



8:00AM Wednesday, August 2, 2023  
City Hall Conference Room  
23600 Liberty Street  
Farmington, MI 48335

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## MINUTES

Called to order by Todd Craft at 8:00am

### 1. Roll Call

Present: Claire Perko, Chris Halas, Todd Craft, Heather Lyon, James McLaughlin, Linda Deskins, Sara Bowman, Donovan Singleton

Absent: Tom Pascaris

Others Present: Kate Knight, Jess Westendorf, Eric Helzer, Advanced Redevelopment Solutions

### 2. Approval of Consent Agenda

#### Minutes: July 12, 2023 Regular Meeting

Motion by Halas, seconded by Lyon, to approve the items on the consent agenda. Motion passes unanimously.

### 3. Approval of Regular Agenda

Motion by Halas, seconded by McLaughlin to approve the items on the regular agenda. Motion passes unanimously.

### 4. Public Comment

Opened and closed by Craft at 8:01am

### 5. Executive Director Update

Founders Festival was successful. Placer AI showed more than 50K trips, with more than 40K visitors. It was a hyperlocal draw, with ten thousand return trips within the weekend. First day of Farmers Market and Art on the Grand are other two largest draws into Downtown Farmington. Cannelle Sidewalk program incentivization is on the agenda for City Council Monday; it's a great story of incentivizing with the funding we would use toward our own replacement and maintenance program and reaping more than triple the value in private investment on sidewalk alone. Total value of Cannelle is around \$500K. Outdoor investment alone is over \$60K. Our quote to replace deteriorated sidewalk through our contractor program is \$16,800. Pocket Park is progressing. It is a challenge with utilities coordination. We received exciting news that we were awarded the 100K Oakland County Parks Grant. Glen Una team was in town last week to check facility status and seemingly gauge impact of Founders Festival on their property. Second Quarter of 2023, \$2,275,000 in building investment via permit recording.

### 6. Consideration to approve bid award for Downtown Plantscape Replacement

Three bids were collected, and GMA recommends Stuart Leve as lowest bid.

Motion by, Singleton Seconded by Halas to award the contract for the above stated project to Stuart Leve, Inc. for the base bid amount of \$44,537.00

Motion Passes unanimously via roll call.

Ayes: 8, Perko, McLaughlin, Bowman, Halas, Craft, Lyon, Deskins, Singleton

Nays: 0, None

Absent: 1, Pascaris

## **7. Consideration to approve Robertson Brothers Hillside Townes TIF Application**

TIF committee was formed at the last regular DDA Board Meeting on July 12 and the committee met and qualified the application. 11 out of 13 items on the rubric were deemed applicable to the project. The application demonstrated that TIF is a crucial piece of project financing. Question regarding accountability and how it will be enforced.

Helzer- Two agreements will ensure accountability:

(1) Reimbursement agreement will be between developer and DDA.

(2) Interlocal Agreement between DDA and BRA to be approved after Monday.

Helzer and Robertson Brothers team had a great meeting with Eagle regarding \$1,000,000 grant. If awarded, TIF revenues will be freed up sooner and with less interest paid overall.

Discussion of scoring rubric and consider adding a pre-app phase to streamline application and incentivize developers of all sizes to apply. DDA Board scored the project with individual votes tabulated and averaged.

Motion by Singleton, Seconded by Deskins, to recommend approval to City Council for DDA TIF Assistance for the Robertson Brothers Hillside Townes project. Motion passes unanimously via roll call.

Ayes: 8, Perko, McLaughlin, Bowman, Halas, Craft, Lyon, Deskins, Singleton

Nays: 0, None

Absent: 1, Pascaris

## **8. Committee Updates:**

### **a. Organization Committee**

The org committee is scheduling a meeting next week to work on transformation strategy.

### **b. Harvest Moon Committee**

Rocking and rolling. Volunteer sign-up is strong.

### **c. Promotions Committee**

Halas is working on a special bicentennial task force. Grand Raven and Harvest Moon planning and logistics are underway.

### **d. Business Development Committee**

Business Development Committee as part of DDA TIF committee appointment met last week to review TIF application.

### **e. Design Committee**

Meeting tomorrow morning at 7:30am to review Loft Cigar Lounge outdoor seating site plan application for August Planning Commission meeting.

### **f. Public Art Committee**

Chipping away at Heart the Art event. Garet Bogos is leading Heart the Art subcommittee. February 10, 7-10pm. Goal to earn money to buy more art. Tickets \$40 in advance, \$45 at door or 2 for \$75 in advance. Gathering public feedback on site an aspiration. Drink ticket included with entry ticket. Live music. GLP is the venue. Cocktail/Mocktail table and beer/wine table. Goal for save the date at Harvest Moon, sell tickets at Holly Days, have fliers up by Small Business Saturday. Arts commission is working on getting art in City Hall. Goal is to have art up by 1<sup>st</sup> week in October.

## **9. Other Business**

Craft: Marketing lease for rare 2-bedroom, one bath, apartment in 1920's Collingwood building, walkable to downtown.

**10. Board Comment**

Bowman: Thank you for hosting Founders Festival in Downtown. Julie Law and her team at Events 360 do a great job. The City is fielding a high volume of board and commission applications and is overwhelmed by applicants in their 30's.

Craft: Thank you for everyone's time, especially the TIF Committee. Huge for us in additional TIF capture. Hearing that the consultant's meeting to qualify and win award of a crucial EGLE Grant for brownfield remediation is a huge win.

**11. Adjournment 9:14am**

Motion by, Singleton, Seconded by, Lyon. Motion passes unanimously.