

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

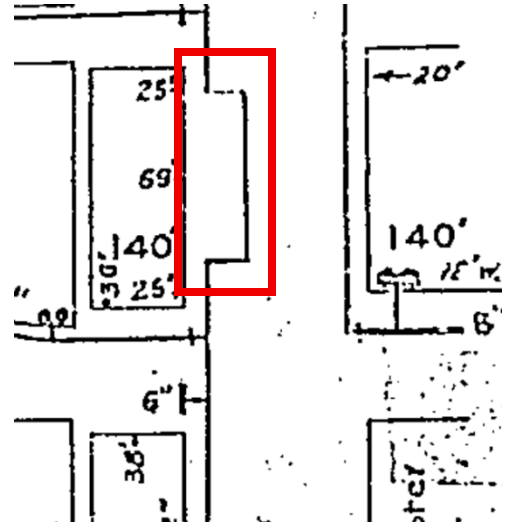
TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: September 14, 2026
RE: Study Session

Southfield Road (Rainbow to Margate) Water Main Abandonment Project

The Road Commission for Oakland County (RCOC) began its construction engineering for the upcoming 2027 repaving of Southfield Road from 11 Mile to Lincoln. During the due diligence phase, it was brought to the forefront that there is an old, active water main on the west side of the road that has a 90-degree bend that sends it towards the middle of Southfield Road.

Per the Oakland County Property Gateway, we assume that this was installed in the current layout due to a property issue, as it appears as though the ROW may not have been obtained at the time of installation and was installed in the prescriptive ROW.

Based on historical data, it is believed this was installed around 1928, and that it is a cast iron water main.



RCOC has inquired if the City has interest in addressing this water main before they begin construction, as leaving it in place would result in the water main being located under the proposed right-turn lane, making future maintenance/replacement difficult and more costly.

To rectify the unique layout would cost an estimated \$73,000. This would result in the abandonment of the 90-degree section of watermain underneath Southfield Road and the installation of a new 160-foot section of 12-inch watermain.

The purpose of this discussion is to determine if the Council has interest in taking on this project. If the Council is in favor of this project, the intent is to submit this for EGLE permitting ASAP and include this work as an alternate in the bidding for the 2027 Southfield Road water main project.

Giffels Webster is tentatively scheduled to attend the Study Session to answer project-specific questions.

PILOT Ordinance Update

In July 2025, the City Council approved Ordinance #2025-01, an ordinance to amend the City of Lathrup Village Code of Ordinances at Chapter 77. Urban Redevelopment, by Adding a New Article, Article III. Workforce Housing PILOT, to Provide for Approval of an Exemption From Ad Valorem Property Taxes for Housing, as Authorized by Provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, As Amended, MCL 125.1401, ET SEQ.

Since that time, the Council has also approved a PILOT agreement for the redevelopment of the Annie Lathrup School Property. The proposed amendment to the City's Workforce Housing PILOT Ordinance is recommended in response to feedback received from the Michigan State Housing Development Authority (MHSDA) during its review of the financing structure for the proposed workforce housing project.

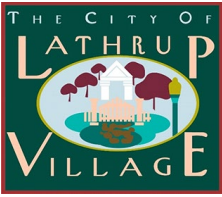
Bruce Kantor
Mayor

Kelly Garrett
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Council Member

Jason Hammond
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The current ordinance requires City Council approval for all PILOT extensions. MSHDA has advised that projects financed with an Authority-aided mortgage require a more predictable, by-right extension mechanism tied to the duration of the MSHDA financing. This approach provides the long-term certainty necessary for underwriting and financing affordable and workforce housing developments.

The proposed amendment creates a separate extension provision specifically for MSHDA-financed projects while retaining the City's existing extension requirements for all other PILOT projects. Under the amendment, MSHDA-financed projects would be eligible for an automatic extension beyond the initial 15-year term, provided the MSHDA mortgage remains outstanding and the required restrictive covenant remains in effect, up to a maximum of 40 years. The property owner would be required to provide annual documentation verifying the MSHDA financing remains active.

These revisions align the City's ordinance with MSHDA's model tax abatement ordinance and practices utilized by other Michigan communities, including the City of Detroit. They also ensure consistency with the PILOT resolution previously approved for the project by linking the duration of the tax exemption to the period of MSHDA financing and other governmental support, improving the project's financial feasibility while maintaining the City's oversight of non-MSHDA PILOT projects.

Excerpt of City of Detroit PILOT Ordinance as reference:

6 **Sec. 44-4-117. Duration.**

7 The exemption from taxation granted by Section 44-4-113 of this Code must remain in
8 effect in accordance with the following:

- 9 (1) For a Government-aided housing project, for as long as the federally-aided or
10 authority-aided mortgage or advance or grant from the Authority is outstanding,
11 but not more than 50 years. City Council may approve by resolution a different
12 period of time for the exemption to remain in effect.
- 13 (2) For a Fast track or workforce housing project, for up to 15 years so long as the
14 housing project maintains eligibility and remains subject to a covenant running with
15 the land that restricts the use of the housing project to Fast track or workforce
16 housing. If that housing project maintains eligibility and continues to be subject to
17 said covenant after that period, the housing project will be eligible for by-right
18 renewal of the pilot for up to 15 years while eligibility is maintained and the
19 covenant remains, except as otherwise provided by law.

The purpose of this discussion item is to gather additional feedback before a formal 1st reading of the ordinance update.

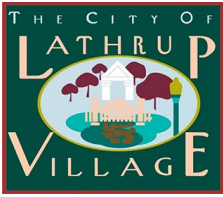
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E-Bike Ordinance

This proposed ordinance establishes regulations governing the operation of electric bicycles (e-bikes) and other electric personal mobility devices within the City of Lathrup Village.

The proposed ordinance is intended to promote pedestrian and public safety while establishing clear and consistent rules for the use of these increasingly common devices. The ordinance is structured to remain consistent with the Michigan Vehicle Code and provides specific regulations for City sidewalks, roadways, bike lanes, park pathways, and other public areas.

Based on discussion at a previous regular meeting, the purpose of this discussion is to review the latest update to the proposed ordinance before a formal 1st reading.

Facility Rental Guidelines

The purpose of this agenda item is to discuss proposed updates to the City's facility rental guidelines, rules, and regulations. The proposed revisions are intended to align the City's facility rental practices with current best practices and applicable City ordinances, while providing clear and consistent expectations for residents, organizations, and other users of City facilities.

Volunteer Request & Approval Program

At a recent meeting, the Council discussed formalizing a volunteer program within the City. The purpose of this item is to gather additional feedback on what the Council is looking for so staff can finalize a draft program for consideration at a future meeting.

Council Rules & Procedures – Proclamation Policy & Meeting Start Time

The proclamation portion of the Council Rules & Procedures was not approved at the last Regular Meeting, as the Council wanted additional opportunities to discuss the update.

Additionally, as requested by the City Council, this item has been added to discuss modifying the start times of Council meetings.

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