



**Meeting of the DDA Board of Directors
October 28, 2025 - 8:30 a.m.
City Hall Council Chambers**

AGENDA

1. Call to Order – Shawn Riley
2. Audience Comments (3-minute limit)
3. Approval of Agenda and Consent Agenda
4. Consent Agenda
 - a. September 2025 Revenue and Expenditure Report (Attachment 4.a)
 - b. September 2025 Invoice Report (Attachment 4.b)
 - c. September 23, 2025 Meeting Minutes (Attachment 4.c)
 - d. October 2, 2025 Special Meeting Minutes (Attachment 4.d)
 - e. 1st Quarter Budget Amendments (Attachment 4.e)
 - f. Explanation for Budget Amendments (Attachment 4.f)
 - g. EV Monthly Usage Report (Attachment 4.g)
 - h. Social Media Analytics (Attachment 4.h)
5. Executive Director Report (Attachment 5)
6. Consideration to Engage City toward Self-Funded Agreement for Capital Projects (Attachment 6)
7. Consideration to Apply for TAP Grant and Approve Additional Services GMA (Attachment 7.a, 7.b)
8. Consideration to Engage Michigan Main Street Program with MEDC (Attachment 8)
9. Committee Updates
 - a. Design Committee – Robert Miller
 - b. Marketing Committee – Amy Bonser
 - c. Parking Committee – Chief Maciag
 - d. Organizational Committee – DJ Boyd
 - e. Economic Development Committee – David Cole
10. Board and Staff Communications
11. Adjournment – Next Meeting November 25, 2025

REVENUE AND EXPENDITURE REPORT FOR CITY OF NORTHVILLE

Balance As of 09/30/2024
 % Fiscal Year Completed: 25.21

Attachment 4.a

GL Number	Description	24-25 Original Budget	24-25 Amended Budget	YTD Balance 09/30/2024	Available Balance 09/30/2024	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY						
Account Category: Revenues						
Department: 000						
PROPERTY TAXES						
248-000-404.000	CURRENT PROPERTY TAXES	887,776.00	879,790.00	794,439.69	85,350.31	90.30
248-000-418.000	PROPERTY TAXES - OTHER	(1,000.00)	(1,000.00)	0.00	(1,000.00)	0.00
248-000-451.000	DDA OPERATING LEVY	73,915.00	74,074.00	68,063.07	6,010.93	91.89
	PROPERTY TAXES	960,691.00	952,864.00	862,502.76	90,361.24	90.52
LICENSES, FEES, & PERMITS						
248-000-490.090	NEWSPAPER RACK REGISTRATION FEES	180.00	180.00	0.00	180.00	0.00
248-000-490.100	OUTDOOR DINING/RETAIL PERMIT FEES	16,500.00	16,500.00	729.64	15,770.36	4.42
	LICENSES, FEES, & PERMITS	16,680.00	16,680.00	729.64	15,950.36	4.37
STATE REVENUES						
248-000-573.000	LCSA - PERS PROP TAX REIMBURSEMENT	30,000.00	45,453.00	0.00	45,453.00	0.00
	STATE REVENUES	30,000.00	45,453.00	0.00	45,453.00	0.00
SALES & SERVICES						
248-000-626.000	MISCELLANEOUS REVENUE	350.00	350.00	110.00	240.00	31.43
248-000-626.110	EV CHARGING STATION REVENUE	500.00	500.00	0.00	500.00	0.00
	SALES & SERVICES	850.00	850.00	110.00	740.00	12.94
INTEREST						
248-000-665.000	INTEREST - INVESTMENT POOL	10,000.00	10,000.00	1,679.21	8,320.79	16.79
248-000-665.190	INTEREST - MI CLASS 1 DISTRIBUTED	4,000.00	4,000.00	2,056.08	1,943.92	51.40
248-000-665.200	LONG TERM INVESTMENT EARNINGS	9,000.00	9,000.00	4,391.18	4,608.82	48.79
248-000-665.400	INVESTMENT POOL BANK FEES	(500.00)	(500.00)	(85.72)	(414.28)	17.14
248-000-665.500	INVESTMENT MANAGEMENT FEES	(700.00)	(700.00)	(184.62)	(515.38)	26.37
248-000-665.600	BANK LOCKBOX FEES	(550.00)	(550.00)	(90.99)	(459.01)	16.54
248-000-665.700	CUSTODIAL FEES	(130.00)	(130.00)	(35.82)	(94.18)	27.55
248-000-669.000	UNREALIZED MARKET CHANGE IN INVESTME	0.00	0.00	10,825.15	(10,825.15)	100.00
	INTEREST	21,120.00	21,120.00	18,554.47	2,565.53	87.85
RENTAL INCOME						
248-000-667.020	RENT - SHORT TERM	200.00	200.00	0.00	200.00	0.00
	RENTAL INCOME	200.00	200.00	0.00	200.00	0.00
GRANTS & OTHER LOCAL SOURCES						
248-000-677.010	SPONSORSHIPS - CONCERTS	32,800.00	32,800.00	21,500.00	11,300.00	65.55
248-000-677.020	SPONSORSHIPS - SKELETONS	15,000.00	15,000.00	7,350.00	7,650.00	49.00
248-000-677.030	SPONSORSHIPS - HOLIDAY TO REMEMBER	5,000.00	5,000.00	0.00	5,000.00	0.00
248-000-677.040	SPONSORSHIPS - CHILI COOK OFF	2,000.00	2,000.00	0.00	2,000.00	0.00
	GRANTS & OTHER LOCAL SOURCES	54,800.00	54,800.00	28,850.00	25,950.00	52.65
MISCELLANEOUS REVENUES						
248-000-678.000	INSURANCE PROCEEDS	6,000.00	6,000.00	337.50	5,662.50	5.63
	MISCELLANEOUS REVENUES	6,000.00	6,000.00	337.50	5,662.50	5.63
FUND BALANCE RESERVE						
248-000-699.000	APPROP OF PRIOR YEAR'S SURPLUS	46,930.00	35,069.00	0.00	35,069.00	0.00
	FUND BALANCE RESERVE	46,930.00	35,069.00	0.00	35,069.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF NORTHVILLE

Attachment 4.a

Balance As of 09/30/2024
 % Fiscal Year Completed: 25.21

GL Number	Description	24-25 Original Budget	24-25 Amended Budget	YTD Balance 09/30/2024	Available Balance 09/30/2024	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY						
Account Category: Revenues						
Department: 000						
Total Dept 000		1,137,271.00	1,133,036.00	911,084.37	221,951.63	80.41
Revenues		1,137,271.00	1,133,036.00	911,084.37	221,951.63	80.41
Account Category: Expenditures						
Department: 573 DPW SERVICES						
Unclassified						
248-573-706.000	WAGES - REGULAR FULL TIME	8,200.00	8,200.00	833.17	7,366.83	10.16
248-573-707.000	WAGES - REGULAR OVERTIME	1,705.00	1,705.00	0.00	1,705.00	0.00
248-573-725.000	FRINGE BENEFITS	9,900.00	9,900.00	762.68	9,137.32	7.70
248-573-801.020	AUTOMOTIVE SERVICE	500.00	500.00	6.00	494.00	1.20
248-573-943.000	EQUIPMENT RENTAL - CITY	11,165.00	11,165.00	250.00	10,915.00	2.24
Unclassified		31,470.00	31,470.00	1,851.85	29,618.15	5.88
Total Dept 573 - DPW SERVICES		31,470.00	31,470.00	1,851.85	29,618.15	5.88
Department: 741 DESIGN COMMITTEE						
Unclassified						
248-741-706.000	WAGES - REGULAR FULL TIME	23,460.00	23,460.00	5,047.11	18,412.89	21.51
248-741-709.000	WAGES - PART TIME	72,610.00	72,610.00	24,067.27	48,542.73	33.15
248-741-725.000	FRINGE BENEFITS	17,755.00	17,755.00	5,783.53	11,971.47	32.57
248-741-726.000	SUPPLIES	450.00	1,250.00	1,050.99	199.01	84.08
248-741-775.200	DOWNTOWN MATERIALS	55,000.00	55,000.00	4,374.78	50,625.22	7.95
248-741-775.210	SOCIAL DISTRICT EXPENDITURES	2,500.00	3,150.00	2,183.00	967.00	69.30
248-741-775.900	FUEL & OIL	1,000.00	1,000.00	226.55	773.45	22.66
248-741-801.000	CONTRACTUAL SERVICES	29,870.00	43,215.00	12,058.81	31,156.19	27.90
248-741-801.160	RESTROOM PROGRAM	4,000.00	4,000.00	1,204.00	2,796.00	30.10
248-741-920.010	ELECTRIC POWER	31,940.00	31,940.00	3,698.23	28,241.77	11.58
248-741-920.020	NATURAL GAS	18,980.00	18,980.00	418.00	18,562.00	2.20
248-741-920.030	WATER & SEWER SERVICE	10,240.00	10,240.00	2,156.78	8,083.22	21.06
248-741-938.120	LANDSCAPE MAINTENANCE	38,060.00	38,060.00	527.00	37,533.00	1.38
248-741-938.160	BRICK REPAIR & MAINTENANCE	2,000.00	2,000.00	0.00	2,000.00	0.00
248-741-962.500	VEHICLE INSURANCE	480.00	975.00	730.50	244.50	74.92
248-741-976.010	SITE AMENITIES	29,000.00	29,000.00	306.10	28,693.90	1.06
248-741-976.020	PEDESTRIAN PLAN IMPLEMENTATION	75,000.00	75,000.00	0.00	75,000.00	0.00
248-741-977.000	CAPITAL OUTLAY-EQUIP > \$5,000	20,000.00	0.00	0.00	0.00	0.00
248-741-995.405	O/T TO PUBLIC IMPROVEMENT FUND	50,000.00	50,000.00	0.00	50,000.00	0.00
Unclassified		482,345.00	477,635.00	63,832.65	413,802.35	13.36
Total Dept 741 - DESIGN COMMITTEE		482,345.00	477,635.00	63,832.65	413,802.35	13.36
Department: 742 MARKETING COMMITTEE						
Unclassified						
248-742-706.000	WAGES - REGULAR FULL TIME	18,770.00	18,770.00	4,037.71	14,732.29	21.51
248-742-709.000	WAGES - PART TIME	26,490.00	26,490.00	5,858.60	20,631.40	22.12
248-742-725.000	FRINGE BENEFITS	11,195.00	11,195.00	4,049.96	7,145.04	36.18
248-742-726.000	SUPPLIES	50.00	50.00	0.00	50.00	0.00
248-742-801.000	CONTRACTUAL SERVICES	54,365.00	54,365.00	13,666.72	40,698.28	25.14
248-742-801.340	WEB SITE MAINTENANCE	1,280.00	1,280.00	607.15	672.85	47.43
248-742-955.160	DOWNTOWN PROGRAMMING & PROMOTION	2,800.00	2,800.00	0.00	2,800.00	0.00

INVOICE DISTRIBUTION REPORT FOR CITY OF NORTHVILLE

POST DATES 09/01/2025 - 09/30/2025

POSTED AND UNPOSTED

OPEN AND PAID

Attachment 4.b

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 101 GENERAL FUND					
Department: 524 MILL RACE VILLAGE MAINTENANCE					
101-524-801.000	CONTRACTUAL SERVICES	KONE, INC.	ELEVATOR MAINTENANCE 9/1/25 - 9/30/25	489.36	126093
101-524-801.000	CONTRACTUAL SERVICES	ERIBERTO MENDOZA	LAWN SERVICE 9/2/25 - 9/3/25	514.65	126109
101-524-801.000	CONTRACTUAL SERVICES	ERIBERTO MENDOZA	LAWN SERVICES 8/6, 8/11 & 8/12	514.65	125939
101-524-801.000	CONTRACTUAL SERVICES	ERIBERTO MENDOZA	LAWN SERVICE 9/8/25 - 9/9/25	514.65	126109
101-524-801.000	CONTRACTUAL SERVICES	ERIBERTO MENDOZA	LAWN SERVICE 9/15/25 - 9/16/25	514.65	126109
101-524-801.000	CONTRACTUAL SERVICES	ERIBERTO MENDOZA	LAWN SERVICE 9/22/25 - 9/23/25	514.65	126202
101-524-801.000	CONTRACTUAL SERVICES	ERIBERTO MENDOZA	LAWN SERVICE 9/29/25 - 9/30/25	66.15	126202
Total Department 524 MILL RACE VILLAGE MAINTENANCE				3,128.76	
Total Fund 101 GENERAL FUND				3,128.76	
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY					
Department: 000					
248-000-665.500	INVESTMENT MANAGEMENT FEES	ROBINSON CAPITAL MANAGEMEN	SEPT MGMT FEES	43.83	126200
Total Department 000				43.83	
Department: 741 DESIGN COMMITTEE					
248-741-726.000	SUPPLIES	IMAGE BUSINESS SOLUTIONS,	COPIER	262.43	126118
248-741-801.000	CONTRACTUAL SERVICES	CAMTRONICS COMMUNICATION C	SOFTWARE SERVICE SUPPORT SECURITY CAM	78.16	126044
248-741-801.000	CONTRACTUAL SERVICES	WESTSIDE FORESTRY SERVICE,	TREE TRIMMING	3,275.00	126168
248-741-801.000	CONTRACTUAL SERVICES	WESTSIDE FORESTRY SERVICE,	TREE TRIMMING	5,950.00	126168
248-741-801.000	CONTRACTUAL SERVICES	GRISSIM-METZ ASSOCIATES	LANDSCAPE ARCHITECTURE SERVICES 7-1 /	1,950.00	126009
248-741-801.000	CONTRACTUAL SERVICES	GRISSIM-METZ ASSOCIATES	LANDSCAPE ARCHITECTURE SERVICES 8-1 /	3,125.00	126009
248-741-801.000	CONTRACTUAL SERVICES	GRISSIM-METZ ASSOCIATES	LANDSCAPE ARCHITECTURE SERVICES 7-1 /	11,348.75	126009
248-741-801.000	CONTRACTUAL SERVICES	GRISSIM-METZ ASSOCIATES	LANDSCAPE ARCHITECTURE SERVICES 8-1 /	5,750.00	126009
248-741-801.000	CONTRACTUAL SERVICES	CONSTANT CONTACT	COMMUNICATIONS	72.20	500963
248-741-801.000	CONTRACTUAL SERVICES	CONSTANT CONTACT	COMMUNICATIONS	72.20	500963
248-741-801.160	RESTROOM PROGRAM	JOHN'S SANITATION	PORTAJOHN PROGRAM	198.00	126011
248-741-801.160	RESTROOM PROGRAM	AMAZON CAPITAL SERVICES, I	THRONE SIGN POLES	383.97	500963
248-741-801.160	RESTROOM PROGRAM	THRONE LABS, INC	PILOT PROGRAM	4,836.02	126231
248-741-920.010	8670805 - 118 N CENTER - D	DTE ENERGY	ELECTRIC CHARGES 8/15/25 - 9/15/25	201.89	126081
248-741-920.010	8186976 - 150 E MAIN - J	DTE ENERGY	ELECTRIC CHARGES 8/15/25 - 9/15/25	405.18	126081
248-741-920.010	8981178 - 200 GRISWOLD - X	DTE ENERGY	ELECTRIC CHARGES 8/15/25 - 9/15/25	41.58	126081
248-741-920.010	5579639 - 127 MARY ALEX -	DTE ENERGY	ELECTRIC CHARGES 8/15/25 - 9/15/25	94.10	126081
248-741-920.010	8671921 - 127 E MAIN - CC	DTE ENERGY	ELECTRIC CHARGES 8/15/25 - 9/15/25	92.17	126081
248-741-920.010	5691568 - 112 N WING - Y	DTE ENERGY	ELECTRIC CHARGES 8/26/25 - 9/24/25	137.25	126169
248-741-920.010	8046563 - 126 N WING - AA	DTE ENERGY	ELECTRIC CHARGES 8/26/25 - 9/24/25	19.18	126169
248-741-962.500	VEHICLE INSURANCE	MICHIGAN MUNICIPAL RISK	FY25-26 MMRMA CONTRIBUTION-2ND INSTAL	230.50	126173
Total Department 741 DESIGN COMMITTEE				38,523.58	
Department: 742 MARKETING COMMITTEE					
248-742-801.000	CONTRACTUAL SERVICES	BROADCAST MUSIC INC	MUSIC LICENSING	446.00	126035
248-742-801.000	CONTRACTUAL SERVICES	NORTH RIVER CREATIVE LLC	LIV, SKELETONS, VILLE, EVENT	1,540.00	126027
248-742-801.000	CONTRACTUAL SERVICES	AARONSON MANAGEMENT, INC.	A FRAMES, KIOSK, STAGE BANNER	660.00	126086
248-742-801.000	CONTRACTUAL SERVICES	ORIN JEWELERS, INC.	A FRAMES	126.14	126156
248-742-955.310	CONCERTS	JAG ENTERTAINMENT	CONCERTS - SKELETONS & SUMMER	20,800.00	126191
248-742-955.320	SKELETONS EVENT	THE UPS STORE	COLOR COPIES SKELETONS	266.50	125996
248-742-955.320	SKELETONS EVENT	JOHN ANGEVINE	PUMPKINS	450.00	126209
248-742-955.320	SKELETONS EVENT	SCHENDEL CORPORATION	NEW SKELETON BANNERS	3,611.66	126114
248-742-955.320	SKELETONS EVENT	JAG ENTERTAINMENT	CONCERTS - SKELETONS & SUMMER	1,900.00	126191
248-742-955.320	SKELETONS EVENT	SCHENDEL CORPORATION	SKELETON MARKETING PRINT	165.42	126213

INVOICE DISTRIBUTION REPORT FOR CITY OF NORTHVILLE

POST DATES 09/01/2025 - 09/30/2025

POSTED AND UNPOSTED

OPEN AND PAID

Attachment 4.b

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY FUND ---					
		101	GENERAL FUND	3,128.76	
		248	DOWNTOWN DEVELOPMENT AUTHORITY	70,855.48	
		Total For All Funds:		<u>73,984.24</u>	

INVOICE DISTRIBUTION REPORT FOR CITY OF NORTHVILLE

POST DATES 09/01/2025 - 09/30/2025

POSTED AND UNPOSTED

OPEN AND PAID

Attachment 4.b

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY					
Department: 742 MARKETING COMMITTEE					
248-742-955.320	SKELETONS EVENT	SCHENDEL CORPORATION	SKELETON MARKETING PRINT	368.00	126213
Total Department 742 MARKETING COMMITTEE				30,333.72	
Department: 744 ORGANIZATIONAL COMMITTEE					
248-744-726.000	SUPPLIES	AMAZON CAPITAL SERVICES, I	OFFICE SUPPLIES	6.98	500963
248-744-726.000	SUPPLIES	AMAZON CAPITAL SERVICES, I	OFFICE HEATERS	55.98	500963
248-744-726.000	SUPPLIES	AMAZON CAPITAL SERVICES, I	OFFICE SUPPLIES	4.89	500963
248-744-960.000	EDUCATION & TRAINING	MICHIGAN DOWNTOWN ASSOCIAT	PROFESSIONAL DEVELOPMENT	550.00	126070
248-744-962.000	LIABILITY & PROPERTY INSUR	MICHIGAN MUNICIPAL RISK	FY25-26 MMRMA CONTRIBUTION-2ND INSTAL	1,336.50	126173
Total Department 744 ORGANIZATIONAL COMMITTEE				1,954.35	
Total Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY				70,855.48	



**Downtown Development Authority Meeting of the
DDA Board of Directors**

September 23, 2025

The September 23, 2025 meeting of the DDA Board of Directors was called to order at 8:30am in City Hall Council Chambers.

ROLL CALL

Present: DJ Boyd, David Cole, Mayor Brian Turnbull, Ryan McKindles, Amy Bonser, Margene Buckhave, Aaron Cozart, Jim Long, Robert Miller

Absent: Mike Jaafar, Shawn Riley

Also Present: George Lahanas / City Manager, Kate Knight / DDA Director, Stacy Pearson / DDA Assistant Director, Al Maciag / NCFD Police Chief, Justin Quagliata / Community Development Director

AUDIENCE COMMENT None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion by **McKindles**, **seconded** by **Turnbull** to approve the agenda and consent agenda with the addition of point 9.5 as New Business. **Motion carried** unanimously.

EXECUTIVE DIRECTOR REPORT

Knight gave an overview of the progression of Town Square updates to include landscaping, electrical, and general maintenance. Knight also shared that the DDA is receiving initial reports from Placer AI data for October 4, 2025 Skeletons Are Alive Launch Party showing that very early data is tracking over 6,000 people in town for that event which is well over the 2024 reports showing around 400,000 visitors to Town Square. Knight added that this data is from individual pings showing people spending 10 minutes or more in district and does not include people driving by in their cars; noting that a more expanded data set can be expected for the October meeting. Knight concluded with updates on the Detroit Institute of Arts 'Inside Out' program that would be implemented in Northville; details to come.

CONSIDERATION TO APPROVE GRISSIM METZ ANDRIESE (GMA) DESIGN DEVELOPMENT PACKAGE FOR CADY STREET CONNECTION

Knight gave a presentation and led discussion on the project and proposed partnership with the city for funding. Lahanas added that at 1.6 million there would be no bonding, the DDA would be spending fund balance and borrowing from the city. Boyd added that this type of financing structure would allow for flexibility for DDA projects. Knight noted that this was an important and relevant line of projects and improvements as it is necessary for the current downtown to meet the modernity of the new build at the Downs. Lahanas offered that the next step would be to come up with more specific numbers and a list that goes to council, and then after their approval and after all approvals with the DDA board, the projects move forward. Lahanas also laid out the financial framework as a million-dollar loan with payback in three to four years.

Motion by **McKindles**, **seconded** by **Long** to authorize DDA Executive Director to execute an agreement with Grissim Metz Andriese (GMA) for professional services for the development of a design development package for the Cady Street pedestrian corridor and streetscape. **Motion carried unanimously.**

CONSIDERATION TO APPROVE LANDSCAPE ARCHITECTURAL SERVICES FOR TOWN SQUARE FOUNTAIN

Knight presented on the current state of the twenty-year-old fountain in Town Square. Knight noted that it is worn out, and with the high level of engagement with the public it's time to renovate siting that joints are failing, cleaning is difficult on system, and tuckpointing is needed. Knight noted that the new design as presented in July with water, gas, and elevated traditional design can have a quick turnaround in March of 2026. Knight also noted that services include design, engineer, and preparation, and that this is not the implementation cost and that bidding and construction phase would be attended to after the planning phase is complete. Knight concluded that GMA would be overseeing the process with basic CA Services provided. Discussion followed.

Motion by **McKindles**, seconded by **Long** to authorize DDA Executive Director to execute an agreement with Grissim Metz Andriese (GMA) for professional landscape architectural services for the design of the Town Square Fountain. Motion carried **unanimously**.

CONSIDERATION TO APPROVE CONTRACTUAL SERVICES FOR BEGONIA BROTHERS FOR PLANTSCAPE INSTALLATION IN TOWN SQUARE

Knight gave a brief overview of the need and plan for boxwood removal in all raised tree planters in town square with a reinstallation as weather permits and Begonia Brothers directs either in late fall of early spring. Discussion followed.

Motion by **Cozart**, seconded by **Bonzer** to authorize DDA Executive Director to execute agreement with Begonia Brothers for the removal and reinstallation of platescape material in Town Square. Motion carried **unanimously**.

CONSIDERATION TO RECOMMEND STAFF EXPLORATION OF OVERLAY ORDINANCE FOR FIRST FLOOR USE DOWNTOWN

Introduction by Boyd to open discussion on the concept of a first-floor occupancy ordinance. Quagliata gave a presentation of facts and discussion points on ground floor use by non-merchant industry. Knight asking board if this is a topic they want to expand and move forward on. Discussion followed. Quagliata made note that current non-conforming businesses already in place would be allowed to continue until the new tenant is coming in, adding that an ordinance is a living doc and after a few years we can alter or pull back as needed. Quagliata further clarified the process noting that this is up for DDA discussion today, and if the board is in favor, Knight and Quagliata would take said ordinance to city council. At that time if council approves, then it goes to planning commission to develop draft language. Planning Commission would hold public hearing that would then make recommendation to council and that is the final approval. The DDA board gave unanimous call for the ordinance to come back to the DDA for robust pre-approval prior to the ordinance moving forward in any way. Boyd requested to have this before the board, post council, as a prelim document in February, as well as a presentation of neighboring community, Rochester, documents for board to review. Lahanas noted that grandfathering is important. Knight concluded that the value price per square foot is rising, along with attractive locations for higher level tenanting. Discussion followed.

Motion by **McKindles**, seconded by **Long** to authorize DDA Executive Director to move forward in partnership with Community Development Director to continue discussion and diligence toward development of a potential ordinance for street level use regulation in the central business district with the understanding that any proposed ordinance comes back to the DDA for discussion. Motion carried **unanimously**.

CONSIDERATION TO APPROVE RFP FOR PLANT MATERIAL INSTALLATION IN TOWN SQUARE

Knight presented quotes by two arborist companies, Westside and Davey, for the grooming and health maintenance for all trees in downtown. Discussion followed.

Motion by **McKindles**, seconded by **Buckhave** to authorize DDA Executive Director to execute agreement with Begonia Brothers for Town Square planting contractual services for amount not to exceed \$18,989 for treatment of downtown streetscape trees and boxwoods. Motion carried **unanimously**.

CONSIDERATION FOR HARD SCAPE MAINTENANCE, UPDATES, AND REPAIRS IN TOWN SQUARE

Knight presented a bid set on hardscape work to be down in Town Square as numbers had just come in the day prior to meeting.

Motion by McKindles, seconded by Long, to authorize Executive Director to execute proposed agreement with landscape and hardscape services for an amount not to exceed \$25,300. Motion carried **unanimously**.

COMMITTEE UPDATES

Design Committee –None

Marketing Committee – Bonser – update on Social Media workshop, great attendance and wonderful education.

Parking Committee – none

Organizational Committee – Boyd – line of credit loan issue and document review will become a regular occurrence.

Economic Development Committee – Cole – Quagliata and Knight started the dialogue on the first-floor occupancy use to the EDC.

NEW BUSINESS

Cole – Victorian Festival review.

BOARD AND STAFF COMMUNICATIONS

Knight gave an overview of Skeletons Are Alive to be held October 4, 2025.

Knight relayed that there are six new businesses in town.

ADJOURNMENT

Motion by McKindles, and seconded by Turnbull to adjourn the DDA Board meeting.

Motion carried unanimously. **Meeting adjourned at 9:48am**

Respectfully submitted,
Stacy Pearson, Assistant DDA Director Northville DDA



**Downtown Development Authority
Meeting of the DDA Board of
Directors
October 2, 2025**

The October 2, 2025 Special Meeting of the DDA Board of Directors was called to order at 8:33am in City Hall Council Chambers.

ROLL CALL

Present: Shawn Riley, Ryan McKindles, Amy Bonser, Robert Miller, Margene Buckhave, DJ Boyd, David Cole, Brian Turnbull, Mike Jaafar (arrival 9:20AM)

Absent: Aaron Cozart, Jim Long

Also Present: Kate Knight / DDA Director, Stacy Pearson / DDA Assistant Director, George Lahanas / City Manager

AUDIENCE COMMENT None

**DEVELOPMENT AND APPROVAL OF OCTOBER SMALL BUSINESS SUPPORT
EXPENDITURE REQUEST MOTION**

Riley shared letters from Cozart and Long, sharing both concerns for DDA Board consideration and stating support for general district support. Knight updated on week of events to include: DPW handled an emergency sewer collapse on morning of Wednesday, October 1, court hearing was a few hours later. Knight shared that restauraters were assembled for a 2:00PM meeting with DDA to communicate legal directives moving forward for law suit and removing permitted outdoor restaurant street dining. DDA staff asked how best to support the balance of the permitted outdoor dining season. Knight continued that today is to bring everyone up to a collective awareness and how the DDA can maintain a pro-business vibrant downtown, with the recommendation is to mobilize a DDA provided public dining atmosphere. Knight also shared that DDA is coordinating with downtown businesses and DPW to facilitate logistics to comply with order, to be accomplished prior to hosting a premier DDA event on October 4: Skeletons are Alive launch party, (visitor count 6,000 in 2024).

Analysis: Elimination of private dining seating capacity contributes to furnishing deficit for event on October 4 and following October weekends with skeletons programming. (For October 4 event there will be 11 food trucks.) DDA will mobilize to furnish public seating, tables and supporting elements in support of all eateries downtown. Action supports a neutral public solution for downtown businesses toward a vibrant outdoor dining experience

with uniform elements (tables, chairs, etc.), available for general public use. DDA will monitor weather and conditions to determine furnishings installation process for weekends in October, within the parameter of existing special event permit with closure of Main Street between Center Street and Hutton Street. This activation is consistent with best practice placemaking for vibrant downtown business districts and supports all visitors seeking downtown dining, regardless of previous permitted outdoor uses.

Budget Impact: Funding is allocated from seasonal expenditures and general budget.

Motion by Bonser, Seconded by Cole to authorize DDA Director to execute programming expenditures in support of October events for fixtures, furnishings, and accessories for activation of the streets in the month of October not to exceed \$20,000.

Motion by Cole, seconded by McKindles to adjourn the DDA Board meeting. **Motion carried unanimously.** Meeting adjourned at 9:25am.

Respectfully submitted,
Stacy Pearson,
Assistant DDA Director Northville DDA

**CITY OF NORTHVILLE
DOWNTOWN DEVELOPMENT AUTHORITY
BUDGET AMENDMENT REPORT**

Benchmark = 17%	FY 2025-26	AMENDMENTS:				FY 2025-26	Actual	%	AMENDMENT
	ORIGINAL BUDGET	1ST QUARTER	2ND QUARTER	3RD QUARTER	4TH QUARTER	AMENDED BUDGET	YTD thru 8/31/2025	OF BUDGET	EXPLANATION (see attached)
REVENUES									
Property Taxes	1,000,791	(3,102)	-	-	-	997,689	333,620	33%	2
Licenses, Fees, Permits	14,280	-	-	-	-	14,280	-	0%	
Sponsorships & Donations	65,750	-	-	-	-	65,750	20,065	31%	
State Revenues	60,000	3,102	-	-	-	63,102	-	0%	2
Sales & Services	1,350	-	-	-	-	1,350	-	0%	
Interest & Misc	16,670	-	-	-	-	16,670	3,483	21%	
Rent	200	-	-	-	-	200	-	0%	
Insurance Proceeds	6,000	-	-	-	-	6,000	-	0%	
Approp of Prior Year's Surplus	-	112,394	-	-	-	112,394	-		1-10
REVENUE TOTAL	1,165,041	112,394	-	-	-	1,277,435	357,168	28%	
EXPENDITURES									
DPW Services	52,040	47,155	-	-	-	99,195	24,094	24%	6
Design Committee	344,625	302,715	-	-	-	647,340	20,505	3%	1-7
Marketing Committee	171,845	6,250	-	-	-	178,095	25,807	14%	5, 11
Parking Committee	142,190	930	-	-	-	143,120	31,553	22%	5
Organizational Committee	150,785	1,680	-	-	-	152,465	33,348	22%	4-5
Economic Development Committee	55,225	1,995	-	-	-	57,220	8,872	16%	5
Debt Service	225,000	(225,000)	-	-	-	-	-		8, 10
Unallocated Reserve	23,331	(23,331)	-	-	-	-	-		1-10
EXPENDITURES TOTAL	1,165,041	112,394	-	-	-	1,277,435	144,179	11%	
<u>Projected Fund Balance</u>									
Restricted for street improvements							165,334		
Assigned for compensated absences							21,587		
Unrestricted fund balance							190,459		
Total fund balance							<u>377,380</u>		

City of Northville
Downtown Development Authority
FY 2026 Budget Report
Budget Amendment Explanations

Number	Explanation
1	Miscellaneous adjustments and reclassifications.
2	Review of quarterly revenue activity.
3	Updated tax revenues
4	Adjusted MMRMA premiums.
5	Increased wages and fringe benefits for assistant director.
6	Reallocation of maintenance wages and fringes from design committee to DPW portion of DDA budget.
7	Maintenance in downtown area such as power washing, tuckpointing, painting (\$64,000).
8	Design and planning services (\$103,000) partially utilizing funds budgeted for debt service.
9	Throne pilot program (\$20,000).
10	Purchase of site amenities (\$162,000) utilizing funds budgeted for debt service.
11	Business training (\$5,000).



NORTHVILLE DDA EV USAGE REPORT

Sep-25

Charger Location	Energy (KWH) JUNE	Energy (KWH) JULY	Energy (KWH) AUG	Energy (KWH) SEP
123 E Cady St	1555.01	1934.77	1633.4508	1950.329
123 W Cady St	949.32	857.27	992.439	849.154
114 W Main St	1689.02	1708.22	1682.2715	1909.95
Totals:	4193.35	4500.26	4308.1613	4709.433

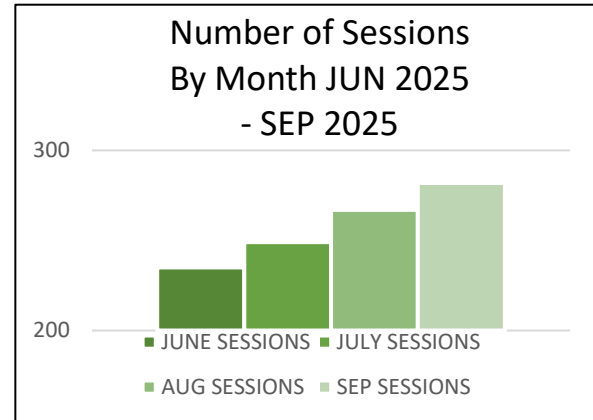
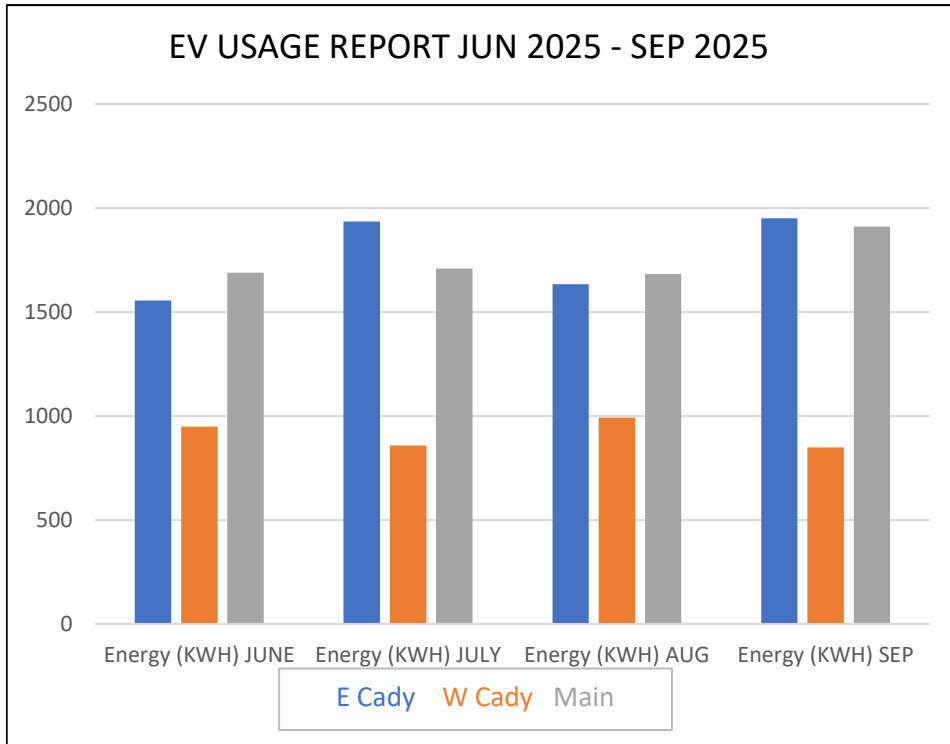
Session Totals	JUNE SESSIONS	JULY SESSIONS	AUG SESSIONS	SEP SESSIONS
	235	249	267	282

Location Cont.	Av Duration (Minutes)	# Sessions	Petroleum Dsplcmt (GAL)	Green House Gas (KG)
123 E Cady St	207.1	126	866.73	1253.28
123 W Cady St	136.38	56	377.36	545.67
114 W Main St	152.57	100	848.78	1227.33
Totals:	496.05	282	2092.87	3026.28

Annual Users	Jun-25	Jul-25	Aug-25	Sep-25
Sessions to Date	2700	2949	3216	3498
DDA Funds Earned	\$124.76	\$134.82	\$129.16	\$167.17



Northville, Michigan EV Report

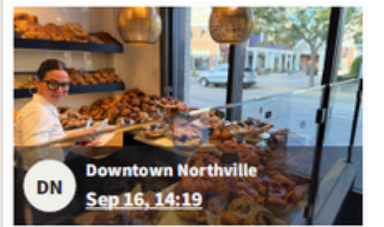
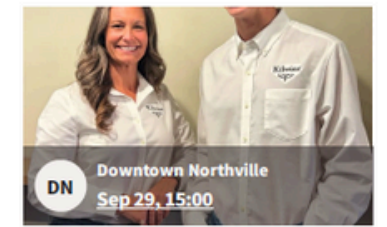
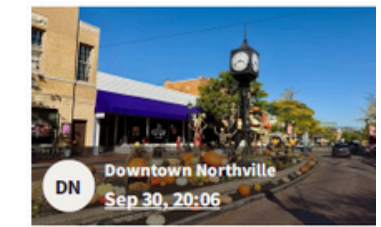


SEP 2025 DATA

Petroleum Dsplcmt GAL 2092.87
 Green House Gas KG 3026.28

DDA Facebook Analytics

September 1 -September 30 compared to August 1- August 31

<p>📌 Average post engagemen...</p> <p>6.25% engagement rate</p> <p>📈 15% from 5.43%</p>	<p>📌 Followers</p> <p>19,447 followers</p> <p>📈 3.7% from 18,754</p>	<p>📌 New followers</p> <p>762 new followers</p> <p>📈 464% from 135</p>	<p>📌 Post comments & replies</p> <p>536 comments</p> <p>📈 329% from 125</p>
<p>📌 Post impressions</p> <p>577,256 impressions</p> <p>📈 602% from 82,240</p>	<p>📌 Page & profile reach</p> <p>589,249 people</p> <p>📈 339% from 134,142</p>	<p>📌 Post link clicks</p> <p>1,154 clicks</p> <p>📈 447% from 211</p>	<p>📌 Post reactions & likes</p> <p>5,762 reactions</p> <p>📈 729% from 695</p>
<p>📌 Post shares</p> <p>373 shares</p> <p>📈 694% from 47</p>	<p>📘 Top posts > Likes and reactions</p> <div style="display: flex; justify-content: space-between;"> <div data-bbox="427 1255 808 1629">  <p>Welcome to Downtown Northville, MKCannelle 🎉👏👏 Today Cannelle celebrated the soft opening of their newest</p> <p>2,725 likes and reactions</p> </div> <div data-bbox="808 1255 1192 1629">  <p>Sweet news! 🎉👏👏 The countdown is on because this December, Kilwins is opening in Downtown Northville! Kilwins offers hand-</p> <p>507 likes and reactions</p> </div> <div data-bbox="1192 1255 1570 1629">  <p>Downtown is looking frightfully beautiful! 🏡👻 #SkeletonsAreAlive officially kicks off tomorrow, October 1st! And we're only 4</p> <p>400 likes and reactions</p> </div> </div>		

DDA Instagram Analytics

September 1 - September 30 compared to August 1- August 31

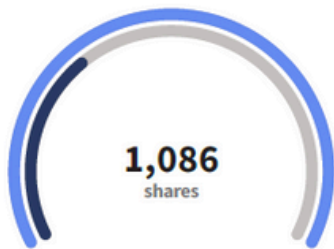
📌 Posts



📌 Post impressions



📌 Post shares



📌 Post reactions & likes



📌 Post impressions



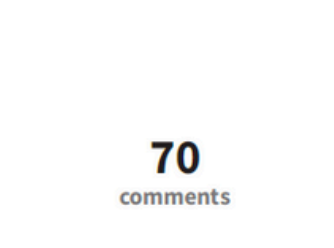
📌 Followers



📌 Post shares



📌 Post comments & replies



📌 Post reactions & likes



📌 Average post engagem...



📷 Top posts > Likes



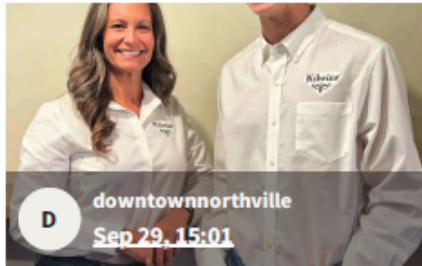
Welcome to Downtown Northville, @mkcannelle_! 🍩🍪🍰 Today Cannelle celebrated the soft opening of their newest

51,210 views



Downtown is looking frightfully beautiful! 🎃👻 #SkeletonsAreAlive officially kicks off tomorrow, October 1st! And we're only 4

26,454 views



Sweet news! 🍩🍪🍰 The countdown is on because this December, Kilwins is opening in Downtown Northville! Kilwins offers hand-

13,796 views

**DDA Executive Director Report
October 2025**

On October 1, our DPW team discovered a sewer collapse at the intersection of Main Street and Center Street, and staged an emergency repair, calling contractors to repair the break, within a sinkhole eleven feet below street grade. Our court hearing regarding permitted on-street dining was a few hours later at 11:00AM. At 2:00PM, restauraners were assembled for meeting to communicate legal directives moving forward, including removing permitted outdoor restaurant street dining within 48 hours. We accomplished all of this prior to hosting our Skeletons are Alive launch party, where we counted more than 8,000 visitors (Placer AI data count) at peak evening event hours, and thousands more throughout the day. Merchants who opened their doors for the event corroborated that their receipt volume mirrored the visitor volume data.

We are grateful to the Board for the special meeting this month, empowering DDA staff to maintain a pro-business vibrant downtown. We mobilized with furnishings, equipment, and logistics to execute, using staff, DPW, police, volunteers, merchants and third-party vendors, to enhance a public dining and strolling atmosphere on weekends in October. We are learning lots. The event is still rolling, with thousands of visitors taking in the skeleton sights. Pedestrian traffic has been strong, and weather has been unseasonably warm.

Also on October 1, we met with our contractors at Town Square for our pre-construction meeting. Hardscape maintenance and improvements, electrical repairs and upgrades, painting, and plantscape investments, all ready to move forward. Except, Skeletons. We looked around at the four dozen visitors enjoying outdoor public space and decided to proceed cautiously, accomplishing preliminary work within a tight window in October, and proceeding November 1, weather permitting. Completion will hit Spring 2026. This will align with additional construction in design development and engineering over the next few months (band shell, fountain, proposed table top plaza extension).

The Throne pilot program has been an asset during this busy season. We met with the vendor to understand usage analytics on October 22. The halftime report is that the public likes it, and its usage is strong. Anecdotal evidence from restaurants is that the Throne has cut down their dining room thru- traffic volume from non-customers by 75%. There will never be enough wayfinding, and we have new users discovering it weekly. The Board will have the opportunity to evaluate findings next month.

On October 10, I participated on a civic leadership panel of women in economic development, ranging from non-profit start-up CMO's to Land Bank presidents. We talked about navigating difficult times and getting to yes in managing public assets, including downtown districts and redevelopment opportunities. The region views our community as an example of what's worth watching in times of investment and change.

Reach us to purchase your Downtown Northville gift cards before the shopping season gets hectic. You are our ambassadors for shopping local in the district.

Respectfully submitted,
Kate Knight
DDA Executive Director



To: Northville DDA Board of Directors

From: Kate Knight, DDA Executive Director

Subject: Consideration to Engage City for Loan from General Fund Toward Capital Projects in DDA District

Date: October 20, 2025

Background: The DDA works with City partners to prioritize capital projects and strategic investments to maintain a vibrant business district. Town Square and the Cady Connection comprise the main pedestrian artery linking historic downtown to the new redevelopment at The Downs. Connecting these two major districts within the DDA boundaries is a crucial infrastructural investment. The DDA has contracted with Grissim Metz Andriese (GMA), to recommend maintenance and upgrades for downtown's premier public plaza, to support DDA cultural programming and a business atmosphere with heavy annual use volume.

Capital projects identified and prioritized by the DDA and City reach a level of investment best funded through a bond mechanism, and the City's recent AAA bond rating would serve well any funding agreement for sale of bonds. A better funding solution may be an intergovernmental agreement in which the DDA agrees to pay debt service toward a loan from the City's General Fund, at a rate favorable to bond rates. Time and fees saved on this funding mechanism, compared to soliciting the bond market, account for more than \$55,000. DDA and City staff recommend that the DDA Board support a motion to engage the City's administrative/ finance team in developing a funding agreement for amount to be determined in the next 60 days.

DDA and City are currently detailing costs for maintenance and repair of Main Street at Town Square, with GMA and OHM. Previous engineering costs for this project (2024) will be re-focused on Main Street between Center and Hutton Streets, to incorporate allocation of the DDA's accrued restricted street fund of \$165,334 toward improvements included in Town Square refurbishment. Main Street repair will include the Clock Tower Island and run adjacent to the already approved reconstruction of the Town Square Fountain. Construction documents beginning by end of 2025, allow for bidding project for construction in 2026.

Analysis of Budget Costs: Proposed for DDA FY 2025-2026, both from debt service reserve and unallocated fund balance:

Town Square

Plantscape, Electrical, Hardscape Upgrades and Maintenance	61,500.00
Site Furnishings	60,500.00
Lighting	105,000.00
Fountain	127,000.00
Band Shell	147,500.00
	501,500.00

Projected for DDA FY 2025-2026, Proposed Capital projects with debt service toward loan from General Fund reserve:

Town Square Table Top Extension and Main Street Repair

Clock Tower Island	60,000.00
Street Repairs Table Top Pavers on Concrete Slab	250,000.00
	310,000.00

Cady Street Connection	500,000.00
Cady Street Streetscape	200,000.00

Budget Impact: The DDA is evaluating capital projects at a total of \$1.52 million. Funding is allocated in the FY 2025-2026 DDA budget for approved improvements at Town Square, including bandshell and fountain. DDA \$225,000 debt service allocation is budgeted annually in the DDA's Five Year Plan. For FY 2026-2027, this funding would be applied toward a TAP grant match for the Cady Street Connection (Pedestrian Connection and Streetscape), and/ or toward a loan payment (debt service) toward other capital improvements (Main Street Table Top Extension partially funded through street fund \$165,334).

Recommendation: It is recommended that the Northville DDA authorize the DDA Director to proceed with City of Northville administrative team toward establishing terms for a loan from the general fund toward capital projects in the DDA district for amount to be determined in the next 60 days.

Motion: Move to authorize DDA Director to proceed with City of Northville administrative team toward establishing terms for a loan from the general fund toward capital projects in the DDA district for amount to be determined in the next 60 days.



To: Northville DDA Board of Directors

From: Kate Knight, DDA Executive Director

Subject: Consideration to Apply for TAP Grant and Approve Additional Services GMA

Date: October 20, 2025

Background: Town Square and the Cady Connection comprise the main pedestrian artery linking historic downtown to the new redevelopment at The Downs. Connecting these two major districts within the DDA boundaries is a crucial infrastructural investment. The DDA is considering application for a TAP grant (Transportation Alternatives Program) through SEMCOG to support the Cady Connection, a strong case for qualifying for the shared use path. Deadline is November 7, 2025. Grants are awarded December 2025. The DDA would fund the required match, allowing comprehensive and most efficient completion of this crucial connection, and moving it ahead on capital project priority list to comply with grant FY 2027. Project would align with FY 2027 construction, in coordination with Cady Street reconstruction.

The DDA has contracted with Grissim Metz Andriese (GMA) to undertake design development level plans for the Cady pedestrian corridor, and for the streetscape along Cady Street, based on schematic design presented to the DDA Board on July 22, 2025.

Analysis of Budget Costs: The DDA's annual \$225,000 debt service allocation is budgeted annually toward bonds, grants or funding sources to be identified (grants). For FY 2026-2027, this funding would be applied toward a TAP grant match for the Cady Street Connection (Pedestrian Connection and Streetscape.)

Cady Street Pedestrian Connection \$ 500,000
Cady Street Parking and Streetscape \$ 200,000

The Additional Service Request (ASR) from GMA of \$10,000, is to provide additional services beyond the current design development agreement for the Cady Connection, to prepare a detailed application for the TAP grant cycle deadline of November 7, 2025.

Budget Impact: DDA will allocate \$10,000 from Contractual Services. TAP grant request will range from \$500,000 to \$700,000, based on pre-application advisory meeting with GMA and SEMCOG on October 24, 2025.

Recommendation: It is recommended that the Northville DDA Board authorize the DDA Director to execute Additional Service Request for Grissim Metz Andriese for services associated with applying for the Transportation Alternatives Program (TAP) grant through SEMCOG, in support of developing the Cady Street Connection.

Motion: Move to authorize the DDA Director to execute Additional Service Request for Grissim Metz Andriese for services associated with applying for the Transportation Alternatives Program (TAP) grant through SEMCOG, in support of developing the Cady Street Connection.



15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
gma-la.com | 248. 347. 7010

October 23, 2025

Ms. Kate Knight, MUP
Northville DDA
215 W. Main Street
Northville, MI 48167

Re: Cady Street Pedestrian Corridor and Streetscape
ASR - Landscape Architectural Services

Dear Kate:

We are requesting compensation for the additional services associated with applying for the Transportation Alternatives Program (TAP) Grant through SEMCOG.

The additional services includes:

- Attending all meetings with the DDA, SEMCOG, and other stakeholders to review grant application.
- Prepare grant application and submit through SEMCOG's website.
- Prepare graphic package and any necessary plans to meet submission requirements.
- Prepare cost estimate for work associated with grant application. Coordinate with OHM on formatting in required MERL cost estimate.

Based on the time to make the revisions, we are requesting \$10,000 as additional compensation for this effort. We hope this meets with your approval. Please let me know if you need any additional information.

Thank you for your consideration.

Sincerely,

C.J. Thompson, PLA, ASLA, CPSI
Associate

CJT/slg

Encl

Approved and Accepted:

By: _____

Title: _____

Date: _____



To: DDA Board

From: Kate Knight, DDA Executive Director

Subject: Consideration to Engage Michigan Main Street Program/ MEDC

Date: October 22, 2025

Background: Michigan Main Street has developed a robust number of resources, training opportunities, and curriculum of technical assistance services. Main Street America Approach is an energizing strategy and preservation key for continued success in downtown.

Examples of Technical Assistance as a Select Level Community:

- Reinvestment stats and how it helps community
- Market Data/ Demographics
- Retail, surplus data sets
- Leakage – where people have to leave to get services outside of downtown
- Impact Measurement and KPI (Key Performance Indicator) metric goals
- Development of “transformation strategy”
- Four pillars – Economic Vitality, Design, Organization, & Promotion
- Requirement of 80% of Board Participation / Council – modules for in meeting completion (or outside of meeting)
- It would take Northville approximately 6-9 months to qualify for Select Level

Technical assistance offerings can be customized and tailored to meet individual community’s needs. Northville DDA staff leadership has experience in grant solicitation and program management within separate Main Street coordinating program in Oakland County.

Analysis: Main Street is a community development framework familiar to DDA staff. Workload commitment will be borne within existing DDA committee structure. Main Street Board is typically the DDA Board. DDA Board members/directors will dedicate time to existing committees. The Main Street framework encourages development and management of community volunteers. Engaging in program application now could mean competitive application considered into the MMS program in first half of 2026.

Budget Impact: None

Recommendation: At their October 16, 2025 meeting, the DDA Economic Development Committee moved unanimously to recommend that the DDA Board engage in application toward a competitive Main Street Michigan partnership.

Motion: Recommend that the DDA Board engage in application toward a competitive Main Street Michigan partnership.

SKELETONS ARE ALIVE

Location Analysis and Visitation Tool

City of Northville DDA



SKELETONS ARE ALIVE



IN DOWNTOWN

Northville
Timeless with a twist



14TH ANNUAL LAUNCH PARTY
SATURDAY, OCTOBER 4TH 5:00 – 9:00 P.M.

SKELETONS ARE ALIVE

Downtown Northville

Event from October 1st –
October 31st With a launch
party on October 4th.

The downtown is filled with
over 200 skeletons to
promote businesses and
encourage placemaking
through cultural tourism,
ultimately contributing to
overall experiential economy.

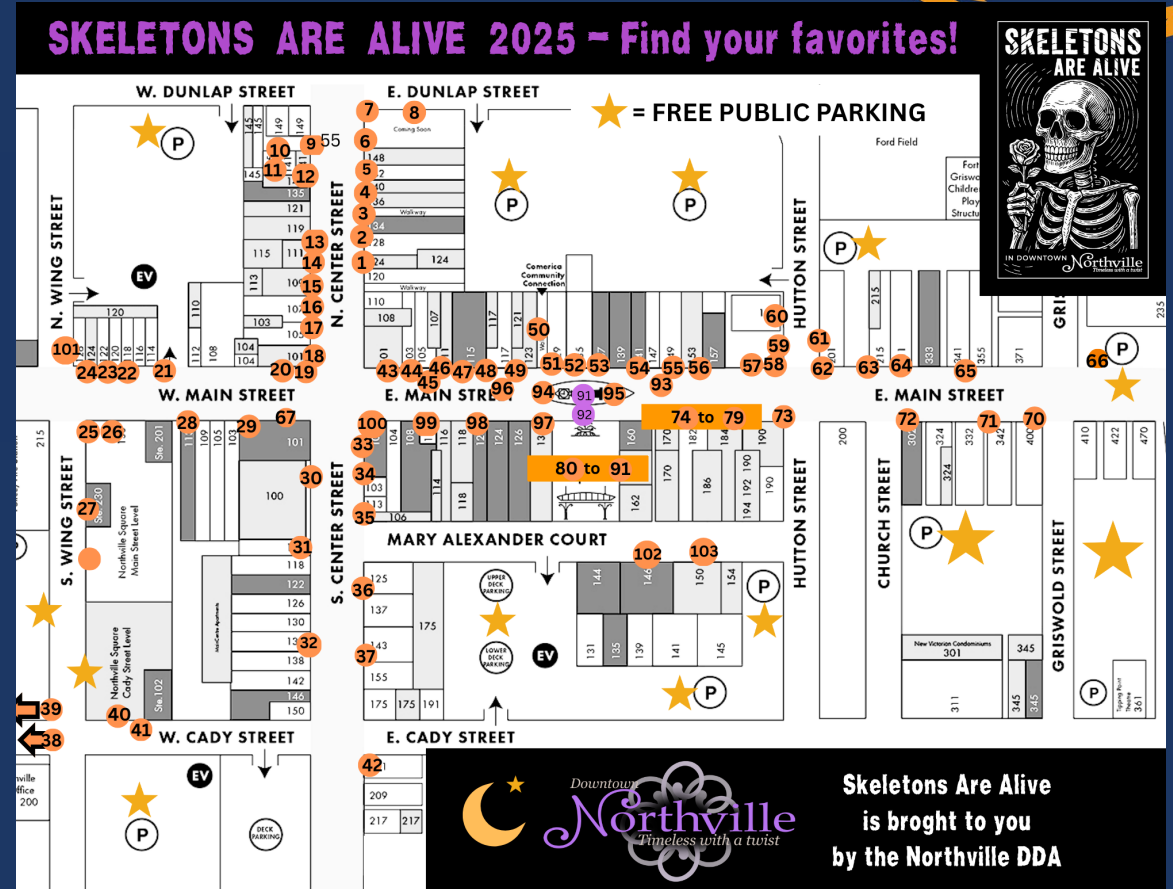
Comparing Launch Day 2024 vs 2025

2025

Visitors: 19,500
Average Daily Time Spent: 103 Minutes
Median Dwell Time: 77

2024

Visitors: 14,600
Average Daily Time Spent: 87 Minutes
Median Dwell Time: 63



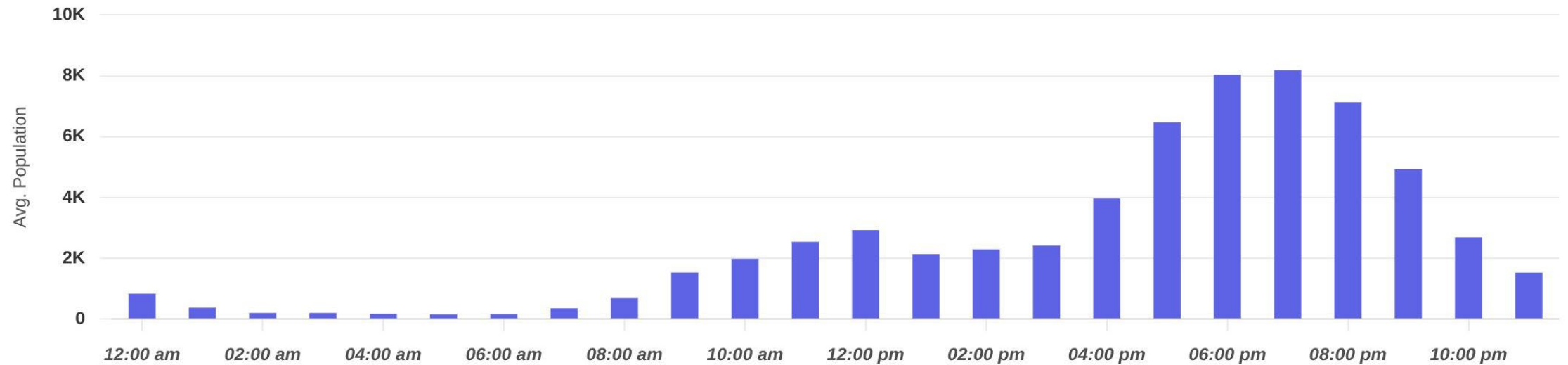
2025 Insights

- Most visitors traveled 10–30 miles from their home
- Peak volume shows there was 8,000 visitors (35% increase from 2024)
- People stayed for 10–20 additional minutes compared to 2024
- This report helps support that this event, as well as increased passive cultural programming in the downtown is a high value investment for the DDA and partners



Hourly Activity

City of Northville's ...
District • Northville, MI



* Data is not sufficient to show breakdown by audience type. Showing totals only.

Avg. Population | Oct 4th, 2025

Data provided by Placer Labs Inc. (www.placer.ai)