



8:00AM Wednesday, July 12, 2023  
City Hall Conference Room  
23600 Liberty Street  
Farmington, MI 48335

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## MINUTES

Called to order at 8:03am by Todd Craft

### 1. Roll Call

Present: Chris Halas, Heather Lyon, James McLaughlin, Claire Perko, Todd Craft, Linda Deskins, Tom Pascaris, Sara Bowman, Donovan Singleton (8:09)

Others Present: Kate Knight, Jess Westendorf, Kevin Christiansen, David Murphy, Chris Weber, Gabe Beaulé, Eric Helzer (Advanced Redevelopment Solutions), Tim Loughrin (Robertson Brothers), Darian Neubecker (Robertson Brothers), Richard Barr (Robertson Brothers Consultant)

Absent: None

### 2. Approval of Consent Agenda Minutes: June 7, 2023 Regular Meeting

**MOTION by Bowman, SECONDED by Halas.  
Motion passes unanimously.**

### 3. Approval of Regular Agenda

**MOTION by Bowman, SECONDED by Halas.  
Motion passes unanimously.**

### 4. Public Comment

Opened and closed at 8:04 by Todd Craft.

### 5. Executive Director Update

Knight: Thank you to Board members for attending National Main Street's Transformation Strategy workshop on June 30. We will begin implementation this year with first steps through the Organization and Executive Committee.

MEDC RAP 2.0 Placemaking Grant: Farmington applied with 11 other main street communities geared around public space. Three spaces for Farmington – Dinan Park, Masons Corner, Art Promenade Park. Total Farmington project benefit of \$1.2 million, with local match infusion of \$600K, 25% contribution match of ARPA funds from Oakland County. Total grant ask is \$7 million.

Founder Festival is July 20-22. Last year's event recorded more than 80K people. The lineup is great, the footprint is familiar.

TIF application for hillside towns development is a top priority this month. Developer and consultant will present the project at this July meeting.

The DDA hosted our annual Volunteer Appreciation/ Harvest Moon volunteer access event at Riley Park, attended by approximately 100. Special thanks to Linda Deskins for her work in organizing. Volunteer interest is strong again this year.

## **6. Presentation of Hillside Townes TIF Application with Robertson Brothers and Advanced Redevelopment Solutions**

DDA will review the first application of our amended TIF plan. A DDA committee comprised of appointees from the DDA Board and city administrative team (treasurer, building/planning, DDA Director) will meet to confirm that the application is qualified per DDA policy guidelines and make a recommendation to the DDA Board.

Project overview by Darian Neubecker, Robertson Brothers: Hillside Townes is a 53 unit, Single-Car, Three Story For-Sale Townhome, with average per unit of 1,330 square ft. Eric Helzer provided a project TIF plan project overview: Nearly \$3M which is a very big lift on a project of this scale. \$1.4M would come from DDA TIF, with built-in retained obligation (annual percentage that DDA retains). \$182K base, four-year project buildout, to over \$9M in taxable value in first full stable year. In first 11 years, \$1.4M would be paid off, in 12+ years, DDA revenue would flow to interlocal governmental agreement to Brownfield Redevelopment Authority (BRA), an estimated \$840K 11-15 year to pay off BRA expenses. BRA is a 23-year plan. Seeking \$1M EGLE grant which will reduce the obligation in the Brownfield Plan. Grant would shorten the duration of the payout, less DDA TIF revenue obligation, which could create a surplus of revenue in the final years of DDA to capture. If grant is awarded, developer will provide a forecasting. Committee will meet before August 2 to make a recommendation to DDA Board to approve the application, the Board recommendation will then go to council on August 7 with the BRA Agreement.

**MOTION by Singleton, SECONDED by Halas, to establish the TIF Plan Application Committee for the Robertson Brother project. Committee will consist of DDA Business Development Committee (Todd Craft, Donovan Singleton, Tom Pascaris, & Heather Lyon), Kate Knight, Kevin Christiansen, Chris Weber. Motion passes unanimously.**

## **7. Committee Updates:**

### **a. Organization Committee**

Excellent sign-up for Harvest Moon Participation and discussion of adding a DDA table at the entrance. Requesting support from DDA Board to man the table. Catalyst and transformation strategy will be reviewed by committee.

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

Planning is underway- in progress for booking bands, food, marketing and logistics.

### **c. Promotions Committee**

Social media growth, buckslip for waterbill insert has been published, kiosk updates are under control.

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

Added another member, welcome Heather, and formed the TIF Allocation Review Committee.

### **e. Design Committee**

Committee has not met, but physical improvements are coming right along with Cannelle. Heights Brewing garage door is in which is sign and façade grant. La Pecora Nera is moving in equipment and looking great. Construction started on the pocket park anticipating completion for Labor Day.

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

Planning for Heart the Art at GLP in February, next meeting July 25, 6:30pm. Fieldtrip to Carlos Neilbock's studio in Detroit on June 28. Farmington Area Arts Commission is seeking Farmington City Hall art, submissions due August 1<sup>st</sup>, installed in September for a two-year installation.

## **8. Other Business**

Tuesday Morning update- The lease went out to bid as a part of the bankruptcy process, which places it out of control of property owner/management. The highest bidder to take over remaining five-year lease was Dollar Tree. Process is in review with property owner's legal team.

**9. Board Comment**

Bowman: Stressed the importance of the DDA Board ensuring that we are following City projects and the planning involved to get us to the point of developer selection. We have Downtown plan, area plans, master plans, etc. that we must consider when moving a project forward. We are always residents first, but also need to take the greater good and process into account when voting for projects regardless of personal feelings on project.

Craft: Stressed the important that we have the right people on committees. If you have a specific person, bring them to us. We need the right skills and right experience on the right committees.

**10. Adjournment**

**MOTION to Adjourn by Singleton, SECONDED by Deskins.**

**Motion passes unanimously.**