

LATHRUP VILLAGE DOWNTOWN DEVELOPMENT COST SHARE AGREEMENT
2026-2031

THIS AGREEMENT is entered into between LATHRUP VILLAGE DOWNTOWN DEVELOPMENT AUTHORITY (hereinafter referred to as "DDA"), and the CITY OF LATHRUP VILLAGE (hereinafter referred to as the "CITY").

WHEREAS, DDA has demonstrated special expertise in promoting the economic, physical, and aesthetic redevelopment and maintenance of the downtown area, and these activities are directly and indirectly related to implementing the Development Plan and Tax Increment Financing Plan; and

WHEREAS, the expenses related to these activities are above and beyond what the CITY would incur, and it is more practical and efficient for the CITY and DDA to share or take on the expenses set forth herein than it would be for the CITY to incur these expenses on its own.

NOW THEREFORE, for mutual consideration, the parties hereby agree as follows:

1. **Term of Agreement.** The term of this Agreement shall be from July 1, 2026, through June 30, 2031, and may be reopened by either the DDA or the CITY with 90 days' written notice.
2. **DDA Scope of Services.** DDA, its Director, and staff shall devote their best professional efforts towards the following:
 - A. Provide staff assistance for the CITY by:
 - Coordinating with CITY staff in preparation of the DDA budget.
 - Administration of DDA grant programs to include disseminating information and distributing press releases about DDA grant programs; coordinating application intake; coordinating review of applications for completeness; conducting committee meetings for application review and recommendations; preparation and administration of grant contracts; inspection and validation of completed work and coordination of payment of grant funds.
 - Administer all planning and zoning-related activities, including management of planning consultants.
 - Attending CITY Commission meetings and various committee meetings as requested by CITY staff.
 - B. Develop and implement projects and programming that further the mission and Development Plan of the DDA, including corridor cleanups, beautification, and placemaking projects.
 - C. Assisting CITY staff and CITY Commissioners on projects, meetings, and workshops pertaining to downtown redevelopment.
 - D. Maintain an inventory/database of occupied and vacant properties in the

DDA district to be updated quarterly.

- E. Assist CITY with Code Enforcement and property maintenance activities in the DDA district.
- F. Work with the CITY to evaluate and prioritize public infrastructure needs in the DDA district, emphasizing alley repairs.
- G. Coordinate and work with CITY on public infrastructure projects in the DDA District, including Southfield Road project, installation of side street parking, alleyways, bus stops, non-motorized transportation, etc.
- H. Implement the Downtown Development Plan and support the CITY's implementation of the Comprehensive Plan.
- I. Manage the maintenance of the I-696 Service Drive.
- J. Maintain and enhance the streetscaping along Southfield, 11 Mile, and Twelve Mile Roads, to include features such as banners, flower baskets, and holiday decorations. The DDA will also maintain the gateway flowerbeds, planters, and flowerbeds at City Hall.
- K. Promote programs and initiatives of the DDA and CITY by way of social media, e-newsletters, website, and printed marketing materials.

3. CITY Scope of Services. The CITY, its City Administrator, and staff shall devote their best professional efforts towards the following:

- A. Providing all financial services required of the DDA.
- B. Assisting the DDA with organizing and managing promotional activities and events held in Municipal Park and/or Community Room
- C. Attending DDA Board of Directors meetings and various committee meetings as requested by DDA staff.
- D. Facilitate operational needs of the DDA, including office space, technology & software, etc.

4. Compensation. The DDA agrees to share the following annual expenses with the CITY:

- A. I-696 Service Drive Maintenance (includes mowing/snow removal) - \$50,000
- B. Streetscaping - \$10,000
- C. Technology/Software - \$3,000

- D. Planning consultant fees - \$20,000
- E. Liability insurance - \$6,000
- F. A percentage of the salaries and fringe benefits for the employees listed below. Percentage split is identified, listing first the DDA, then the CITY:
- DDA/CED Director (90/10)
 - DDA & Special Projects Manager (100/0)
 - City Administrator (10/90)
 - Treasurer (10/90)
 - Code Enforcement Officer (45/55)

5. Reporting. DDA shall provide an account of activities to the CITY, through Board of Directors agendas, minutes, and Director Reports provided to the CITY. These reports shall include detailed information regarding projects and programs of the DDA.

6. PILOT Ordinance. In the event a property subject to the City's PILOT Ordinance is located within the DDA district with an active Tax Increment Financing (TIF) plan, the DDA & CITY agree to negotiate the annual service charge (i.e., PILOT Payment) distributed to each entity, on a property-by-property basis. Any remaining funds after TIF capture, if applicable, shall be distributed to the governmental units per the PILOT ordinance.

SIGNED BY DDA this _____ day of _____, 2026

SIGNED BY CITY this _____ day of _____, 2026

City of Lathrup Village

Lathrup Village Downtown Development Authority

BY: _____
Bruce Kantor – Mayor

BY: _____
Austin Colson – DDA Director

BY: _____
Mike Greene – City Administrator

BY: _____
Alisa Emmanuel – City Clerk