

Counties look to infrastructure

By DOUG FUNKE
STAFF WRITER

Economic development directors for Wayne and Oakland counties were only slightly upbeat about the state of future construction projects during recent remarks before the Detroit chapter of the Associated General Contractors of America.

In Wayne, improvements to roads and noise barriers continue at Detroit Metropolitan Wayne County Airport. A runway will be expanded next year at Willow Run Airport to allow larger cargo aircraft to land there.

Talks continue with potential developers of nearly 1,000 acres of county-owned land in Northville and 300 acres in Romulus, but nothing has been finalized.

Golf courses and residential units are planned for both sites. The county wants to retain ownership of the golf courses and start building them next year.

Wayne County officials also are trying to expedite a community development bank to help renovate older, dilapidated cities like Ecorse, Highland Park and Hamtramck.

In Oakland, all but 8,000 of 100,000 manufacturing jobs lost during the 1979-81 recession have been recovered. Some 100,000 business service jobs have been added to the economy in the last decade but overall job growth has flattened over the past three years.

Auto-related industries from out of state are downsizing and consolidating closer to Detroit. Demand has increased for expansions of light industrial plants on the order of 20,000-50,000 square feet.

Hot areas now are along the I-696 and I-275 corridors and westward along I-96.

"We're trying to build Wayne County as a world-class commu-

nity," said Dewitt J. Henry, director of jobs and economic development. "Our role primarily is to build infrastructure so it happens."

"We're trying to take land Wayne County owns and controls and bring it back to productivity," he said.

All work has been stopped at Tiger Stadium, Henry said, adding, "We're still of the mind that a new stadium near the Fox Theatre can revive Detroit."

Henry also is optimistic that the Department of Defense will select the abandoned Hudson's downtown store to be renovated into a data processing center.

"There probably will be five projects coming out of this program, and we think Detroit will be one," he said.

Jeffrey A. Kaczmarek, manager for economic development in Oakland County, picked up on the slow-growth theme.

"You can't isolate us from national, international and regional issues," he said. "Literally, only a handful of nations are experiencing growth now."

"From our point of view, there's an extensive lack of confidence and uncertainty out there," Kaczmarek said. "We still are perceived as a high-cost, poor business climate."

Another bright spot — moderate infrastructure growth. "Especially in the road area, a fair amount of dollars will be put into the area over the next five years," he said.

Redevelopment opportunities are ripe in southeast Oakland communities such as Southfield, Royal Oak, Ferndale and Hazel Park due to favorable interest rates and land costs, Kaczmarek said. Whether it happens depends on availability of money.



Prep work: Wayne and Oakland County officials are looking at infrastructure improvement during the present construction lull as laying the groundwork for future projects.

Mortgage rates climbing

AP — Interest rates on 30-year mortgages rose to a 10-week high of 8.06 percent this week, the Federal Home Loan Mortgage Corp. said Friday. The new rate, up from 8.01 percent the week before, was the highest since rates also averaged 8.06 percent during the week ended Aug. 7.

On one-year, adjustable-rate mortgages, lenders were asking an average initial rate of 5.05 percent, up from 4.97 percent last week, which was the lowest since the corporation began

tracking ARMs in 1984. The rates do not include add-on fees known as points.

HOMEARAMA MODEL AVAILABLE



- Novi Schools
- 1½ Story, First Floor Master Suite
- 3 Bedrooms, 2½ Baths
- Decorated by Englander's
- Landscaped with Sprinkler System
- Security System and Much More!!

\$240,500

CALL FOR MORE INFORMATION

347-4710

COHEN ASSOCIATES, INC.

Our preconstruction prices won't nickel and dime you to death.

Turnkey pricing from \$103,500.

Looking for a maintenance free, amenity rich residence and quality construction? Enter Carriage Park, luxury condominiums located in Canton. Contemporary floor plans, with 1,200 to 1,400 sq. feet, make it a place you'll love to come home to.

CARRIAGE PARK
CONDOMINIUMS

Sales Office (313) 981-9420

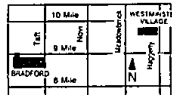


Novi Now You Have Two Choices...

Everything you want in a custom home, outstanding amenities, exciting details & floor plans carefully designed to create the lifestyle you desire. Now is the time to make your home dreams come true.

Bradford of Novi and Westminster Village. Each exemplify a philosophy that each community is more than just a place to live; it is a place for living.

Brokers Welcome



Bradford of Novi and Westminster Village
Sales Offices:

Open Daily 12-6,
Closed Thursday

Singh Development Co., Ltd., Birmingham, MI • (313) 433-1100



- Four Distinctive Floor Plans including Ranches, Cape Cods and Colonials
- Estate-Sized Half-Acre Lots with Common Park Areas
- Vaulted & Cathedral Ceilings
- 4 Bedrooms, 3½ Baths
- Attached 2-Car Garages
- Master Suites with Walk-In Closets and Whirlpool Tubs
- Great Northville Schools

BRADFORD
of Novi

On Oak Rd
South of I-96
(313) 240-8888
Prices from \$284,900



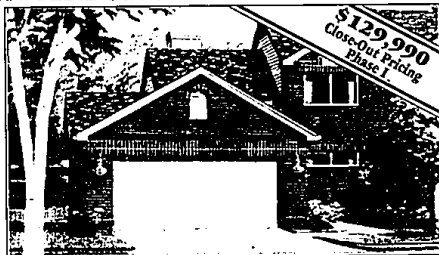
- Five Distinctive Floor Plans including Ranches, Cape Cods and Colonials
- 4 & 5 Bedrooms, 2½ Baths
- Dramatic Cathedral Ceilings
- Living, Family and Dining Rooms, Library
- Island Kitchen with Nook
- 2-Car Attached Garage
- Great Novi Schools

Westminster Village

On Hazelton
South of I-96
(313) 442-2626
Prices from \$164,900

McGee's Grove
Westland's Finest Community
3 Bedrooms, 2 Baths,
2 Car Attached Garage, Full Basement
From **\$89,900**
Open Daily Except Thursday
595-9886
Palmer Road Between Newburgh and John Hts

ANN ARBOR'S PREMIER LOCATION!



ONLY 3 HOMES REMAINING!

Traditional ranch and 2-story townhomes with pond and wooded views.

Site Features Include:

- Adjacent to 14-acre Park with Nature Walkways
- Outstanding Location, Central to Work, Shopping & Recreation
- Premium Walk-Out Sites Available
- Exclusive Resort Class Pool

0 Point Financing Available*

Home Features Include:

- Soaring Cathedral Ceilings
- Private Courtyard Entries
- 2-Car Attached Garages
- First Floor Laundry
- Wood Burning Fireplace
- Premium Finished Lower Levels Available
- Skylights Available

Brookside Commons
Condominiums

995-8980

Realtor Participation Invited

(*On Priority Delivery Homes Only)

located on the west side of Main St., ¼ mile north of Eisenhower Rd.
Open Daily 1 pm-6 pm,
Sat. & Sun. 1 pm-5 pm,
Closed Wednesday.



Move in on our closeout.

THE HEATHERS OF BLOOMFIELD HILLS, AN EXCLUSIVE COMMUNITY WITH THE AMBIENCE AND AMENITIES OF A FINE RESORT, IS NOW OFFERING SUBSTANTIAL CLOSEOUT SAVINGS ON OUR LUXURIOUS SOUTHWICK AND CAMBRIDGE VILLAGE HOMES. DESIGNED FOR COMFORT AND EASY LIVING, THESE PRIVATE, SINGLE-FAMILY HOMES OFFER ALL THE BENEFITS OF CONDOMINIUM LIVING.

ENJOY THE TRANQUILITY OF A LAKE AND PONDS, OF WETLANDS, TREES, HIKING AND CROSS-COUNTRY SKI TRAILS. A CHAMPIONSHIP GOLF COURSE, SWIMMING POOL, TENNIS COURTS, A PRIVATE DINING ROOM AND LOUNGE ARE ALSO AVAILABLE.

THERE ARE JUST A FEW HOMES LEFT AT SPECIAL CLOSEOUT PRICING FROM \$249,990. SO TOUR OUR SOUTHWICK AND CAMBRIDGE VILLAGES TODAY. AND SEE FOR YOURSELF THE EXCEPTIONAL PROPERTY VALUES NOW AVAILABLE AT THE HEATHERS. SPECIAL PRE-CONSTRUCTION DISCOUNT ALSO AVAILABLE ON OUR LAST AND FINAL PHASE OF THE HEATHERS, FROM \$205,990.



THE HEATHERS
in Bloomfield Hills

SQUARE LAKE ROAD BETWEEN OLYMPIE AND ADAMS.
OPEN EVERY DAY FROM NOON TO SIX. (313) 333-0300

RB ROBERTSON BROTHERS CO. COMMUNITY DEVELOPERS