

MEETING MINUTES
ECONOMIC DEVELOPMENT CORPORATION
MAY 22, 2019 8:00 AM
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS MI 48336

CALLED TO ORDER BY: CHAIRMAN ANHUT AT 8:06 AM.

MEMBERS PRESENT: ANHUT, BEIERMEISTER, ELLIOTT, HARTSOCK, LINDSEY-FEAGIN, ZACHOS

MEMBERS ABSENT: CANTOR, MARTIN, SLAUGHTER,

OTHERS PRESENT: Ken Massey, Mayor of Farmington Hills; Samantha Seimer, Economic Development Director; Diane Holcomb, Assistant to John Anhut; Sean Koza, Group 10 Management Company T.R. Carr, Resident.

APPROVAL OF AGENDA:

Motion by Hartsock, support by Elliott, to approve the agenda as presented.
Motion carried unanimously.

APPROVAL OF MINUTES – March 20, 2019:

Motion by Elliott support by Beiermeister to approve the minutes as submitted.
Motion carried unanimously.

CHAIRMAN'S REPORT:

- He reported that Denise Rabidoux of Evangelical Homes of Michigan, who presented to the EDC in February, is no longer with the organization. He added that the development of the Sarah Fisher Property is similar to a project in Saline that he toured and is interested in scheduling a tour for the EDC of the Saline Property.
- Chairman Anhut thanked Mr. Cantor for his incredible work on the Harrison High School Incubator Project. He spoke about a May 16 meeting Lew organized with leaders of bio-tech incubators across the State of Michigan. The meeting began with a tour of the lab space and ended with dinner at Ginopolis.
 - Chairman Anhut graciously thanked Johnny Ginopolis for his hospitality in hosting the meeting.
- Chairman Anhut went to visit new owner of Lelli's
- Chairman Anhut is working on an Annual Report for the EDC. Additionally he is working with Mr. Elliott on establishing an awards program for business retention and reinvestment in the community.
 - Mr. Hartsock stated that this would be some press and reward small businesses. He proposed a possible hall of fame for these businesses so they can be recognized for years to come. Mayor Massey mentioned possibly a legacy hall at Harrison.
 - Ms. Lindsey-Feagin asked if there were determined awards categories. Mr. Elliott stated that categories had yet to be determined
- Chairman Anhut invited Sean Koza of Group 10 Management to the EDC Meeting to talk about his investment in three hotels along 12 Mile Road.
 - Mr. Koza stated that they are a hospitality group out of Southfield Michigan that began 35 years ago and got involved in the hotel business in the 90's.
 - The project along 12 Mile is called the Hamilton Development. It is comprised of a Courtyard Marriott with 160 Rooms, a Holiday Inn with 133 rooms and an under construction Residence Inn Extended Stay with 111 rooms. The site is on 10 acres with great visibility along 696.
 - The Extended Stay product fills a temporary housing need in the community for businesses relocating people.
 - Overall the project has an investment of \$50 Million, and has created 400 construction, 80-100 permanent, jobs.
 - The development has generated over \$650,000 in property taxes.

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- They would like to be more involved in the community
 - Offered 50% off of meeting space rental and 10% discount on food and catering
- Mayor Massey mentioned CARES of Farmington Hills Food and Clothing Pantry for donations which serves over 600 local families
- In the future Group 10 Management would like to be more involved in multifamily developments and currently manages 14 hotels in Michigan.

BUSINESS:

None

COMMITTEE REPORTS:

- Harrison High School – Incubator Space
 - Mayor Massey provided the EDC with an update about the Harrison High School Incubator Space
 - Mayor Massey Stated that on June 1 there is a ceremonial change over and the City takes over the property on October 1
 - On May 16th Lew organized a meeting with Members of the MEDC, Michigan Life Science Innovation Center, Small Business Administration and Mich Bio. The current phase of determination is exactly how much of the third floor will be incubators space.
 - Ideally the lab space and classrooms to the North of the building will be reserved for a business incubator
 - One of the major outcomes of the meeting was the determination of the need for an anchor tenant who pays for a lot and keeps prices lower for others.
 - The next steps will include engaging a business consultant to put together a self-sustaining model and help us better understand our market and need.
 - Mr. Beiermeister asked about evaluation and decision making criteria for businesses requesting use of the incubator space
 - Mayor Massey added that an Executive Director of the incubator would more than likely be responsible to a board who helps vetting businesses wishing to locate in the incubator.
 - Mr. Elliott stated that this model works as a feeder for private sector because it eliminates some of the risk that is associated with startups.
 - Mr. Zachos asked about mentorships for businesses. The Board saw the value of mentorship opportunities and indicated that the Chamber may be able to assist in this program.
- Connected City
 - There was no additional update on the Connected City project from the previous update at the April EDC Meeting.

BOARD MEMBER'S COMMENTS:

- Mr. Zachos spoke about the presence of SAE in Farmington Hills and mentioned they have money available for STEM education grants. Mayor Massey stated that the Special Services Department has STEM programs at the nature center and Mr. Beiermeister added that the Farmington Hills Education Foundation may be interested as well.
- Mr. Beiermeister asked about the Board Bylaws. Ms. Seimer stated that they were passed by the EDC and will be placed on a future City Council Agenda. He stated that there have been some changes with the MEDC and he is looking for a new contact with information about the Marshall Plan. Ms. Seimer stated that she will be in Lansing soon and will ask to see who might be our best contact moving forward with the new administration.
- Mr. Elliott stated that in the most recent market report, Farmington Hills specifically has a very strong commercial market.
- Ms. Lindsey-Feagin stated that things are going well at Bosch and they are continuing to grow.

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- The Board had a discussion about the potential impact of tariffs on local businesses.

PUBLIC COMMENTS:

- Ms. Holcomb stated that she could set up a tour for interested EDC Members to visit the EHM Saline Property to see what type of product is being proposed for the Sarah Fisher site. She added that it would probably be from 10:00 AM to 2:00 PM. Ms. Seimer suggested possibly after the June 19 EDC Meeting.

ADJOURNMENT:

- Chairman Anhut announced that the next meeting of the EDC will be June 19, 2019 at 8:00 AM. There will be no meeting in July.

Chairman Anhut adjourned the meeting at 9:22 AM

Minutes drafted by: Samantha Seimer