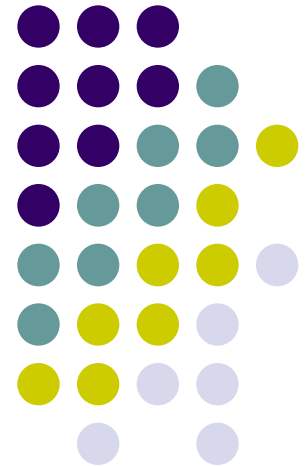
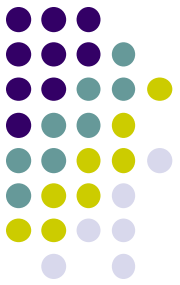


Community & Economic Development



Who We Are Now



2009

Current

Full Time

Director

Director

Building Inspector

Building Inspector

Asst. Building Inspector

1.5 Administrative

3 Code/Rental Officers

3 Administrative

Total

9 FTE's

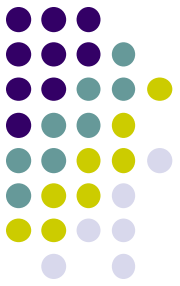
3.5 FTE's

Part Time

**2 Trade Inspectors
(20 hrs each per week)**

**2 Trade Inspectors
(8 hrs each per week)**

**3 Code/Rental Officers (CDBG)
(40 hrs each per week, no health)**

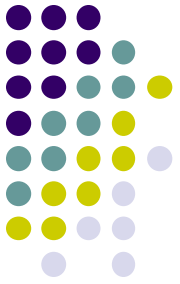


What We Do

Full Service Development Department

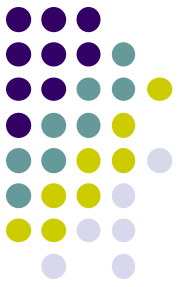
- Planning
- Building
- Economic Development
- Code/Rental Enforcement
- Grant Management

Planning

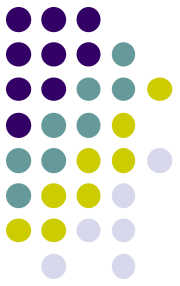


- Master Land Use Plan
- Zoning Ordinance
- Capital Improvement Plan
- Zoning Determinations
- Site Plan Review & Approval
- Special Land Use Permits
- Sign Permit Review and Approval

Building & Code/Rental Enforcement



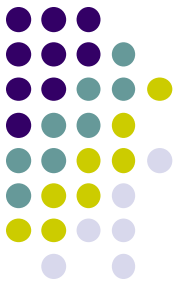
- Plan Review
- Process Residential & Commercial Permit Applications (Interior and Exterior)
- Conduct Residential & Commercial Inspections
 - Building, Mechanical, Plumbing, Electrical
- Certificate of Occupancy Review and Approval
 - Including Pre-Occupancy Inspections
- Rental Inspection and Licensing
- Grass & Weed Program
- Condemnation & Demolition



Economic Development

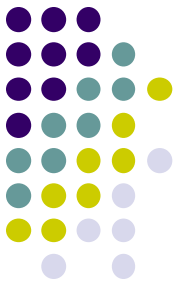
- Plan/Strategy Development & Implementation
 - Retention Program
 - Attraction Program
 - Incentive Packaging
- Coordinate With
 - Michigan Economic Development Corporation
 - Michigan Economic Growth Association
 - Oakland County
 - DDA
 - Chamber of Commerce
 - WA3, 8 Mile Boulevard, Michigan Suburbs Alliance

Grant Management

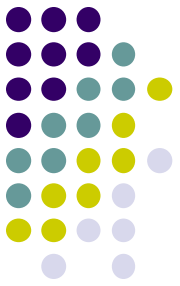


- CDBG
 - Code/Rental Compliance
 - Minor Home Repair
 - Tree Planting
 - Tracking & Reporting

Grant Management



- Neighborhood Stabilization
 - Approximately 1 Million Dollars
 - Home Renewal Systems Management
 - Coordination With Oakland County
 - Tracking & Reporting
- Purchase and Rehab of 28 Low/Mod Homes
 - 11 Sold
 - 9 Sales Pending
 - 8 Remaining

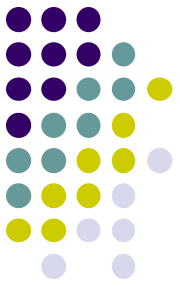


Boards & Commissions

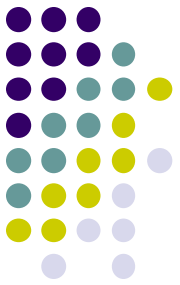
Primary Point of Contact & Staff

- Planning Commission
- Board of Zoning Appeals
- Brownfield Redevelopment Authority
- Construction Board of Appeals
- Appearance Review Committee (W/DDA)

Why CED Is Important



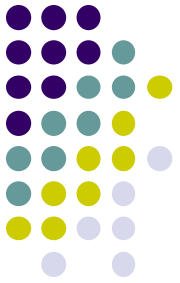
- Protect & Grow the Tax Base
- Protect Property Values
- Friendly Environment to Do Business
- Quality of Life
- Provide Assistance to Residents/Business Owners



Brownfield Authority

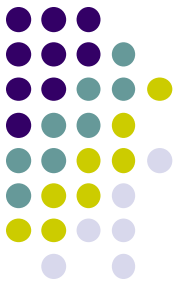
- Special Revenue Fund
- Currently Seven Designated Projects
- \$39.5 Million in Investment
- \$3.2 Million in Reimbursable Costs
- Ability to Offset Some Admin Costs
- Ability to Establish Revolving Loan Fund
- 2012/2013 Captured Taxes
 - \$312,000 (est.)

CDBG



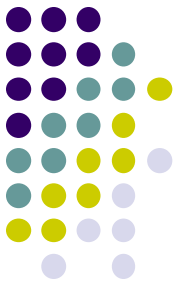
- Special Revenue Fund
- 2012/2013 Projected Amount
 - \$91,424
 - Majority Used to Offset Personal Costs
 - No Impact to General Fund

Numbers - CED



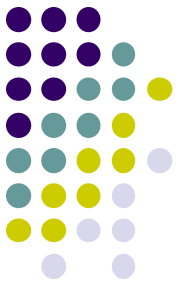
	Revenue	Expenditure	Revenue over Expenditure	15%	20%
2010	612,496	600,440	12,496		
2011 (est)	515,824	494,115	21,709		
2012 (est)	522,824	567,021	(44,197)	6,630	8,839
			Actual GF Cost		
2013 (est)	522,824	577,683	(54,859)	8,229	10,972
			Actual GF Cost		

Alternative Service Delivery Methods



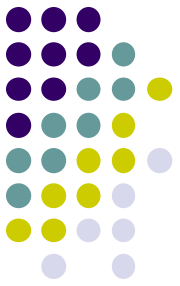
- Privatize Building and Code Enforcement
 - City Must Have a Directly Employed Act 54 Registered Building Official
 - Building Departments Cannot Generate Revenue
 - More Investigation Necessary
- Loss of Service
- Community Connection
- Institutional Knowledge
- Flexibility/Adaptability
- No Real General Fund Savings

Finance Committee Recommendations



- No Specific Recommendations to CED Personal
- Administrative & Staff Costs to Special Revenue Funds
 - Current Practice
- Investigating Partnerships with Other Communities
 - Investigating shared inspection & Building Official Coverage Options
- Review Permit & Inspection Fees
 - In process
- Review Rental Licensing Inspection Program
 - Revised Ordinance & Suggested Fee Changes

Overall Impact



- All Proposed Departmental Cuts
- Additional Responsibilities on Everyone
- Loss of Service Across the Board
- Impact on Our Ability to Attract & Retain Business
- Quality of Life & Property Values
- Communities Image

Questions?

