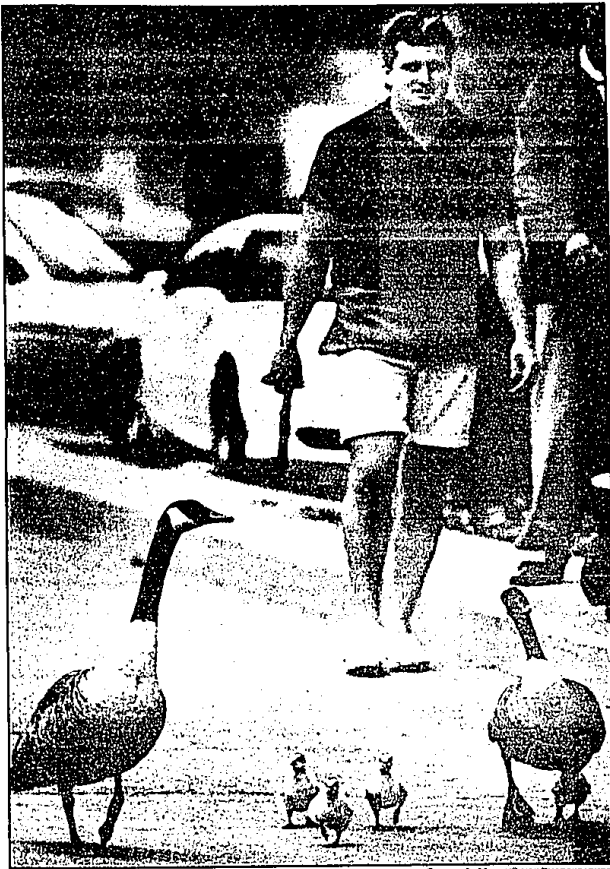


Goosing them along



Feathered friends: Frank Tata Jr., who describes himself as a busboy at the A&W Restaurant in the Farmington Crossroads shopping center, uses a stick to bang on the pavement and hustle a pair of geese and some chicks away from the heavy traffic in the parking lot last week.

Council awaits results of A, but takes no stand on plan

By LARRY O'CONNOR
STAFF WRITER

Ask Farmington city officials how to vote on Proposal A, they won't utter a peep. Not their place, they reckon. Wouldn't want to impose, they contend.

The Michigan Municipal League backs Proposal A. But that's only on a slim 7-6 vote.

Farmington is a member of the league, but council members hasten to add those views do not reflect their own. The council hasn't come out against A, either. "Council's position is it's up to the voter," said councilwoman Jo Anne McShane on why the council has not taken an official position on the controversial ballot proposal.

But if one wants some figures as to how the proposal affects the city and taxpayers in the long haul, numbers come with the expediency of a bingo caller.

Mayor William Hartscock, councilman Arnold Campbell, city manager Frank Lauthoff and city clerk Patsy Cantrell were to outline the effects of Proposal A in a half-hour cable TV show Wednesday.

The potential outcome is also spelled out in a handout available at city hall.

"The notice explains Proposal A as 'a complicated tax shift plan designed to equalize funds provided to the public schools.' Not exactly akin to the Good Housekeeping Seal of Approval, is it?"

"As a city, we're looking at the impact of Proposal A," said Hartsock. "Each person will be impacted differently; Each city will be impacted differently."

"We figured the best way to serve our residents is to provide them with the information of how it will impact them and how it will impact the city."

Under Proposal A, homeowners would see a reduction of 5.77 mills levied for school taxes. For a person with residential property worth \$100,000, that would trans-

Impact of Proposal A

Property owners in Farmington would have their property tax bill adjusted to reflect a 3 percent cap in increases in assessments for the first year. An assessment that increased more than 3 percent would be rolled back to 3 percent. This chart gives the example of a property with a market value of \$100,000.

Change in property value from '92 value	Market value	Assessed value	Amount of assessment rollback	Amount of millage rollback	Adjusted tax bill	Savings in property taxes
No change	\$100,000	\$50,000	\$0	5.77	\$2,485.97	\$288.50
+3%	\$100,000	\$50,000	\$0	5.77	\$2,485.97	\$288.50
+6%	\$100,000	\$48,500	\$1,500	5.77	\$2,411.29	\$354.42
+9%	\$100,000	\$47,000	\$3,000	5.77	\$2,336.61	\$420.35
+12%	\$100,000	\$45,500	\$4,500	5.77	\$2,262.23	\$486.27

1993 property value: \$100,000
Millage rate: Farmington Schools - 33.51, County - 8.3094, City - 13.87, Total - 63.4894
If Proposal A is enacted Farmington Schools will lower their millage rate to 27.74 (Farmington School millage rate includes a .74 mill debt reduction millage).
Source: City of Farmington

late into an immediate \$288.50 savings.

Residents with higher assessments would save more money.

The average assessment increase for Farmington residents was 9 percent this year. Homeowners in a \$100,000 home with that increase would save \$420.35. Those who had a 15-percent jump, would reap \$818.12.

Those short-term savings may be negated by other factors, critics say.

A 2-cent increase in sales tax is not deductible. Also, there would be decreases in Homestead Property Tax Credits.

Farmington city officials say the city would lose \$150,000 in property tax revenue. That's a chunk for an older community such as Farmington, which is not likely to make up revenue through new development.

Lauthoff said the local city operating millage would have to be raised a half-mill in order to

maintain the current level of services.

For someone who owns a home valued at \$100,000, that figures into \$28 per year.

Otherwise, there would be cuts in services.

"The point is the city of Farmington would see no new revenue," Lauthoff said.

The effects of the proposal wouldn't allow the city to keep up with inflation, Lauthoff added. That, coupled with last year's assessment freeze, makes for an oblique fiscal future.

Such uncertainty has caused a delay in adopting a budget. The council will wait until June 7, weighing the outcome of Proposal A.

In addition to a half-mill increase, which could raise \$130,000, the city would have to dip into part of its \$137,000 fund balance. Any specific cuts would have to be approved by the council.

NBD to build new regional center at 12 Mile, Halsted

By BILL COUTANT
STAFF WRITER

Troy's loss is Farmington Hills' gain.

National Bank of Detroit announced that it will consolidate operations from two Troy locations into a new facility at 12 Mile and Halsted roads to be built in 1994.

"We looked at a number of locations in Troy and the three-county area," said Rick Johnson, communications director for NBD. "We really couldn't find an existing location that would be big enough."

The bank currently uses its NBD Financial Tower on Crooks Road and I-76 and the Oakland Office Commons on Big Beaver as a regional center for consumer banking operations including consumer and mortgage loans, telephone banking and retail deposits.

"That's the aspect of the bank that is growing," Johnson said.

Farmington Hills assistant city manager Dave Call said developer Harvey Schneider had told the city about four months ago that he had a corporate client interested in building a "campus type" complex somewhere on 12 Mile Road.

"We didn't know who it was until Monday," Call said. "We

think this can be a three-way win."

Call said the office complex will help NBD consolidate its operations, help local development and bring in more taxes and fees to the city. The city's plan to widen 12 Mile could also be given a boost.

The 12 Mile boulevard was widened between Farmington and Drake three years ago and the widening between Halsted and Haggerty will be finished in June.

"The next logical thing would be to widen 12 Mile between Halsted and Drake so there won't be a bottleneck," Call said. "Now that there will be a development there, we can apply to the state for matching funds to widen that mile of 12 Mile."

J. Walter Berger, first vice president and head of NBD's property management division, said the company has outgrown its Troy locations.

"As NBD continues to expand, we must provide adequate facilities to support that growth," Berger said. "The Troy Tower has served us well, but we've outgrown the space since we acquired the building in 1991."

Johnson said although there are no firm plans for the new campus-like office complex, it will probably be in the 600,000-square-foot range. About 1,500

employees at the two Troy locations will work in the new complex when it is complete, he said. NBD expects initial occupancy of the building to begin in the spring of 1996.

"Obviously, we hate to see that many employees going elsewhere," said Gayla Houser, president of the Troy Chamber of Commerce. "It's hard to find big user tenants."

Houser said about 100,000 people work in Troy, a city of about 75,000.

"We have more people working here than who live here, so we're doing a good job of attracting business."

Softening the blow a little is the fact that NBD announced that it will open a new branch office in what used to be the regional headquarters for PPG on Big Beaver Road.

"It's a significant renovation," she said.

Johnson said the company had not made a decision on what to do with the Troy Towers building, which it owns.

Call said although Farmington Hills has a lot of vacant office space, there is not a single location that would fill the bill for NBD. The city will meet with NBD next week to work out more specifics on the project, he said.

Garden Club to honor past presidents and install new officers at luncheon

A luncheon to honor past presidents, as well as to install officers of the Farmington Garden Club, will take place at 11 a.m. Monday, June 7, at the Farmington/Farmington Hills Community Center, 24705 Farmington Road.

The installation ceremony will include symbols of leadership and service with the presentation of flowering plants of different colors to each new officer.

president Betti Pool, first vice president Norma Peters, second vice president Marcia Swartz, third vice president Pat Moscos, recording secretary Nan Walsh, corresponding secretary Betty Beausoleil, treasurer Rose Smita, immediate past president Pam Cornell.

A "Gallery of Flowers" of creative designs by club members, will be shown in a slide presentation. All of the flower arrange-

ments have won awards in the Federated Garden Clubs of Michigan flower shows.

The Farmington Garden Club will again sponsor the Good Neighbor Garden Contest in July.

This contest awards cash prizes and certificates of appreciation to the selected beautiful gardens in the Farmington area.

For more information on the club's activities, call Gerry Tin, 478-9710, or Bette Pool, 477-3864.

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