

MINUTES  
ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING  
JANUARY 15, 2025  
CITY OF FARMINGTON HILLS  
COMMUNITY ROOM  
31555 W ELEVEN MILE ROAD FARMINGTON HILLS,  
MICHIGAN

**CALLED TO ORDER BY** CHAIRMAN SCOTT ELLIOTT AT 8:03 A.M.

**MEMBERS PRESENT:** EUNICE JEFFRIES, T.R. CARR, SCOTT ELLIOTT, MARK ZACHOS, VIVIANNE ROUSSEAU, FRITZ BEIERMEISTER

**ALSO PRESENT:** Gary Mekjian, City Manager, Karen Mondora, Assistant City Manager, Cristia Brockway, Economic Development Director, John Trafelet, Planning Commission Chairman

**EXCUSED:** M. Bridges, G. Allen, C. Clark

**APPROVAL OF AGENDA**

Motion by T.R. Carr, supported by Fritz Beiermeister to approve the agenda as submitted.  
Unanimously carried.

**APPROVAL OF MINUTES**

Motion by Vivianne Rousseau, supported by Eunice Jeffries to approve the minutes of October 16, 2024, as submitted.  
Unanimously carried.

**BUSINESS**

Scott Elliot announced the discussion will be on the Twelve Mile Corridor and Grand River Corridor study changes that will foster economic growth to keep the City moving forward.

Cristia Brockway gave an update of the City's Master Plan. The City found that mixed use is in demand and may work in areas along Orchard Lake Road and 12 Mile Road, particularly in areas with large parking lots being underutilized. Following some of these discoveries, there are efforts the City is looking into in order to attract new business to these areas and enable opportunity in areas previously recognized as a single zoning type. A market study is currently underway to help answer who and how are we going to attract and how to implement those changes to make those changes happen. A survey was sent out to businesses, property owners, employees, visitors, as well as residents.

Karen Mondora asked if there have been other cities engaging in similar efforts and what they have done to achieve them. Mrs. Brockway described that Farmington Hills has used Troy's Big Beaver Road as an example on how 12 Mile might look if zoning changes enabled additional commercial use. Troy went through the same process using their master plan and conducting a market study to begin important changes for the future. She also mentioned that Livonia began reviewing their master plan and zoning to implement more form-based zoning efforts. This type of zoning focuses on new developments being harmoniously integrated into the surrounding area.

Eunice Jeffries proposed to have the 12 Mile and Orchard Lake Road survey to be sent to her so their students can respond with their opinions. She also inquired about the timeline of the survey to which Mrs. Brockway said it would be open and available on the City website until the end of March.

Cristia Brockway mentioned that there is also a market study being conducted along Grand River between Orchard Lake Road and Inkster Road. The last study that was conducted was 31 years ago and had a positive impact on zoning and infrastructure improvements. Mrs. Brockway went on to discuss that Gibbs Planning Group is conducting the Grand River Market Study and has already discovered some sizeable opportunities. Grocery, new restaurants, density, and form-based code may be future growth opportunities. Eunice Jeffries asked if we have a relationship the Michigan Minority Business Development Council (MMBDC). Mrs. Jeffries shared that it is a very well-established group that certifies businesses, minority owned women and men owned businesses. It is a highly creditable organization and based on the City's population it would be worth us to pursue a relationship with them. Eunice Jeffries will reach out to the MMBDC find the proper contact person for Cristia.

The EDC can assist by helping educate residents, property owners, and many others on the efforts the City is making to grow its economic pulse and discover more types of business uses through the two market studies. Everyone in the committee has specific talents and strengths which can help educate the public in these City initiatives. The EDC will be a stakeholder in the process, whether subcommittees or full meeting.

Some members of the EDC inquired about the status of the Comfort Care Senior Living project at 12 Mile and Orchard Lake Road. Gary Mekjian, City Manager, commented the site will probably have to be torn down since it is probably functionally obsolete. Cristia replied that some interested parties have contacted her about new possibilities for the site such as residential, mixed use, or converting it back to a hotel. She also mentioned that it is in an ES district which allows for greater density.

Cristia has a document ready to be sent out to the group that includes locations that people can look at for opportunities as well as what the City's aims and vision is, and demographics snapshot as well.

Scott Elliott recognized that the City is conducting valuable efforts. He shared his beliefs that the EDC members are ambassadors to the City and are able to assist city initiatives. These types of initiatives include communication between the community, current businesses, and those the City would like to attract.

**CHAIRMANS REPORT**

None.

**REPORTS**

Gary Mekjian supplied his update to the EDC Board. He discussed the recent Zoning Text Amendments which in the B3 and OS4 district. He also shared that City Council included Urban Deer Management as a part of their future goals. Fritz Beiermeister also commented that like deer, wild turkeys have become problematic as well.

**COMMITTEE REPORTS**

None.

**BOARD MEMBER COMMENTS**

Mark Zachos inquired on how the EDC could help assist the Economic Development Director in Economic Development efforts and sharing the City's business resources.

**PUBLIC COMMENTS**

None.

**ADJOURNMENT**

Motion by T.R. Carr, supported by Fritz Beiermeister to adjourn the meeting at 9:15 a.m.  
Unanimously approved.

*Minutes Drafted by Cristia Brockway, Economic Development Director*