

MEETING MINUTES  
ECONOMIC DEVELOPMENT CORPORATION  
JANUARY 16, 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 8:00 AM.

**MEMBERS PRESENT:** ANHUT, BEIERMEISTER, CANTOR, ELLIOTT, HARTSOCK, MARTIN, SLAUGHTER, ZACHOS

**MEMBERS ABSENT:** LINDSEY-FEAGIN, MASSEY

**OTHERS PRESENT:** Mark Stec, Farmington Hills City Planner; Samantha Seimer, Economic Development Director; Diane Holcomb, Assistant to John Anhut; Deanna Yow, Farmhouse Coffee and Ice Cream; Tim Yow, Farmhouse Coffee and Ice Cream

**APPROVAL OF AGENDA:**

Motion by Cantor, support by Slaughter, to approve the agenda as presented.  
Motion carried unanimously.

**APPROVAL OF MINUTES – NOVEMBER 28, 2018:**

Motion by Slaughter support by Cantor to approve the minutes as submitted.  
Motion carried unanimously.

**CHAIRMAN'S REPORT:**

- Chairman Anhut stated that he continues to make cold calls
- He reviewed with the Board an interaction he had recently with RHB Labs who was trying to locate their business in Farmington Hills.
  - Representatives from RHB Requested Chairman Anhut's presence before the Zoning Board of Appeals. He was unable to attend.
- City Planner Mark Stec reviewed the history of discussions had with RHB Labs
  - Wanted a specific building in Farmington Hills – their use did not fit the zoning of the building
  - Zoning Board upheld the administrative decision and would not change the zoning for RHB Labs.
- Chairman Anhut spoke about the Sarah Fisher Property purchase by Evangelical Homes of Michigan
  - They have experience with incubator spaces and helped set up a business incubator in Saline, MI and are excited to hear about the EDC's involvement in the Harrison Project.
- Chairman's 2019 Bucket List
  - Chairman Anhut reviewed his top priorities for 2019
    - Harrison High School Incubator Space
    - Connected City
    - Marshall Plan
    - Evangelical Homes
    - Entrepreneur of the Year Award
    - Succession Plan for the Committee
  - Mr. Beiermeister stated that he attended the homeowners meeting on January 15<sup>th</sup> and the EDC was complimented by City Manager Boyer and Mayor Massey
  - Chairman Anhut stated that he has served on the EDC for 40 years. He would like to be reappointed but considers stepping down from his role as Chair of the Board.
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- Farmhouse Coffee and Ice Cream

- Deanna and Tim Yow attended the meeting to give the EDC Board an update about their new business in Farmington Hills, Farmhouse Coffee and Ice Cream
  - The business was located in Franklin, MI for the last five years
  - After reviewing their market data, the partners discovered that Farmington Hills was a huge market for the company.
  - The business supports other locally owned business, including locally roasted coffee, bakers and majority Michigan Ice Creams.
  - All items in their store are made fresh
  - They hope to build a sense of community in Farmington Hills.
  - Tim and Deanna described an instance that took their business viral on the internet last year. They began offering free “Pot Hole” ice cream to patrons who brought in a repair bill for their car from pot hole damage.
  - Mr. Cantor asked if they had an interest in expanding further or possibly franchising.
    - Ms. Yow stated that she was a fellow of the Goldman Sachs 10,000 small business program.
    - She said that they want to start small and build up incrementally. While they do not rule out the potential to franchise in the future, they also do not want to lose their hyper local focus
  - Ms. Yow added that they received approximately 50,000 annual customers at their Franklin location. There are 100 times more cars traveling 12 mile each day, and plentiful parking so they anticipate their number of annual visitors to increase.

#### **BUSINESS:**

- Community Foundation
  - Mr. Slaughter reviewed the Farmington/Farmington Hills Community Foundation.
  - The transition of wealth positioned to take place in the community over the next several years is over \$22 billion. This wealth is primarily passed to three key areas, children, taxes and charities.
  - The mission of the Community Foundation is to inspire, educate and empower individuals to make a positive impact on our community and our world forever.
  - The foundation acts as an intermediary to those who want to contribute, but might not have enough wealth to start their own foundation.
  - The foundation is currently waiting on its 501c3 status from the IRS. Mr. Slaughter added that the founders do not plan to market the program until it has this status.
  - Mr. Zachos asked how this foundation might interact with other charitable organizations. Mr. Slaughter stated that it can help other nonprofits. Mr. Zachos asked if the foundation has considered seed money for startups. Mr. Slaughter affirmed.
  - Mr. Hartsock added that retirement accounts can make charitable contributions directly as part of the new codified tax law.
  - Ms. Martin added that the Chamber has a nonprofit networking group that may be beneficial for the Community Foundation to get involved in after its full inception.

#### **COMMITTEE REPORTS:**

- Harrison High School – Incubator Space
  - Mr. Cantor gave an update about the Harrison 3<sup>rd</sup> floor incubator project.
  - The concept was presented at the City Council Goals and Objectives meeting on January 12<sup>th</sup> and received Council’s agreement to move forward with a feasibility study during the next fiscal year
  - Mr. Cantor added that it is key to find a good general manager for the project.

- Mr. Slaughter stated that perhaps one side of the 3<sup>rd</sup> floor could be an incubator and the other a business. Mr. Slaughter and Mr. Zachos added that it might be good to have the successful businesses serve as mentors to the incubator businesses
- Mr. Slaughter noted that there could potentially be an incubation fund in the community foundation
- Mr. Beiermeister asked if there are milestones that a business needs to meet in order to stay on track with business incubation. Ms. Seimer replied that there will be milestones and expectations of the businesses and more than likely these will be managed by the general manager of the incubator and then reported back to the board – depending on how the organization is ultimately structured.
- Connected City
  - Mr. Beiermeister informed the board that he and Ms. Seimer met and deciphered a plan to begin the process of branding Farmington Hills as a Connected City.
  - Mr. Zachos stated that branding is an area to start, but would expand into the EDC helping to facilitate bigger projects further.
- Planning Updates
  - Mr. Stec gave an update on projects from the Planning Department
    - There is an addition at the BMW Dealership
    - A Cluster subdivision step 1 PUD qualification was approved for a parcel at Orchard Lake north of 10 mile
      - This is a 19 acre site with 30 proposed homes
      - They have received Step 1 PUD Qualification
    - There is an upcoming Public Hearing for the Genopolis site to be rezoned to senior housing
  - The board asked is there is currently a proposed plan for senior housing developments, and strategic locations for them throughout the city. Mr. Zachos stated that there was a previous, comprehensive five year plan, Vision 2020, there may be something regarding this topic in the plan.
  - Mr. Stec added that departments regularly check their goals against Vision 2020 and reminded the board of the Community for a Lifetime designation received by the City.

Motion by Beiermeister, support by Slaughter for the City to take a look at the aging population and how to appropriately plan for the future.  
Motion carried unanimously.

#### **BOARD MEMBER'S COMMENTS:**

- Chairman Anhut asked the board members if they would be interested in increasing the meetings to monthly, rather than bi-monthly based on the volume of tasks and goals for 2019.
- The board agreed monthly meetings may be more efficient use of time.

Motion by Cantor, support by Elliott, to hold EDC Meetings monthly.  
Motion carried unanimously.

#### **PUBLIC COMMENTS:**

- Ms. Holcomb mentioned that the next article Chairman Anhut is writing for the Farmington Observer will be about the roofing company on 8 Mile Road.

#### **ADJOURNMENT:**

- Chairman Anhut announced that the next meeting of the EDC will be February 20, 2019 at 8:00 AM

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Chairman Anhut adjourned the meeting at 9:45 AM

Minutes drafted by: Samantha Seimer