

MEETING MINUTES
ECONOMIC DEVELOPMENT CORPORATION
DECEMBER 18, 2019 8:00 AM
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS MI 48336

CALLED TO ORDER BY: CHAIRMAN CANTOR AT 8:04 AM.

MEMBERS PRESENT: BEIERMEISTER, CANTOR, ELLIOTT, HARTSOCK, LINDSEY-FEAGIN, SLAUGHTER, ZACHOS

MEMBERS ABSENT: Anhut

OTHERS PRESENT: Samantha Seimer, Economic Development Director; Gary Mekjian, Assistant City Manager; Mark Stec, City Planner; T. R. Carr; Diane Holcomb

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES – November 20, 2019:

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

CHAIRMAN'S REPORT:

a. **Planning Department Update**

- Chairman introduced Mr. Stec to give an update from the Planning Department
- Mr. Stec stated that several zoning text amendments are moving through City Council. The updates were introduced on December 9 and will be forward for enactment on January 13th. From there, the amendments have a 21 day enactment period. The amendments include business licensing for donation collection bins and increasing the building height through certain zoning districts to 50ft while limiting the number of stories to three.
- Mr. Beiermeister asked how some buildings in the zoning districts have more than three stories. Mr. Stec responded that the buildings throughout the district with more than three stories were part of a Planned Unit Development (PUD). A PUD requires public benefit and the developers of the sites gave up something in exchange for the additional stories. In the case of the offices along 12 mile, the developers were required to preserve a lot of the natural areas.
- Chairman Cantor asked if the introduced zoning text amendments mean that Mercedes will be moving forward. Mr. Stec stated that the site that Mercedes is interested in was 40ft, and they wanted 47ft, so yes the amendments will aid their development. Mr. Mekjian added that there are other concerns on the site that are being worked through internally including storm water management.
- Mr. Stec reviewed other site plans moving forward including the following: redevelopment of the Kendallwood Swim Club as 10 unit site condos; a 19 unit condo development at 10 Mile and Orchard Lake; an addition to Karmanos; Northpoint Self Storage and Assisted Living; Tim Hortons and gas station at 10 Mile and Orchard Lake.
- The Sarah Fisher site is being marketed, while Evangelical Homes of Michigan must still maintain the property throughout the duration of the sale. There have been offers on the site.
- The Board thanked Mr. Stec for his update

b. **New Member Search**

- Chairman Cantor stated that there is a vacancy from on the EDC's 9 member board since the departure of Mary Martin from the Chamber of Commerce. He noted that the legislation states the EDC may have no less than nine

members. Ms. Seimer added that the vacancy does not mean that the Board is out of compliance, it does need to be actively searching for members.

- The Board had a discussion about involvement from the City of Farmington noting that they were involved in the past.
- Chairman Cantor stated that the Board has the support of the Mayor when selecting new members. He added that it is important to have good representation on the Board and suggested a member of a Bank. Mr. Zachos suggested Level One Bank and Mr. Slaughter stated that he would reach out to his relationships at a Bank.
- The Board set a goal of the first quarter of 2020 to have a newly appointed member.

NEW BUSINESS:

No action items.

COMMITTEE REPORTS:

a. 13th Year and Farmington Public Schools Update

- Chairman Cantor stated that Farmington Public Schools has titled the program Early Middle College. It was added that Dr. Herrera and Ms. Bauman would like to meet to discuss further in early/middle January.
- Mr. Beiermeister stated that he recently met with Dr. Herrera and briefly discussed the program. He informed Dr. Herrera that the EDC would like to be fully involved in the program. Dr. Herrera cautioned that the program needs buy in from a variety of stakeholders including the State of Michigan and the Community College. He noted that there is a specific person in the school district tasked with writing the curriculum.
- Mr. Slaughter reiterated previous comments affirming support for such a program.
- Ms. Lindsey-Feagin stated that it is important to have long-term commitments from the business community to ensure the program's sustainability.

b. Business Incubator

- Mr. Cantor stated that he, Ms. Seimer and Central Services Director Ms. Monico will be interviewing two potential consulting firms on Friday, December 20. The two firms are Public Sector Consultants from Lansing, Michigan and Place Dynamics from New Berlin, Wisconsin.

c. Connected Farmington Hills

- Ms. Seimer informed the Board that the Press Release with the Connected Business Survey will be out by the end of the week. The Chamber has agreed to send it to its 4,000 email list; it will be on social media and sent to a vetted list of Farmington Hills Businesses in the Economic Development online database. Staff has requested responses by January 31, 2020. Another push of the information will take place after the first of the year.

BOARD MEMBER'S COMMENTS:

- Mr. Beiermeister stated that he went to the Tech248 event at Centrepolis Accelerator in Southfield and enjoyed the event. He also stated he saw compelling evidence of potentially large benefits of a well-run Hawk Incubator project to our community. Ms. Seimer stated that the next Tech248 Event will be January 16th at AGC in Farmington Hills.
- Ms. Holcomb will continue to assist the EDC and specifically its involvement with Farmington Public Schools.
- Mr. Zachos brought forward the idea of occasionally holding the EDC in the evening. Perhaps with more of a social mixer afterwards because many members need to rush to get to other meetings. Mr. Zachos asked about a time-frame for discussing funding opportunities with the Board. Ms. Seimer stated that she could have a presentation about different alternatives potentially available to the EDC for future funding mechanisms towards the end of the first quarter of 2020. The suggestion was received positively.

PUBLIC COMMENTS:

None.

ADJOURNMENT:

- The next meeting of the EDC will be January 15, 2020 at 8:00 AM.

Chairman Cantor adjourned the meeting at 9:09 AM

Minutes drafted by: Samantha Seimer