

# DOWNTOWN DEVELOPMENT AUTHORITY

## Policy for Redevelopment Liquor License Requests (PA 501 of 2006)

**PURPOSE:** To establish the policy and procedure criteria for redevelopment liquor license requests to the Northfield Township Downtown Development Authority ('NDDA') in accordance with on-premise licenses created by Section 521a(1)(b) of Public Act 501 of the Public Acts of 2006.

**PROCESS:** Once a redevelopment liquor license application has been submitted to the Township Manager, and the necessary documentation has been received, the request will be directed to the NDDA. The NDDA will review the application and accompanying documents, and make a recommendation.

Once the NDDA makes a recommendation, it will be directed to the Northfield Township Board of Trustees for their consideration when deliberating a request to the Liquor Control Commission.

\*Meetings are contingent on having a quorum and scheduling, and locations may change.

**POLICY:** The NDDA may, pursuant to PA 501, recommend issuance of new liquor licenses for businesses located within the Development District, which meet the requirements of the law. A public review will be held during a regularly scheduled NDDA meeting in order to make a recommendation to the Board of Trustees. After the public review, the NDDA is permitted to make findings that issuing the license would prevent deterioration and promote economic growth. The policy of the NDDA is to use the following criteria in making its findings:

1. The business or individual requesting a license ('Applicant'), whether for a proposed or existing business, must document that the Applicant has a real property interest within the Development District as evidenced by deed, lease, purchase agreement or the like.
2. The Applicant must meet all the requirements of PA 501 which includes that it is engaged in dining, entertainment, or recreation; is open to the general public not less than 10 hours per day, 5 days per week; and has a seating capacity of not less than 25 persons.

3. For an existing business, the Applicant must demonstrate how the issuance of a license would prevent further deterioration in the Development District and promote economic growth. The NDDA will consider such factors as:
  - a. The business, an existing asset in the district, will be supported by the license and maintain its occupancy of existing space.
  - b. The business, with the new license, will contribute to the mix of dining/drinking, entertainment, and recreational establishments already existing.
  - c. The business demonstrates that neither an on-premise escrowed license or quota license is readily available under a standard of economic feasibility, as applied to the specific circumstances of the Applicant, that can include, but not be limited to the following:
    - i. The fair market value of the license, if determinable
    - ii. The size and scope of the proposed operation
    - iii. The existence of mandatory contractual restrictions or inclusions attached to the sale of the license
4. For a proposed business, the Applicant must demonstrate how issuance of the license would prevent further deterioration in the Development District and promote economic growth. The NDDA will consider factors such as:
  - a. The proposed business is described in a business plan
  - b. The proposed business represents a desired land use as determined by the DDA
  - c. The proposed business would promote economic growth by:
    - i. Creating new employment opportunities
    - ii. Adding tax value through the purchase of new equipment
    - iii. Generating significant tax value in new building improvements
5. The Applicant must:
  - a. Demonstrate that the business will be located in, and will remain in, the Development District while possessing a 501 liquor license.
  - b. Acknowledge that the license is not transferrable to another location.

6. The Applicant must meet all MLCC and Northfield Township requirements and regulations regarding the issuance of liquor licenses under Section 17k(1) of the Liquor Control Act and according to the Northfield Township Code of Ordinances.
7. The NDDA may decline to recommend the issuance of a license if it determines, based upon factors such as the density of similar establishments, that the establishment may have a negative impact upon the public health, safety, and welfare of the district and surrounding neighborhood.
8. Certification or other written evidence from the Township Manager demonstrating that all real and personal property taxes and township utility bills associated with the premises at which the liquor license will be used are paid to date.