

MEETING MINUTES  
ECONOMIC DEVELOPMENT CORPORATION  
MARCH 20, 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 8:07 AM.

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

**MEMBERS ABSENT:** BEIERMEISTER, CANTOR, LINDSEY-FEAGIN, ELLIOTT

**OTHERS PRESENT:** Samantha Seimer, Economic Development Director; Diane Holcomb, Assistant to John Anhut; T.R. Carr, Resident.

**APPROVAL OF AGENDA:**

Motion by Hartsock, support by Slaughter, to approve the agenda as amended.  
Motion carried unanimously.

**APPROVAL OF MINUTES – JANUARY 16, 2019:**

Motion by Elliott support by Hartsock 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 that he recently attended a Planning Commission meeting to support the rezoning of the Ginopolis property to facilitate the redevelopment of the site.
- Chairman Anhut thanked the board for the discussion about tax abatements at the February 20 EDC Meeting.
  - Mr. Hartsock stated that the Board should go up the chain of command to address the zero sum game of tax abatements. He suggested drafting a white paper stating the Board and City's position on tax abatements as well as putting together marketing about our other available resources.
    - Ms. Seimer stated that she is meeting with the County on Friday to review updated marketing materials and update all of the marketing pieces, including resources used during recruitment and retention visits.
  - Mr. Slaughter added that the way abatements are tied to state incentives puts municipality in a difficult position.
  - Ms. Martin inquired about the businesses give-back to the broader economy and community.
    - Ms. Seimer noted that involvement in the community is a new piece added to the tax abatement policy that will be evaluated by City Council when making a determination about an abatement.
- Mr. Stec provided an update from the Planning Department
  - At the Planning Commission meeting, a 19 acre cluster development at Orchard Lake and 10 Mile was approved for 50 detached condos, it is being developed by Roger Share of Share Development
  - The City will be opting out of recreational marijuana
  - Trinity Health will be moving back to the Jarvis building and has submitted a request for a larger parking lot.
  - Nissan submitted plans that will be reviewed at the March Planning Commission meeting for their crash test facility.
- Chairman Anhut asked Ms. Martin how the Chamber is performing
  - Ms. Martin stated that the Chamber is up to 500 members
  - She added that Founders Festival will be held entirely at Shiawassee Park in 2019.

**BUSINESS:**

- Economic Development Corporation Bylaws
  - Ms. Seimer reviewed that in May 2017, Farmington Hills City Council passed an ordinance requiring all boards, commissions and councils to adopt and adhere to a set of bylaws. The EDC is subject to this ordinance.
  - The bylaws were to be approved by the board and then City Council.
  - The bylaws for the EDC had not been updated since 1974. With the ordinance passed in 2017 there was a set format for the bylaws of all boards. The presented bylaws reflect the requirements of the ordinance as well as additional state guiding legislation for the EDC

Motion by Slaughter, support by Hartsock to approve the Economic Development Corporation bylaws.  
Motion carried unanimously.

**COMMITTEE REPORTS:**

- Harrison High School – Incubator Space
  - Ms. Seimer gave an update about the Harrison High School Incubator from Mr. Cantor who was unable to attend the EDC Meeting.
    - “As of this writing, there are two major steps in the planning process for our Harrison Incubator project:

Mr. Frank Urban, Director of Spartan Innovations, a Lansing wet lab incubator has offered to lead a select group of professionals with similar and relatable backgrounds and interests in promoting SE Michigan incubators to visit us at Harrison. Said group will visit and tour our facility near the end of April along with some FH officials. The purpose of our visiting group will be to experience firsthand what we have as a "base" (existing lab space, support equipment and setup, possible expansion considerations, etc). Following the tour will meet to get their ideas as to what further considerations are needed to make the space most effective both short and long term.

From that point we plan to have the background information to develop a strong RFP to deliver to potential consulting organizations in late Spring.

I will have further updates as new information becomes available and will answer any questions via phone, email or at the next scheduled EDC meeting.”

- Connected City
  - Mr. Zachos updated the Board about the Connected City initiative. He stated that he, Mr. Beiermeister and Ms. Seimer met recently to discuss steps in moving the program forward.
    - Ms. Seimer added that the group discussed a brand for the program, understanding our current website and social media data and how we can grow our communication base, extending a survey to the business community, and eventually moving into potentially creating an app that includes information about the City and can connect individual to businesses and city information.
  - Mr. Zachos added that it important that we define what it means to be a connected business. The survey will help with retention and branding. He asked that perhaps we utilize the Chamber’s resources to assist in the survey.
    - Ms. Martin added that the Chamber has a lunch and learn coming up in May about cyber security, Mr. Zachos could speak at that event and be involved in others as the Connected City initiative moves forward.

**BOARD MEMBER'S COMMENTS:**

None

**PUBLIC COMMENTS:**

None

**ADJOURNMENT:**

- Chairman Anhut announced that the next meeting of the EDC will be April 17, 2019 at 8:00 AM

Chairman Anhut adjourned the meeting at 9:02 AM

Minutes drafted by: Samantha Seimer