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Center backers ready for push

By B.J. MARTIN
 staff writer

Novi residents should know within a month whether a convention center is indeed on its way or not.

There are some formidable obstacles developers must hurdle during that period — approvals of a special convention center district and site plans among them.

But local officials mostly are in favor of the long-awaited project — or at least a project similar to the one discussed by developers and the city's planning department (see related story on page 10-A for details) in recent months.

A preliminary overview of the privately-backed convention center — more accurately described as a combination market/expo center — was well received by council members at an informational briefing last week, and Novi's Economic Development Corporation Thursday voted 7-1 to approve the project plan, basically giving developers the green light to proceed with more detailed site plans.

EDC Member Nancy Chambers last week said she believed it would be "an excellent project."

"If the alternative is having 20 free-standing five-story buildings,

this would be a good opportunity for us," Chambers added. "A project of this size will bring in 3,000 people per show for 40 shows per year. That will have a ripple effect on business for the entire surrounding community."

The project can count on at least one supporter on the planning board, as member William Briggs told the council. "As a resident, I'm impressed... I hope the issue of building height (eight stories has been suggested) does not become a falling down point."

City Council and the city planning board will review the convention center rezoning request in joint session Monday, November 25, following a public hearing on the issue. Officials anticipate some additional information concerning the project will be forthcoming at that time.

It is expected a minority on the council and the board will keep the approval process from being an easy one. Since only "very preliminary" plans have been presented so far, EDC Member William Winemaid withheld his support.

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Answers to questions about the market/expo center project/10-A

Dump pollution snags park gift

By B.J. MARTIN
 staff writer

When Jonna Realty last month offered to donate a five-acre piece of property to the city for use as a park, local officials were pleased. But a recent report detailing the site's previous use as a solid waste landfill has muted their enthusiasm somewhat.

The proposed park land, located northeast of Ten Mile and Novi Road at the end of Catherine Industrial Road, was one of the sites identified as a landfill once used by Munn Contractors and classified as a Group 2 priority (see related environment story on Page 1A) by the state Department of Natural Resources.

JCK and Associates, the city's engineering consultants, reported the land has documented contamination in the form of methane gas and leachate entering the road ditch along Meadowbrook Road in 1982.

No documentation of hazardous or industrial wastes has been recorded, engineers determined.

City Manager Edward Kriewall told city council members on Monday he did not believe representatives of Jonna Realty realized the extent of the landfill, although one of the firm's stipulations in the gift was that it not be liable for injuries on the site or for future environmental impact or inadvertent gas accumulation.

That stipulation is common in gifts of land. But in the case of the proposed park, the fact that any contamination incurred by someone using the park would be the city's liability concerned council members.

"They want us to waive all future liability for them?" Council Member Martha Hoyer questioned unbelievably.

City Attorney David Fried recommended the city require a more intensive engineering report before buying the property. "I don't think council should move without a report from engineers," Fried said. "That would be like shooting in the dark. I think Joe (Kapelczak of JCK and Associates) could tell you what sort of problems could arise."

Kapelczak told council members soil borings and sampling tests could be prohibitively expensive, but said he would consult Jonna representatives to determine whether an agreement can be worked out.

Should the site be cleared out satisfactorily, Jonna has agreed to build a cul-de-sac or parking area to service incoming and outgoing traffic. The city would put up a berm facing the Jonna building immediately south, possibly with the firm's cooperation.

According to Parks and Recreation Director Thomas O'Branovic, the property has potential for possible soccer and softball fields.



Novi News/STEVE FECHT

Show of affection

Nancy Cote, a seventh/eighth grade teacher at Novi Middle School South, thinks Mac, her black labrador, is one terrific dog. And judging from the picture above, it's obvious that Mac thinks his owner is something pretty special, too. Cote and Mac are participants in the Puppy Obedience class sponsored by the Novi Community Education Department.

Study logs city pollution threats

A catalogue of existing and potential pollution sources in the City of Novi was unveiled by the city's engineering consultant firm this week.

"The city's in good shape," Susan Nayh of JCK and Associates told city council Monday. "But we're just at the tip of the iceberg as far as what we know about the city and the state. There are many situations not covered."

Nonetheless, the Environmental Inventory for the City of Novi produced a wealth of information useful for generations to come in attempting to monitor and control the spread of pollutants within the city.

The study covers the following environmental factors:

- Existing contamination sites in the city;
- Identification of businesses with various storage and discharge permits;
- Companies using critical or hazardous chemical materials;
- Registered hazardous waste generators; and
- An inventory of underground storage tanks.

The source of the information included Freedom of Information requests from the Michigan Department of Natural Resources, input from various departments within the City of Novi, and information from local residents.

The study additionally contains a list of environmental protection policy recommendations (see below). Highest among them is creation of a hazardous waste ordinance for the city.

"I think a hazardous waste ordinance is something you need to work on right now," said Nayh. "I strongly suggest it be included in the next fiscal year (activity)."

City Manager Edward Kriewall and Mayor Patricia Karevich suggested such an ordinance be developed with the input of local businesses, possibly through Chamber of Commerce channels.

"All too often an ordinance has gone on the books and someone's said, 'What's going on? How was I supposed to know?'" Kriewall noted. "We'll try to keep them up to speed on this."

According to the Environmental Inventory, only one site in the area has been identified as a high-priority contamination problem by DNR officials: the Lyon Township dump, located just outside Novi's western boundary.

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Robert Schmid's 10-year tenure as a mayor and council member coincided with Novi's emergence as a respected community.

Novi arrives, but Schmid leaves

By B.J. MARTIN
 staff writer

The City of Novi's sweet 16th year has indeed been sweet. With a new civic center approved and plans in the works for a convention center, town center and lakefront development, the city has made a triumphant emergence as one of the hottest suburban cities in Michigan, if not the Midwest.

But after 10 years of working toward those goals, Bob Schmid is going to miss out on much of the party.

When the incumbent mayor was unseated by Patricia Karevich November 5, the city lost an individual who has been instrumental in forging policies to promote many of the upcoming projects. To an extent, Karevich was elected not to correct Schmid's failures, but to enhance his successes during his six years on council and four as mayor.

"It's an important fact to remember that 10 years ago, the city could have gone in several directions," Schmid pointed out in an interview Monday. "It was still unsettled because we didn't have an ordinance in place. But we insisted from the start we would fight for

Schmid: 'We insisted from the start we would fight for quality development which would endure. I think we've done that.'

quality development which would endure and not deteriorate.

"I think we've done that," he said. "Right now the City of Novi is in charge of its direction, not a bunch of developers."

"Unfortunately for me," he added, "some people interpreted that stance as being anti-development. But you can go back and ask our good, quality developers — they're interested in the city's well-being. They want a community that will stand the test of time."

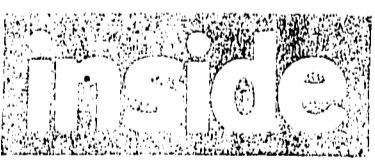
Continued on 8

Schmid said he has no regrets about his always-tough, often-abrasive style as mayor. "I feel like I did accomplish a lot. I can leave with a lot of self-satisfaction," he said. "To get what you want, you've got to be tough. You can't sit back and let the decisions be made for you... I was right out front on every issue, mostly because I felt like I had to get them through."

Schmid noted, "We were getting developers who would modify their plans without me even asking them because they'd heard or they'd been told if I didn't like them I'd give them a fight."

"When you don't accept the average, you rub people the wrong way sometimes. And I've personally apologized to those who've deserved an apology. But when I look back, I have to say that's what it looked like had to be done."

Asked whether he favored a charter change stipulating that council select the mayor instead of a general election, Schmid said he had mixed feelings but prefers the open election method.



AREA BRIEFS	10A
BUSINESS	1B
CABLE LISTINGS	7A
CLASSIFIEDS	4B
EDITORIALS	12A
IN UNIFORM	11A
LETTERS	13A
LIVING	1C
NEARBY	8A
NOVI BRIEFS	4A
NOVI HIGHLIGHTS	2C
PHIL JEROME	12A
POLICE BLOTTER	4A
REC BRIEFS	6C
SPORTS	4C
WILDCATS	6C
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Auditors suggest city alter policies

Auditors advised city administrators to watch their investments, computer system policies, and parks and recreation fee accounting, among other suggestions accompanying their 1984-85 fiscal year report to city council Monday.

Representatives of Planie and Moran said the city has performed well "on the revenue side," keeping expenditures approximately \$300,000 less than budgeted from July 1, 1984 to June 30 this year.

But to shore up some areas where fiscal accountability was potentially threatened, the auditing firm presented the city the following recommendations:

- Keep in mind the Federal Revenue Sharing Entitlement Program is scheduled to be phased out after October, 1986. "There recently was the possibility the program may have been eliminated with the October 1985 payment and as a result, many communities in their 1985-86 budget process did not provide for full funding of these revenues," the report noted.
- Review policies and procedures related to investments, particularly since the number of bank and loan failures has increased recently.
- Formalize computer system policies and procedures through a manual documenting data processing activities. The manual should address procedural and system controls to minimize the risk of intentional or unintentional destruction or alteration of files or software, establishing back-up files, preferably stored outside of city hall, physical safeguarding of the equipment and developing a plan to determine which employees may access various levels within the system.
- Purchase a cash register for the Parks and Recreation Department, check department cash received daily, increase the frequency of department bank deposits and use pre-numbered refund tickets to document the approval of all department transactions.
- Planie and Moran's report noted program revenues for Parks and Recreation have risen to \$288,000 this year after an intake of \$50,000 five years ago.
- Special assessment rolls should be reconciled to the general ledger by someone independent of the responsibility for posting to the rolls.
- The city's general fund should consider charging an administrative fee to cover such items as computer usage and accounting and other services provided by the various city departments.
- Fund balances in special assessment funds, where projects have been completed, should be reviewed for possible refund situations and, where appropriate, excess fund balance should be transferred to other city funds.



Novi News/STEVE FECHT

Novi tree lighting party December 2

Novi's annual Christmas Tree-lighting ceremonies are being expanded this year to include a special Christmas concert by the Novi Choralaires.

Both events will be held Monday, December 2. Tree-lighting ceremonies will be held outside city hall at 7 p.m. and the Choralaires' concert will be held at Faith Community United Presbyterian Church at 8 p.m.

All Novi residents are invited to attend and participate.

Local dignitaries will be on hand to welcome residents to the tree-lighting ceremonies on the lawn in front of city hall. Santa Claus will be present to light the city's Christmas tree and visit with children in the Novi High School Commons after ceremonies have been completed.

The annual Tree-lighting Ceremony is co-sponsored by the Novi Jaycees and the Novi Parks and Recreation Commission. Following the lighting of the tree, refreshments will be served in the Commons.

In addition to the ceremonies, the Novi Co-operative Nursery will hold a



Budding ballerinas

Just about everybody knows that the Novi Community School District has established the reputation of excellence as one of its primary goals. But how many know that the district is also turning out its fair share of budding ballerinas...

young dancers who, no doubt, will be performing with the New York City Ballet Company in a decade or so? That scenario may be a bit far-fetched, but you'd have a hard time convincing the young ladies enrolled in the Beginning Dance class at Village Oaks Elementary School that their blood, sweat and tears will not someday lead them on to the stage.

Performing perfect (or near perfect) balletic leaps in the picture above are (left to right) Brynn Maronek, Rachele Marinch, Emily Troth, Stephanie Renauer and Stephanie Stiegler. Displaying the timeless grace acquired only through serious instruction in dance in the picture on the left are Rachele Marinch and Stephanie Renauer.

City officials deny 'multiple' zoning

The Novi City Council voted unanimously Monday to reject a request to rezone for apartments 127 acres of land northeast of the Novi Road/Eight Mile intersection, immediately east of the C&O Railroad.

The request is in large part a scaled-down request for a rezoning of some 261 acres containing the subject property and property to the north submitted last year.

Despite developers' claims the location and irregular topography of the property is better suited for apartments than any multiple-family (condominium or apartment-zoned) land elsewhere in the city, council members were like-minded opposing the project.

"At this point, our city has acquired the percentage multiple-family use we feel is suitable for our needs," Council Member Martha Hoyer told representatives of Occidental Development, Ltd., the project's developers.

City Planning Consultant Brandon Rogers said that approval of the rezoning request would require "a major rethinking of the Master Plan."

Instead of the multiple-family rezoning request, Rogers recommended council agree to rezone the property for single-family "cluster" housing or residential unit development, each offering roughly half the residential density of the multiple-family classification developers sought.

"I feel that a significant number of multiple housing units, rental and condo, are coming on line in the city in 1985 which may saturate the market and cause vacancies," Rogers contended.

Arguing on behalf of Occidental, Michael Myers claimed principal access to the site would be Eight Mile, which could easily accommodate the



Novi News/STEVE FECHT

Royal party

Nobody in Novi that we're aware of was invited to fly their private jets down to Florida and attend the gala bash for Prince Charles and Princess Diana last week. But that oversight didn't stop students in Jackie Lawrence's English Literature class at Novi High School from

celebrating the visit of the Great Britain's royal couple anyway. Noting that the future king of England and their teacher shared the same birthday, the students honored both at a special party. Unfortunately, the prince did not attend.

Band set for fruit sale

The Novi Wildcat Marching Band has announced the start of its annual holiday citrus fruit sale — and it's got good news.

"We've got the Indian River fruit back this year," reported Jack Hill of the Novi Band Boosters. The band had to use an alternate supplier last year after bad weather greatly reduced the crop of its original source.

"A lot of people said they missed the quality we were able to get through Indian River," said Hill.

Once again, residents may purchase either a half case or a full case of citrus fruit. The half case weighs 21 pounds, while the full case weighs 42 pounds.

Available will be navel oranges (\$9.40 or a half case and \$16.75 for a full case), hamlin oranges (\$8.15 for a half

Novi among top three in growth

What do the cities of Novi, Farmington Hills, Southfield and Rochester Hills have in common? They are the leaders in residential construction in Southeast Michigan, according to the Southeast Michigan Council of Governments (SEMCOG).

According to a study entitled "Residential Construction Report for the First Six Months of 1985," the number of residential units being built in Southeast Michigan is continuing to climb. The report, issued by SEMCOG, shows an increase of 66.6 percent when compared to the first six months of 1984.

The City of Novi leads the seven-county SEMCOG region with the highest number of permits for multiple-family dwellings. Some 748 permits for multiple units have been issued in Novi during the first six months of 1985. Novi also issued 117 permits for single-family homes.

Rochester Hills again leads the SEMCOG region in permits for single-family residences — 444. And Farmington Hills remains the leader in

number of total residential permits with 947. Some 608 (64 percent) of the residential permits issued in Farmington Hills were for multiples — the second highest (behind Novi) in the region.

Since 1983, Farmington Hills has been among the top 10 communities in the region for total number of permits issued.

All told, the cities of Farmington Hills, Novi, Southfield and Rochester Hills accounted for 29 percent of the total building permits issued in the region during the first six months of 1985.

According to the SEMCOG report, lower interest rates and decreases in unemployment have contributed to the issuance of a total of 9,946 residential building permits during the first six months of the year.

During the first six months of 1982 — the year the recession bottomed out, a total of 1,179 permits were issued. The total for the first six months of 1985 represents a 744 percent increase over the first six months of 1982.

The "Residential Construction Report," which is released bi-annually by SEMCOG, covers permits issued for single-family, two-family and multiple-family units as well as gross totals for permits, demolitions and a net total (less demolitions). The report covers all communities in Wayne, Livingston, Oakland, Macomb, Monroe, St. Clair and Washtenaw Counties.

The increase in the number of permits issued during the first six months of 1985 was largely due to a 115 percent increase in multiple-family permits. A total of 5,510 multiple-family permits were issued in the first six months of 1985 as compared to 2,400 in 1984.

There was a 34 percent increase in single-family permits with 4,656 permits issued. In 1984, some 3,500 single-family permits were issued in the first six months.

Six of the seven counties in the Southeast Michigan showed an increase in permit issuance during the first six months of 1985.

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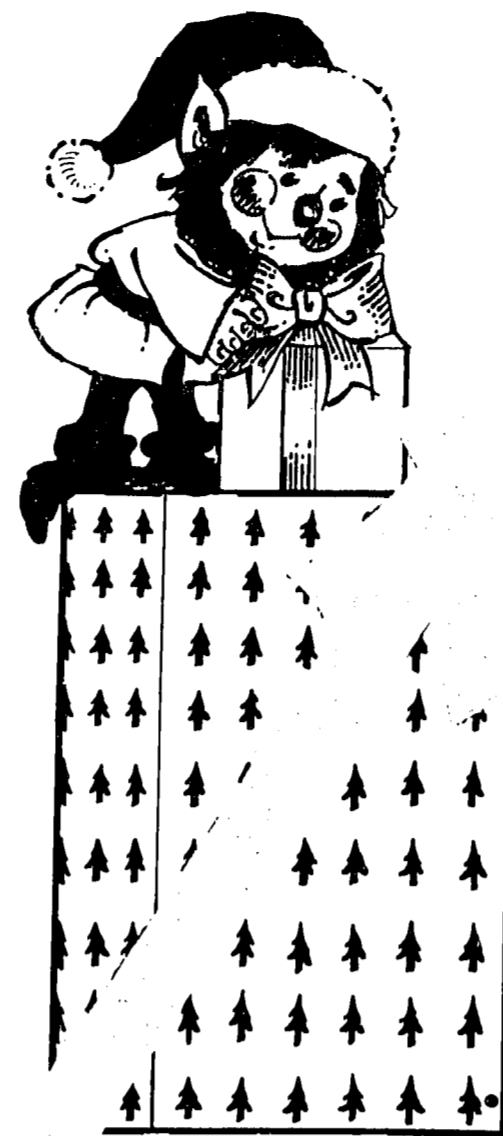
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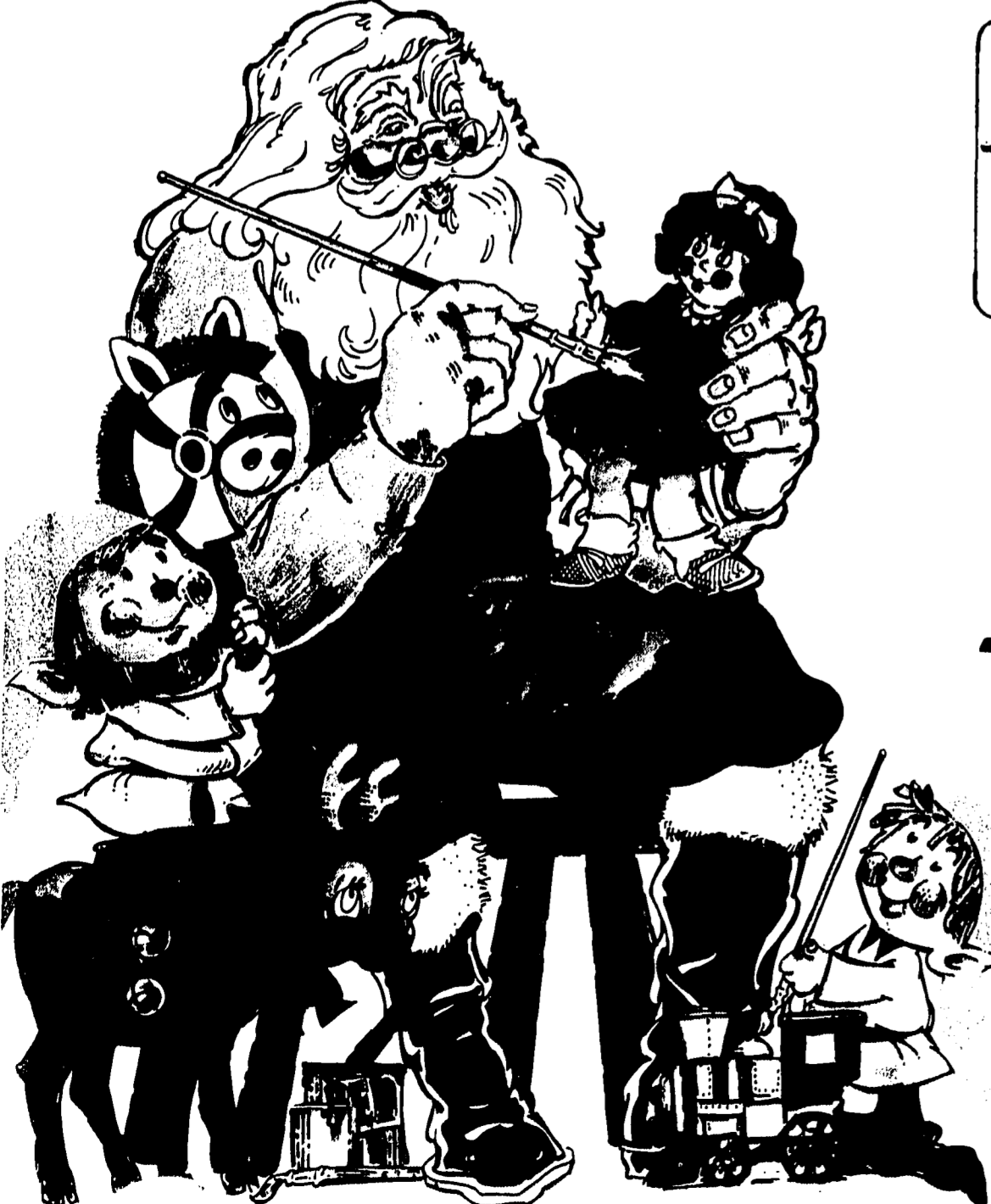
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INSIDE

State ranks high as exporter of manufacturerd goods

Michigan has been steadily gaining ground as an exporter of manufactured goods — and those who say "Yes" to the Great Lakes State circle the globe. If the metropolitan Detroit area were a state, its own exports could place it 13th among the states in sheer volumes exported, according to the U.S. Commerce Department.

"Although Michigan is geographically far away from either of the coasts, we are playing a significant role in international trade," said Victor Wong, head of the University of Michigan-Dearborn arts and letters department. Wong's department sponsored a day-long discussion program on exports.

The U.S. Commerce Department ranks Michigan 15th among the 50 states as an exporter of manufactured goods, earning \$15.5 billion a year in overseas and over-the-border sales. More than half these products are transportation-related products and non-electric machines.

Those often overlooked market figures alone seemed reason enough for a group of educators and business leaders to meet on the UM-D campus to discuss Michigan's trade picture.

"Michigan Business and the International Arena" pooled 20 panelists from education, government, business law and foreign service representatives based in Detroit.

Discussions also touched on national political and international interests.

"Detroit is an international pot, and we do have an international airport at Metro," said Wong.

"What we had hoped to accomplish was offering the university as a place for a meeting of the minds between the faculty, students and other sectors that have been traditionally separate from one another — educators, government and business. Each sector brings with it its own perspective and concerns."

"Hopefully, we broke some barriers," he added. George Campbell, director of the Detroit office of the U.S. Department of Commerce, said his office has become increasingly aware of the need to promote local businesses in outside markets.

In recent years, that need has prompted a number of reorganizations in the office. It now uses six specialists trained in overseas markets. Besides bringing back consultants from overseas, the staff makeup has added people from private industry "with more expertise in their fields," he said.

In all, the office provides monthly updates on foreign business to 2,500 Michigan firms with overseas interests.

In the Detroit area, he said, the labor force working on exports numbers about 72,000.

Other trade facts supplied by the Commerce Department: Top foreign markets for U.S. goods in 1984 were Canada (\$46.5 billion), Japan (\$23.6 billion), the United Kingdom (\$12.2 billion), Mexico (\$12 billion) and West Germany (\$9.1 billion).

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—Victor Wong
U-M Dearborn

Panelist John B. McLaren, Canadian trade commissioner assigned to Detroit, praised recently announced plans for his country to negotiate new trade agreements with the United States. He called them "real and significant benefits to both countries."

"Canada is the largest market for U.S. exports, about 20 percent. Last year, we took twice as much as Japan," he noted. In turn, Canadians rely heavily on U.S. markets, importing 78 percent of Canadian exports.

State Senator Harry A. DeMaso (R-Battle Creek), one of the more well-traveled members of the state Senate, encouraged business people to use imagination in developing products and seeking out foreign markets.

"I've found the quickest way to break down trade barriers is to go to those countries and sit down at the table with them," he said. "Part of international trade is believing in the country you live in because that gets reflected."

Using agriculture as an example, he spoke out for "diversifying away from growing the usual."

"China, for example, produces more wheat and soybeans than anyone in the world. This tells me in Michigan to diversify. Why not produce some of the oriental crops, like ginger root or long white radishes? We're in the same longitude (as parts of the Orient)."

He praised state efforts such as those employed by Illinois to attract foreign buyers. With help from the governor's office, Illinois established an office in China to represent 160 Illinois businesses. Recently, construction firms from that state won \$750 million in road work contracts there.

The senator, who criticized America's businesses for failing to seek out markets in often-overlooked Third World and Pacific rim countries, said it's important to promote trade office in new locations.

"It's a small world," said DeMaso.

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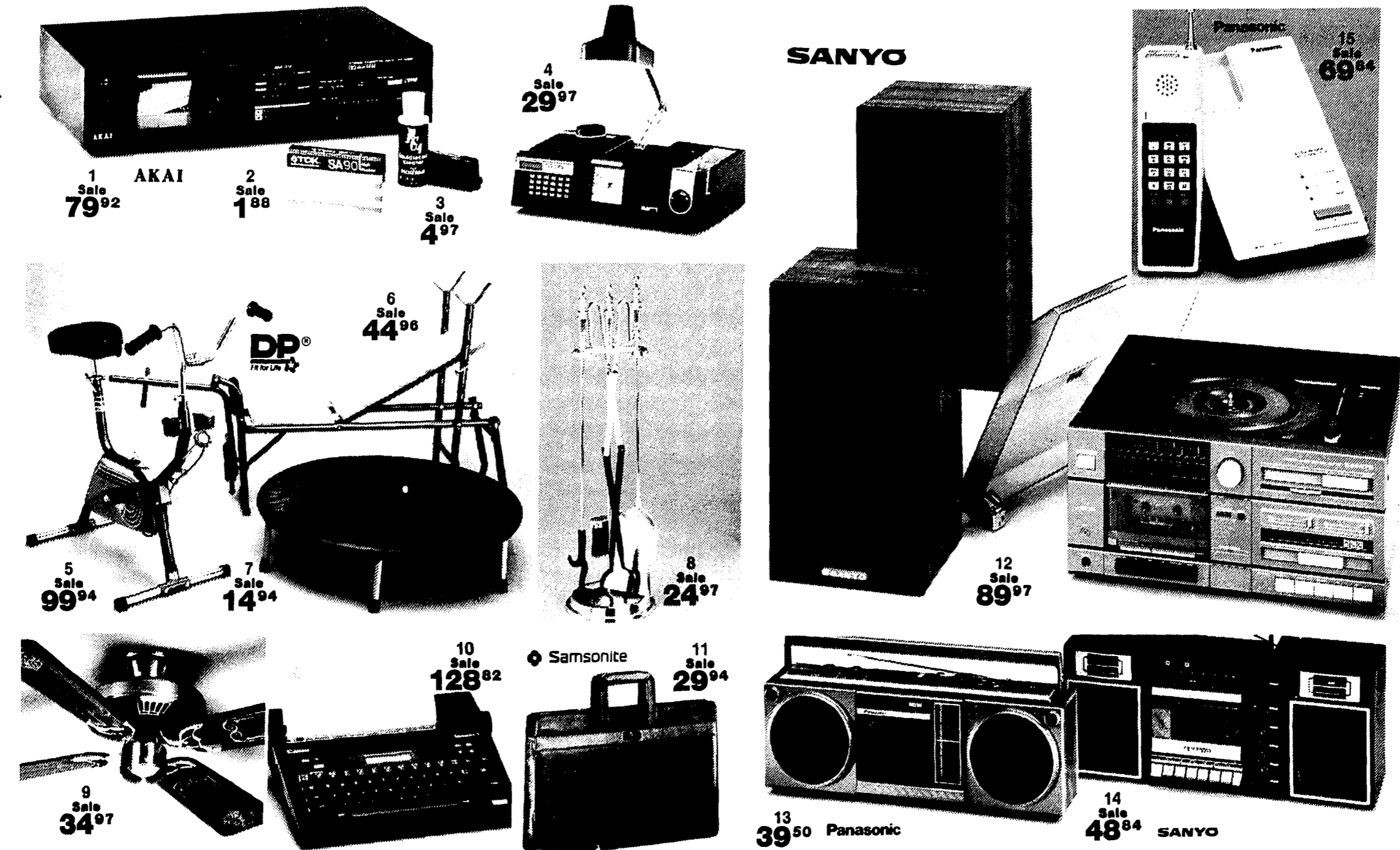
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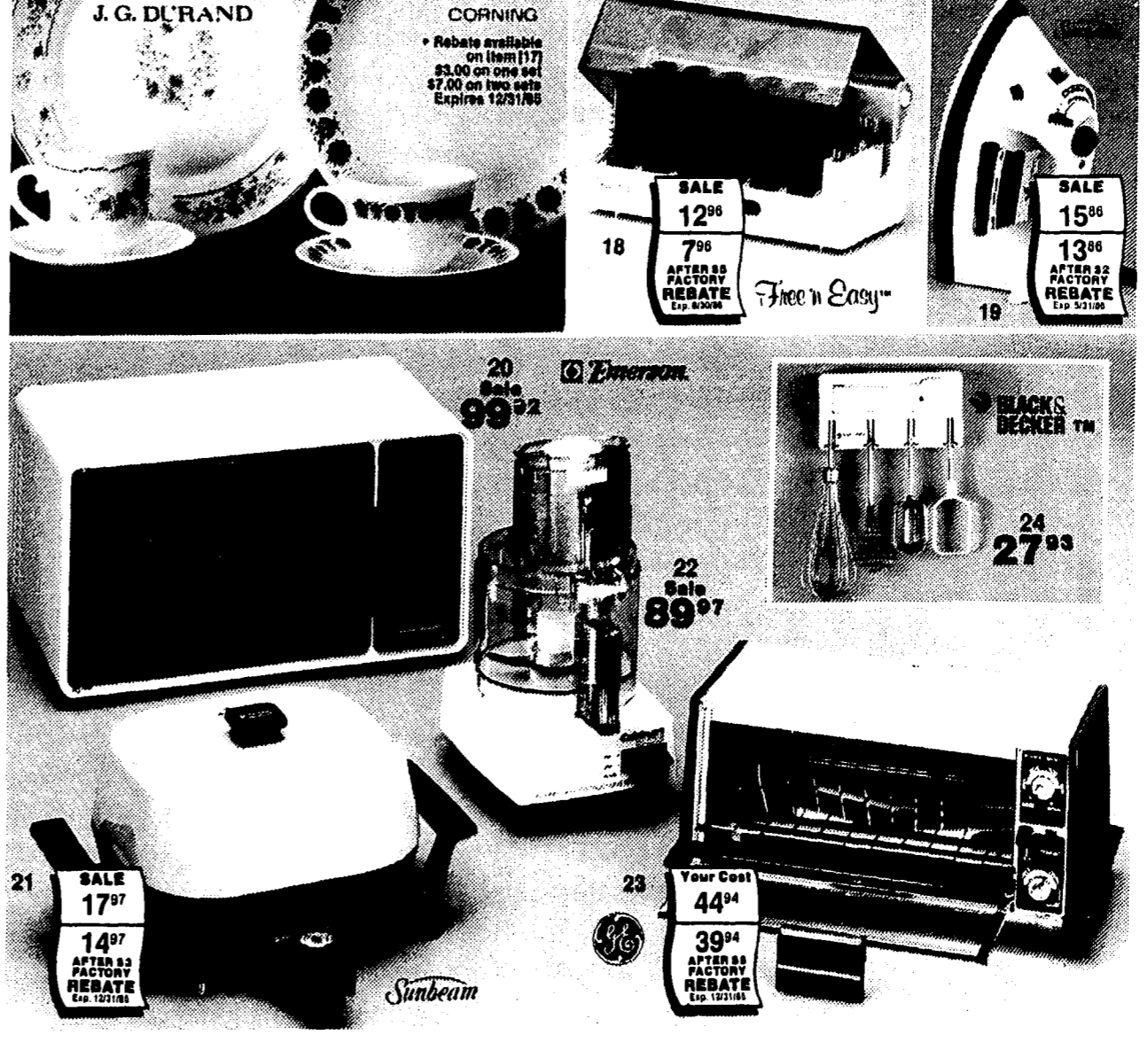
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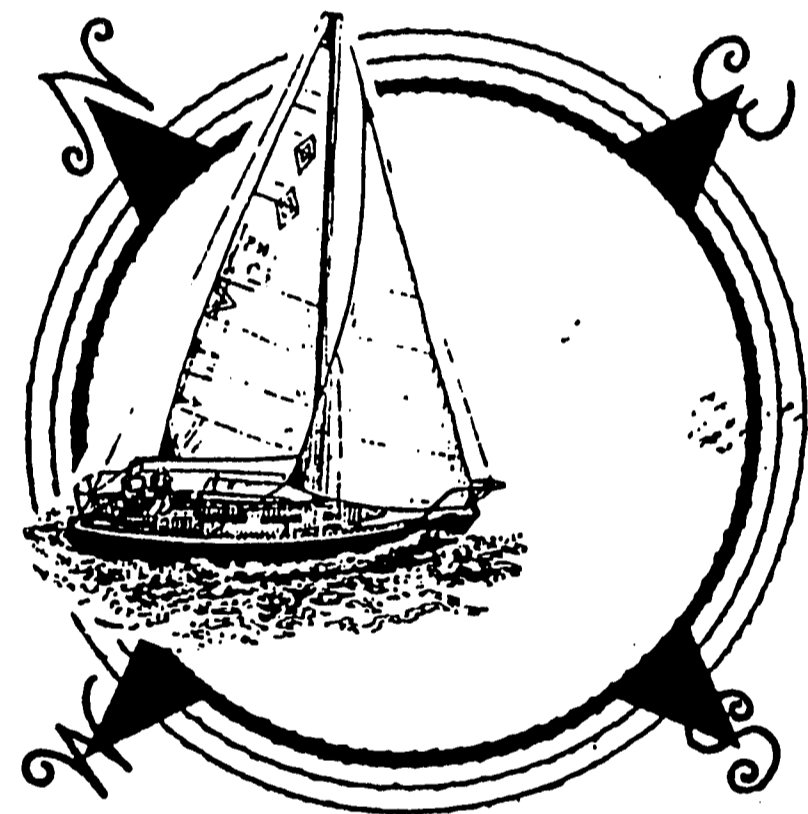
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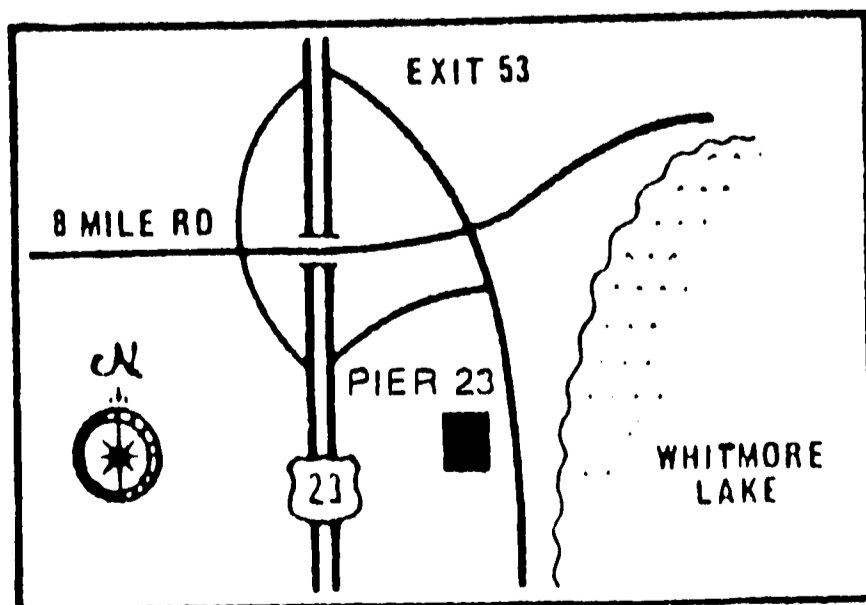
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