Downtown Plans to upgrade take shape

By Casey Hans staff writer

staff writer

Formal surveying and planning for Farmington's Downtown Development Authority district will begin soon, following the thiring Tuesday of architectural and engineering Ifrms. They will start immediately on the lirst phase of the five-phase, \$1.4 million downtown project, expected to cost \$500,000.

DDA president Harry Wingerter and City Treasurer Patsy Cantrell were also given authority to negotiate a \$400,000 loan agreement with the city council on behalf of the DDA secording to action by the DDA board.

Board member Larry Lenchner was absent for the votes.

T think we're all in agreement, time is of the essence now," Wingerter said about getting the downtown

will begin immediate work on the Phase I of the project. Wzacny did the preliminary work in designing and proposing the downtown plan. Orchard Hills & McCliment does engineering work for the city. City manager and DDA board member Robert Deadman suggested the DDA hire the artichect on a "percentage of construction" basis, and that the engineering firm be retained by the hour. Finalized contracts for both companies are expected to be approved short basis, and to warner and Formal Road between the contract of warner and Formal Road between the contract of the Road between the Company of the Road between the Road Betwee

was absent for the votes.

"I think were all in agreement, time is of the essence now," Wingerter said about getting the downtown rejuvenation project under way.

The DDA timetable cails for the englineer to give survey results to the architect by Dec. 19, and for project bids to be awarded in February, officials said.

CHRISTOPHER WZACNY and Associates of Birmingham was hired as project architect with a \$50,000 cap and the Livonia engineering lime of Orchard Hiltz & McCliment Inc., hired with a \$15,000 cap. Both

THE CITY loan sought by the DDA is the only money the governing body will have until the first money from the tax increment financing plan becomes available at next July's tax collection, according to Deadman. Figures from the city assessor detailing the base assessed value for the TiFA will not be available until this February, officials said.

said.

The city council has already accepted the loan arrangement in principal, since it was included in the DDA plan that they adopted, Dead-

man added.

DDA board member Robert Heinrich suggested that negotiating DDA representatives bring plans for both fixed and variable rates of interest

representatives bring plans for both fixed and variable rates of interest for the payback to the city to DDA board for consideration.

The city is expected to charge the DDA one half a percentage point over the city's normal earning index passed on pooled fund earnings from municipals, Deadman said.

The DDA board is expected to hold a special meeting to consider the loan arrangement so it can be taken before council as soon as possible.

"The dilbramma is there's only one source of money for us — the city." The dilbramma is there's only one source of money for us — the city. We have no other options at this time." The option of selling bonds is on hold because of pending litigation in other parts of the state,

Indian tales

Storyteller Florence "Dinghy" Sharp (standing), vialted Longacre Elementary School Thanksgiving Week for 45-minute student assemblies of traditional indian stories.

Sharp is also known for her founding of the Farmington Public Schools Bucket Brigade Tutorial Program.

Donate Blood.

Anna San William

LOOKING FOR A GREAT CHRISTMAS GIFT? GIVE A MEMBERSHIP TO

HOTLINE HOLIDAYS

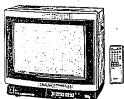
TRAVELQUEST DISCOUNT.

HOYLINE HOLIDAYS acts as a clearinghouse for several Your Operators, Charter Afrikos & Cruise Lines. IF YOU CAN TRAVEL ON SHORT NOTICE (booking 3 days to 6 weeks pilor to departure) you can save anywhere from 15% to 60% of retail rates. You'll sail the same cruise ships, stay in the same holds, and be treated just the same as the full paying passengers.

> Based in Michigan, HOTLINE HOLIDAYS/TRAVELQUEST, offers more sunshine destinations with convenient Detroit departures.

Siend your check, money order or card number in the amount of \$25.00 U.S. for a 1 year membership per household to: HOTLINE HOLIDAYS, 24800 Northwestern Hwy. # 105, Southfield, MI 48075, Or call (313-357-5940)

A REMOTE REASON TO OWN THIS TRINITRON



SONY KV-1370R 13" TRINITRON MONITOR/RECEIVER with REMOTE CONTROL

299⁹⁵

PEERLESS ELECTRONICS

THE SONY CENTER

15039 WEST 8 MILE RD. • DETROIT • (313) 342-0500

HOLIDAY HOURS: MON. - FRI. 10 am - 8 pm • SAT. 10 am - 6 pm

We sell more Sony products, under one roof, than any place in America.

Cove Creek's site plan OK'd

A site plan for the Cove Creek Condominiums was approved Nov, 24 by a unanimous vote of the Farm-ington Hills City Council. The 31-unit project is planned for a 10-acre parcel at the southwest corner of Middlebelt and 13 Mile. The plan was also unanimously recommended for approval by the Hills Planning Commission.

The city successfully defended the property's RA-1 residential zoning in court, according to information from the city. It allows a density of 3.1 units per acre, with which the Cove Creek project complies. Proponent Alexander Bogaerts has been asked

to pay an escrow deposit of \$51,990 to insure completion of the project's 12-acre open space.

The council vote followed a public learing where no comments were received.

At previous hearings before the planning commission, members of the adjoining Holly Hill Farms subdivision worked with developers and agreed on an amended plan that addressed their concerns about landscaping, retention pond and the flood plain.

Holly Hill Farm residents were also concerned about the city allowing a maximum of 3.1 density in a

ing a maximum of 3.1 density in a flood plain area.

MONOGRAM

FOR MEN

An elegant and uncommonly

collection from Ralph Lauren. A rich blend of lemon,

distinguished fragrance

Local news you can use

"TEST MARKET SALE"

In all of the United States, this offer is being made for four days only...Pennsylvania House's best selling suites and accent pieces at bonafide, proven savings of at least...



אַרְרָיוֹן וּיִרְרָיוֹן

and more

*1939

PENNSYLVANIA HOUSE

December 4th thru 8th For 4 Days Only At Classic Interiors Factory Authorized Dealer in Livonia Michigan



Classic

Interiors?

\$2669

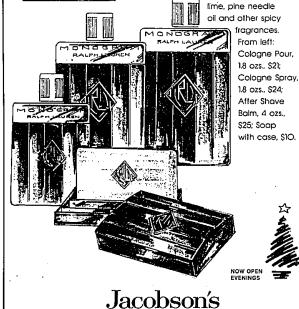


lassic Interiors

Fine Furniture...Where Quality Costs You Less 20292 Middlebelt Rd. (S. of Eight Mile)

Livonia (ALL PREVIOUS SALES EXCLUDED)

• Mon., Thurs., & Fri. 9:30 'Ill 9 • 474-6900 'All noms at 40% off and more based upon materiacturer's suggested relati



CONVENIENT HOLIDAY HOURS. OPEN MONDAY THROUGH FRIDAY UNTIL 9.

Shop Saturday until 6.