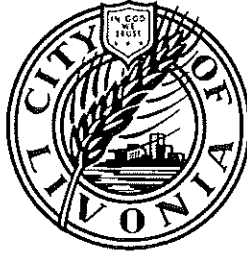


OFFICE OF THE MAYOR

DENNIS K. WRIGHT
MAYOR



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June 24, 2019

TO: Members of Livonia City Council
RE: Proposed uses of Newburgh Mill

Dear Council Members,

The purpose of this letter is to update you on the progress of the discussions with Wayne County on the future use and redevelopment of the Newburgh Mill site. On June 6 and June 20, members of the City Administration, including myself, Dave Varga, Mark Taormina and Ted Davis (note that Ted was not able to attend June 20), as well as Councilman Brian Meakin, attended interviews arranged by Wayne County with prospective developers. As you know, the site includes the former ~4,000-square-foot historic mill building, as well as a horse stable and outbuilding on about 2 acres of land containing roughly 375 feet of frontage on Newburgh Lake.

Adaptive reuse of the existing mill varied between the proposals, and included a microbrewery, micro-distillery, restaurant/café, dental office and wellness spa. Of the five proposals, four appeared to rely on supplemental redevelopment of the balance of the property, including a small retail plaza, apartments, townhouses and a senior living facility. The fifth proposal was somewhat vague as to the future use of the land, indicating only that it would provide an opportunity for a community biergarten and/or possible reuse of the outbuilding for their brewing/distilling operations. All proposals recognized the need to improve public access, particularly along the waterfront, as well as maintaining and expanding the historic integrity of the former mill.


Moving forward, the County is seeking guidance from the City as to the preferred use(s) of the property. It was made very clear to the County that any expression of preference from the advisory committee is non-binding, realizing that the City's review and approval process could include a rezoning of the property, followed by consideration of a site plan and/or waiver use(s). The County Administration is looking to move quickly through the process of engaging a developer with either a purchase agreement or letter of intent, while at the same time taking a final offer and recommendation to the County Commission

for approval. The County indicated that could take up to three months. The County anticipates that its selected developer would begin the entitlement process with the City (i.e., rezoning and site plan/waiver use) at the same time the County Commission is weighing the offer. The committee has taken no position on the proposed sale of the property. Input was limited to feedback on proposed uses and public access improvements. The potential sale of Newburgh Mill is outside the City's jurisdiction and final disposition rests with the County Executive and County Commission.

Below is a summary of the consensus of the review committee with respect to the evaluation of the proposals and any forthcoming entitlement process:

- 1) Reuse of the existing mill as a microbrewery and/or distillery or café is preferred, since the building appears to be well-suited for this type of adaptive reuse, allows access by the public, and is viewed as something that would generally be embraced by the community and users of Hines Park;
- 2) Preserving the historic nature of the mill and incorporating its unique past as part of a "story" that can be told through design and use of the property is vital to the redevelopment;
- 3) It is essential to select a developer who understands the importance of the history of the mill and has both the desire and financial resources to achieve what is needed to increase public access and expand historical awareness;
- 4) A critical component to the overall development is that there be substantial investment for expanding public access to the site, especially to the waterfront, through a possible combination of either walking/bike paths, boardwalks, viewing platforms, livery, bike rentals, and/or interpretive nature gardens;
- 5) A developer who voluntarily offers certain conditions and commitments as part of the rezoning process and who is willing to bind and guarantee the future long-term use and redevelopment of the site as desired by the community is preferred;
- 6) Any additional gross leasable space necessary for the pro forma to be economically viable for the primary purpose of redeveloping the mill should minimize the impact on the site so as not to detract from the historic nature of the property. This additional space also must include uses that are complementary to the mill and to the park and that encourage public use and enjoyment of the site and surroundings.

Please let us know if you have any questions regarding this summary.

Sincerely,

Dennis K. Wright
MAYOR