

NORTHVILLE COMMONS - FARMERS MARKET
CONSORTIUM ("Consortium")

Special Meeting

AGENDA

Thursday, December 11, 2025
1:30 pm

Charter Township of Northville – Township Hall
44405 Six Mile Road, Northville, MI 48168

1. Call to Order and Introductions:
 - Mark J. Abbo, Supervisor, Charter Township of Northville ("Township")
 - Brian Turnbull, Mayor, City of Northville ("City")
 - Others: _____
2. Approval of the Agenda
ACTION: _____
3. Approval of the Meeting Minutes of the Special Meeting held on October 8, 2025
4. Review and consideration a Memorandum of Understanding between the City and the Township for execution by both parties
5. Purchase Agreement Compliance
6. Review and consideration of any other business concerning the Farmers Market
ACTION: _____
7. Public comment:
ACTION: _____
8. New business:
ACTION: _____
9. Adjournment (Time: _____)

Cynthia L. Jankowski
Secretary for the Consortium

**MINUTES
SPECIAL MEETING
NORTHVILLE COMMONS – FARMERS’ MARKET
CONSORTIUM (Consortium)**

DATE: Thursday, October 8, 2025
TIME: 1:30 p.m.
PLACE: Charter Township of Northville, 44405 Six Mile Road,
Northville, MI 48168

1. Call to Order and Introductions.

Chair Turnbull called the meeting to order at 1:33 p.m. Present were:

- Chair Brian Turnbull, Mayor, City of Northville
- Vice Chair Mark J. Abbo, Supervisor, Charter Twp. of Northville
- Secretary Cynthia L. Jankowski, Clerk, Charter Twp. of Northville
- Treasurer George Lahanas, Manager, City of Northville

Others in attendance were:

- Glenn Caldwell, Township Manager, Township of Northville
- Wendy Hillman, Finance Director, Township of Northville
- Anthony Chubb, Esq., Giarmarco, Mullins & Horton
- Ernie Essad, Esq., Williams, Williams, Rattner & Plunkett

2. Approval of the Agenda.

Motion by Vice Chair Abbo to approve the agenda as presented, second by Secretary Jankowski.

VOTE: **AYES:** Abbo, Turnbull, Jankowski, Lahanas
 NAYES: None

Motion Approved

3. Approval of the Meeting Minutes of the Organization meeting held on March 4, 2025 and approval of the Meeting Minutes of the Special Meeting held on May 1, 2025.

Motion by Vice Chair Abbo to approve the meeting minutes referenced above, second by Secretary Jankowski.

VOTE: **AYES:** Abbo, Turnbull, Jankowski, Lahanas
 NAYES: None

Motion Approved

4. Public Hearing – Review and Consideration of the Proposed 2026 Budget.

Motion by Vice Chair Abbo approve the 2026 Budget reducing interest income from \$5,000 to \$1,000, for a total revenue of \$57,000 and reducing expected surplus from \$8,000 to \$4,000, second by Treasurer Lahanas.

VOTE: **AYES:** Abbo, Turnbull, Jankowski, Lahanas
 NAYES: None

Motion Approved

Discussion ensued regarding the solicitation of corporate sponsorship for events and/or sponsorship of designated future projects at the Farmers' Market.

5. Review and Consideration of an Amendment to the Consortium Agreement dated February 27, 2025.

No motion brought forward.

6. Review and Consideration of Any Other Business Concerning the Farmers' Market.

Motion by Vice Chair Abbo to authorize the transfer of the City parcel currently contained in the Consortium, back to the City and authorize any Board member to sign the agreement to effectuate the transfer, second by Treasurer Lahanas.

VOTE: **AYES:** Abbo, Turnbull, Jankowski, Lahanas
 NAYES: None

Motion Approved

7. Public Comment: None

8. New Business:

The township will revisit cost estimates completed by OHM and Gary Roberts on costs associated to extend the asphalt paving on the East, West, and South sides of the parcel.

Motion by Vice Chair Abbo to assign management responsibility to Parks & Recreation to manage all operations associated with the Farmers' Market, second by Treasurer Lahanas.

VOTE: **AYES:** Abbo, Turnbull, Jankowski, Lahanas
 NAYES: None

Motion Approved

The meeting was adjourned at 2:27 p.m.

Respectfully submitted

A handwritten signature in blue ink, appearing to read "Cynthia L. Jankowski".

Cynthia L. Jankowski, Consortium Secretary
Approved:

ADDENDUM TO CONSORTIUM AGREEMENT

This *Addendum to Consortium Agreement* (“Addendum”) is entered into as of _____, 2025, by and between the Charter Township of Northville, a Michigan municipal corporation (“Township”), and the City of Northville, a Michigan municipal corporation (“City”). The Township and City are the “Parties”.

RECITALS

WHEREAS, the Township and the City entered into a *Consortium Agreement* dated February 27, 2025; and

WHEREAS, the Parties thereto wish to further agree as to the property each Party owns; and

WHEREAS, the Township and the City each own separate but contiguous parcels of land located at W. Seven Mile Rd and S. Main Street in the City of Northville, Wayne County, Michigan;

WHEREAS, the Parties desire to jointly use their respective parcels for the operation of a Farmer’s Market for the benefit of their communities;

NOW, THEREFORE, in consideration of the Recitals which are restated and incorporated in their entirety, and the mutual covenants and promises herein, the Parties agree as follows:

1. Joint Use of Property

The Township and City agree to jointly operate a Farmer’s Market on their respective parcels of land. Each Party shall retain title to its own parcel, but the use of both parcels shall be coordinated and managed jointly for the purpose of the Farmer’s Market.

2. Ownership of Improvements

All improvements made to either parcel for the purpose of operating the Farmer’s Market, including but not limited to structures, utilities, landscaping, signage, and equipment, shall be jointly owned by the Township and City in equal shares (50/50), regardless of which parcel the improvement is located on.

3. Disposition of Property

If either Party sells its parcel of land used for the Farmer’s Market:

- A. The selling Party shall pay to the non-selling Party 50% of the net proceeds from the sale.
- B. “Net proceeds” shall mean the gross sale price less reasonable closing costs, commissions, and any liens or encumbrances satisfied at closing.

4. Management and Operations

Through a separate agreement entitled the “*Northville Commons – Farmers’ Market Consortium Agreement*”, the Parties shall jointly manage the Farmer’s Market through a committee or designated representatives. Operational costs, revenues, and responsibilities shall be shared equally unless otherwise agreed in writing.

5. Term and Termination

This Addendum shall remain in effect until terminated by mutual written consent of both Parties. Upon termination, the Parties shall equitably divide any jointly owned improvements or proceeds from their disposition.

6. Miscellaneous

- A. This Addendum may be amended only by written agreement signed by both Parties.
- B. This Addendum shall be governed by and construed in accordance with the laws of the State of Michigan.
- C. Any disputes arising under this Addendum shall be resolved in a court of competent jurisdiction for Wayne County, Michigan.

IN WITNESS WHEREOF, the Parties have executed this Addendum as of the date first written above.

Charter Township of Northville

By: Mark J. Abbo
Its: Supervisor
Date: _____

City of Northville

By: Brian Turnbull
Its: Mayor
Date: _____