



Special Council Meeting
6:00 pm, Tuesday, August 9, 2022
Council Chambers
23600 Liberty Street
Farmington, MI 48335

FINAL

SPECIAL JOINT CITY COUNCIL AND DDA BOARD MEETING MINUTES

A special meeting of the Farmington City Council and Downtown Development Authority Board was held on August 9, 2022 in Farmington City Hall, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 6:08 p.m. by Mayor Sara Bowman.

1. ROLL CALL

Attendee Name	Title	Status	Arrived
Johnna Balk	Councilmember	Present	
Sara Bowman	Mayor	Present	
Joe LaRussa	Mayor Pro Tem	Present	6:10pm
Steve Schneemann	Councilmember	Present	
Maria Taylor	Councilmember	Present	

DDA Board Members Present

Sara Bowman
Tom Buck
Todd Craft
Chris Halas
Donovan Singleton
Miguel Williams

DDA Board Members Absent

Linda Deskins
Thomas Pascaris
Claire Perko

Others Present

DDA Executive Director Knight
Deputy Clerk Hilton
City Manager Murphy
City Attorney Schultz
Director Weber (Via Zoom)

2. APPROVAL OF AGENDA

Move to approve the agenda as presented.

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	Craft, DDA President
SECONDER:	Taylor, Councilmember

3. PRESENTATION OF THE PROPOSED DDA TAX INCREMENT FINANCING (TIF) ASSISTANCE APPLICATION PACKET AND RELATED POLICIES, PROCEDURES, AND GUIDELINES BY CIB PLANNING AND DIRECTOR KNIGHT

Justin Sprague, consultant from CIB Planning, and DDA Director Kate Knight gave a presentation on the DDA's proposed Tax Increment Financing Application and its policies, procedures, and guidelines.

4. CONSIDERATION BY DDA TO APPROVE THE TAX INCREMENT FINANCING (TIF) ASSISTANCE APPLICATION PACKET AND RELATED POLICIES, PROCEDURES, AND GUIDELINES AND RECOMMENDATION TO CITY COUNCIL

The DDA Plans as amended and restated contemplate the possible use of TIF funds to assist developers looking for help financing projects that fit within the City's vision for development/redevelopment throughout the Downtown area. Discussion ensued about final wording in the plans.

Move to approve the proposed Tax Increment Financing (TIF) Assistance Application Packet to implement a program for the use of TIF funds to assist with project costs for economic development projects on properties in the Downtown District for the purposes authorized by the Development and Tax Increment Financing Plans, dated April 5, 2021, and all applicable laws and ordinances.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Singleton, DDA Boardmember
SECONDER:	Halas, DDA Boardmember
AYES:	Bowman, Buck, Craft, Halas, Singleton, Williams
ABSENT:	Deskens, Pascaris, Perko

Move for DDA to recommend that City Council approve the proposed Tax Increment Financing (TIF) Assistance Application Packet to implement a program for the use of TIF funds to assist with project costs for economic development projects on properties in the Downtown District for the purposes authorized by the Development and Tax Increment Financing Plans, dated April 5, 2021, and all applicable laws and ordinances.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Buck, DDA Boardmember
SECONDER:	Singleton, DDA Boardmember

5. CONSIDERATION BY CITY COUNCIL TO APPROVE THE TAX INCREMENT FINANCING (TIF) ASSISTANCE APPLICATION PACKET AND RELATED POLICIES, PROCEDURES, AND GUIDELINES

Wording changes were discussed for a future joint study session.

Move to approve the DDA's Tax Increment Financing (TIF) Assistance Application Packet, including the related policies and procedures therefor adopted by the DDA, for the use of TIF funds to assist with project costs for economic development projects on properties in the Downtown District for the purposes authorized by the Development and Tax Increment Financing Plans, dated April 5, 2021, and all applicable laws and ordinances.**

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	LaRussa, Mayor Pro Tem
SECONDER:	Balk, Councilmember
AYES:	Balk, Bowman, LaRussa, Schneemann, Taylor

6. CONSIDERATION FOR CITY COUNCIL TO ESTABLISH A SOCIAL DISTRICT COMMONS AREA THAT WILL BE UTILIZED EXCLUSIVELY FOR THE HARVEST MOON FESTIVAL DURING THE EFFECTIVE PERIOD OF THE SPECIAL LICENSE

Knight presented the social district plan for the 17th Annual Harvest Moon. The Syndicate will not be required to go dark, but Syndicate drinks will not be allowed within Harvest Moon and likewise, Harvest Moon drinks will not be allowed outside of the Harvest Moon social district. Knight mentioned that there will be security hired to help ensure that the two social districts stay separate.

Move to approve a resolution establishing social district commons area that will be utilized exclusively for the Harvest Moon Festival during the effective period of the special license.**

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	Balk, Councilmember
SECONDER:	Taylor, Councilmember
AYES:	Bowman, LaRussa, Schneemann, Taylor, Balk

7. OTHER BUSINESS

Bowman talked about planning for next year's Founder's Festival and that next week Julie Law from 360 Event Productions would be coming to give a wrap-up presentation on this year's festival. The same contract was taken out with some amendments including a three-year contract because it does better with sponsorships. Halas agreed that a three-year commitment was a good idea for the financial support and likelihood of the continuation of the Festival.

8. PUBLIC COMMENT

Justin Sprague, CIB Planning, commended the boards on their commitment to the city and expressed his pleasure in working with the DDA and the City Council.

9. BOARD & COUNCIL COMMENT

Craft expressed a desire for more Council - DDA collaboration and joint meetings.

Schneemann asked if there were any issues in the social district. City Manager Murphy said that there have not been any issues reported.

LaRussa expressed gratitude to the DDA for creating the TIF application tool and the effort the board puts into the Downtown.

Balk gave thanks to the DDA and talked about how great the Downtown Farmington area is and how the vibe that is created is thanks to the DDA. Taylor also thanked the DDA and Director Knight.

8. ADJOURNMENT

Move to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Craft, DDA President
SECONDER:	Singleton, DDA Boardmember

The meeting adjourned at 7:41 pm.

Sara Bowman, Mayor

Halley Hilton, Deputy Clerk

Approval Date: Monday, September 19, 2022

**To view approved documents, please see the Agenda Packet link that is relevant to this meeting at <http://farmgov.com/City-Services/Government/Agendas-and-Minutes/City-Council.aspx> or contact the City Clerk.