICHIGAN OF 1975, AND TO PROVIDE FOR ALL MATTERS RELATING THERE TO**

**THE CITY OF FARMINGTON ORDAINS:**

Section 1. Definitions. The terms used in this ordinance shall have the following meaning unless the context clearly requires otherwise:

"Base Year Assessment Roll" means the base year assessment roll prepared by the City assessor in accordance with Section 4 of this ordinance.

"Captured Assessed Value" means the amount in any one year by which the current assessed value as finally equalized of all taxable property in the Development Area exceeds the Initial Assessed Value.

"City" shall mean the City of Farmington.

"County" means the County of Oakland, Michigan.

"Development Area" shall mean the area boundaries of the Downtown Development Authority.

The subject Authority is located in the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼ of Sec. 27 and the SE ¼ of the NE ¼ of the NE ¼ of the SE ¼ of Sec. 28, T1N, R9E, City of Farmington, Oakland County, Michigan.

The subject area being specifically described as:

Lots 1, 2, 3 except the N 116.25 ft. of the E 6 ft. of Lot 3, the S 25 ft. of Lots 4, 5 and 6 and the S 41 ft. of Lot 8 of Ebenezer Stewart's Plat;

All of Assessor's Plat No. 6;

All of Davis Addition except Lots 25, 26 and 27, and that part of Lots 32, 33 and 34 falling within the boundaries of the Farmington Place project;

Lots 12, 13 and 14, Lot 15 except that part occupied by the River Glen Condominiums, and Lots 16, 17 and 18 of Assessor's Plat No. 3;

Lots 3 and 4 of Warner's Grand River Avenue Sub;

All of Assessor's Plat No. 2;

All of Lapham's Addition;

Lots 3, 4, 7, 8 and Lots 39 thru 42 plus ¼ of the vacated alley to the W of Lots 39 thru 42 of Assessor's Hillen Cove Sub;

Lots 1 thru 5, and the E 44.82 ft. of Lots 6 and 9 of Gardnours Webster's Addition No. 2;

All of Fred M. Warner's Addition No. 2;

Lot 28 except the E 55 ft. Lots 29, 31 and 44 thru 52 of Assessor's Plat No. 7;

Plus the property described as Beginning at a point S 0° 33' W 25.4' from the W ¼ corner of Sec. 27;

Th S 89° 24' E 110.55';

Th S 0° 02' W 140.00';

Th S 89° 24' E 300.00';

Th N 0° 02' E 140.00';

Th S 89° 24' E 50.00';

Th S 0° 02' W 140.00';

Th S 89° 24' E 50.00';

Th S 0° 02' W 268.48';

Th West 79.47';

Th N 76° 17' 50" W 143.07';

Th West 104.87';

Th N 0° 33' E 377.00';

to pt. of beginning.

Also including the property described as Beginning at NE corner of Lot 224 of Warner Farm Sub No. 5;

Th N 32° 23' 14" E 159.90 ft.;

Th N 57° 14' W 153.00 ft.;

Th S 31° 31' 14" W 102.92 ft.;

Th N 58° 05' 10" W 100.00 ft.;

Th N 31° 52' 00" E 103.51 ft.;

Th N 57° 18' 00" W 47.75 ft.;

Th S 32° 41' 00" W 103.57 ft.;

Th S 32° 33' 14" W 56.33 ft.;

Th S 57° 42' 10" E 302.75 ft.;

to pt. of beginning.

more fully described in the Development Plan.

"Development Plan" means the "Tax Increment and Development Plan"

Farmington Downtown Development Area Number 1" dated September 8, 1986 as transmitted to the City Council by the Downtown Development Authority for public hearing and confirmed by this ordinance, copies of which are on file in the office of the City Clerk.

"Downtown Development Authority" means the City of Farmington Downtown Development Authority.

"Initial Assessed Value" means the most recently assessed value as finally equalized of all the taxable property within the boundaries of the Development Area at the time of adoption of this ordinance.

"Project Fund" means the Downtown Development Authority Project No. 1 Fund established pursuant to Section 6 of this ordinance.

"Taxing Jurisdiction" shall mean each unit of government levying an ad valorem property tax on property in the Development Area.

Section 2. Approval and Adoption of Development Plan. The Development Plan as amended by the City Council is hereby approved and adopted. The duration of the plan shall be 7 years from the effective date of this ordinance or the date of issuance of the last series of bonds pursuant to the Development Plan, whichever is later, except as it may be extended by subsequent amendment of the plan and this ordinance. A copy of the plan and all amendments thereto shall be maintained on file in the City Clerk's office and cross-indexed to this ordinance.

Section 3. Boundaries of Development Area. The boundaries Development Area No. 1 as set forth in the Development Plan are hereby adopted and confirmed.

Section 4. Preparation of Base Year Assessment Roll. (a) Within 60 days of the effective date of this ordinance, the City assessor shall prepare the Initial Base Year Assessment Roll. The Initial Base Year Assessment Roll shall list each Taxing Jurisdiction in which the Development Area is located, the Initial Assessed Value of the Development Area on the effective date of this ordinance and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the property in the Development Area.

(b) The assessor shall transmit copies of the Initial Base Year Assessment Roll to the City treasurer, County treasurer, Downtown Development Authority and each Taxing Jurisdiction, together with a notice that the assessment roll has been prepared in accordance with this ordinance and the tax increment financing plan contained in the Development Plan approved by this ordinance.

Section 5. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of property in the Development Area, the assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the Initial Base Year Assessment Roll and, in addition, the Captured Assessed Value for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the assessor to the same persons as the Initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with this ordinance and the Development Plan.

Section 6. Establishment of Project Fund; Approval of Depository. The treasurer of the Downtown Development Authority shall establish a separate fund which shall be kept in a depository bank account or accounts in a bank or banks approved by the treasurer of the City, to be designated Downtown Development Authority Project No. 1 Fund. All moneys received by the Downtown Development Authority pursuant to the Development Plan shall be deposited in the Project Fund. All moneys in that fund and earnings thereon shall be used only in accordance with the Development Plan and this ordinance.

Section 7. Payment of Tax Increments to Downtown Development Authority. The City and County treasurer shall, as ad valorem taxes are collected on the property in the Development Area, pay that proportion of the taxes, except for penalties and collection fees, that the Captured Assessed Value bears to the Initial Assessed Value to the treasurer of the Downtown Development Authority for deposit in the Project Fund. The payments shall be made on the date or dates on which the City and the County treasurers are required to remit taxes to each of the taxing jurisdictions.

Section 8. Use of Moneys in the Project Fund. The money credited to the Project Fund and on hand therein from time to time shall annually be used in the following manner and following order of priority:

First, to pay into the debt retirement fund, or funds, for all outstanding series of bonds issued pursuant to the plan an amount equal to the interest and principal coming due (in the case of principal whether by maturity or mandatory redemption) prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.

Second, to establish a reserve account for payment of principal and interest on bonds issued pursuant to this plan to the extent required by any resolution authorizing bonds.

Third, to pay the administrative and operating cost of the Downtown Development Authority and City for the development area, including planning and promotion, to the extent provided in the annual budget of the Downtown Development Authority.

Fourth, to pay, to the extent determined desirable by the Downtown Development Authority and approved by the City, the cost of completing the remaining public improvements as set forth in the development plan to the extent these costs are not financed from other sources.

Fifth, to pay the cost of any additional improvements to the development that are determined necessary by the Downtown Development Authority and approved by the City Council.

Sixth, to reimburse the City for funds advanced to acquire property, clear land, make preliminary plans and improvements necessary for the development of the development area in accordance with this plan.

Section 9. Duration of the Tax Increment Plan. The tax increment plan shall commence upon its approval by the City Council and shall terminate December 31, 1993. The term may be extended by amendment or modification of this ordinance and tax increment plan to incorporate future development activities within part or all of the downtown district.

Section 10. Annual Report. Within 90 days after the end of each fiscal year, the Downtown Development Authority shall submit to the City Council with copies to each Taxing Jurisdiction, a report on the status of the Project Fund. The report shall include the amount and source of revenue in the account, the amount and purpose of expenditures from the account, the Initial Assessed Value of the Development Area, the Captured Assessed Value of the Development Area, the tax increments received and the amount of any surplus from the prior year, and any additional information requested by the City Council or deemed appropriate by the Downtown Development Authority. The secretary of the Downtown Development Authority shall cause a copy of the report to be published once in full in a newspaper of general circulation in the City.

Section 11. Refund of Surplus Tax Increments. Any surplus money in the Project Fund at the end of a year, as shown by the annual report of the Downtown Development Authority, shall be paid by the Downtown Development Authority to the City or County treasurer, as the case may be, and related by them to the appropriate Taxing Jurisdiction.

This ordinance was introduced at a regular meeting of the Farmington City Council on November 3, 1986, was adopted, enacted and was effective immediately upon adoption at the next regular meeting of the City Council on November 17, 1986.

AYES: Campbell, Hartsock, Richardson, Tupper, Yoder.

NAYS: None.

ABSENT: None.

Monthly bills were approved for payment.

Meeting adjourned at 10:05 p.m.

WILLIAM S. HARTSOCK, Mayor  
JOSEPHINE M. BUSHEY, City Clerk

Published November 24, 1986