



FARMINGTON DOWNTOWN DEVELOPMENT AUTHORITY  
MINUTES

Monday, July 23, 2012  
Conference Room A – Farmington City Hall

The meeting was called to order at 6:03 p.m. by President Rock.

ROLL CALL

PRESENT: Andrade (6:13p.m.) Buck, Cornwell (6:09p.m.), Frost, Higgins (6:07p.m.),  
Rock, Schneemann, Wasen

ABSENT: Greer

OTHERS PRESENT: Annette Knowles, Executive Director

CONSENT AGENDA ITEMS

MOTION by Frost, SUPPORTED by Wasen

RESOLVED, that the board approves the regular minutes of June 25, 2012, and accepts and files the June Preliminary Financial Report and the June Invoice Distribution, as presented. MOTION CARRIED, ALL AYES.

Higgins entered the meeting.  
Cornwell entered the meeting.  
Andrade entered the meeting.

ACTION TO COMPLETE PURCHASE OF PROPERTY

A discussion was held concerning the actions necessary to close on the purchase of the property at 33200 Grand River Avenue and to gain consensus on the next steps toward finding a tenant and/or redevelopment project. No significant issues were raised with actions to close.

Cornwell requested that the board support a firm commitment not to hold the property for more than two years and to use the site to aggressively recruit a restaurant tenant.

A comment was made regarding the openness of the First United Methodist Church to permit a liquor license within five hundred feet of its premises. In a previous conversation, a church representative stated that they may consider it, depending upon the specific concept and individual applicant.

Higgins stated a firm strategy is needed, which includes the potential for redevelopment and parking. He suggested selling immediately that portion of the land not needed for parking.

Schneemann reminded the board that the purpose for the acquisition was two-fold, parking plus redevelopment. Selling the land only accomplishes the parking goal. Flipping the property is not the best solution.

Frost requested that the Economic Restructuring Committee or Redevelopment Committee be involved in the review of proposed redevelopment projects.

A comment was made that the DDA should seek out an experienced restaurant operator for a long-term lease.

MOTION by Higgins, SUPPORTED by Frost

RESOLVED, that the board approves the real estate purchase agreement by and between the Farmington Downtown Development Authority and Hugo Investments, LLC, for the property located at 33200 Grand River Avenue, commonly referred to as Dimitri's Restaurant, under the terms and conditions described in said agreement, dated and signed on May 15, 2012.

MOTION CARRIED, ALL AYES.

MOTION by Higgins, SUPPORTED by Wasen

RESOLVED, that the board ratifies the expenditure of funds toward deposits required in the real estate purchase agreement for property located at 33200 Grand River Avenue in the combined amount of \$20,000.00, funds derived in the following amounts from the following accounts: \$5,000 from fiscal year 2011-2012, Capital Outlay, Land, and \$15,000 from fiscal year 2012-2013, Capital Outlay, Land.

MOTION CARRIED, ALL AYES.

MOTION by Buck, SUPPORTED by Andrade

RESOLVED, that the Farmington Downtown Development Authority Board of Directors authorizes its President, Robert Rock, as a member, to act on behalf of the organization for the purpose of consummating the purchase of 33200 Grand River Avenue, and

BE IT FURTHER RESOLVED, that the authority granted hereby includes the authority to execute a deed and convey the property, execute any other title documents or affidavits, closing statements, IRS reporting forms or other documents necessary to consummate the purchase.

MOTION CARRIED, ALL AYES.

MOTION by Andrade, SUPPORTED by Frost

RESOLVED, that the board agrees in concept to the acceptance of loan from the City of Farmington in the tentative amount of \$430,000.00, the principal of which shall be due in full on the last day of the 24<sup>th</sup> month from the date of signature, with an annual interest-only payment, based on one percent (1%) of the final loan principal.

MOTION CARRIED, ALL AYES.

The proposed resolution dealing with the two-track approach was deferred until last.

MOTION by Higgins, SUPPORTED by Wasen

RESOLVED, that the board authorizes actions necessary to complete a split of property located at 33200 Grand River Avenue, to separate that portion of the property that comprises parking facilities from that portion of the property that may become available for redevelopment, the necessary funds to be drawn from Professional Services, #248-000.00-801.000, subject to review by the Design Committee.

MOTION CARRIED, ALL AYES.

MOTION by Andrade, SUPPORTED by Higgins  
RESOLVED, that the board names the Executive Committee as the primary reviewing body for decisions involving a future lease or redevelopment of property located at 33200 Grand River, subject to input from the Economic Restructuring Committee and the City Manager.  
MOTION CARRIED, ALL AYES.

Buck commented that focusing on restaurants eliminates the potential for other options.

Cornwell suggested that the board prioritize the disposition as follows: find a Class A restaurant owner-operator who would redevelop the site, find another entity to redevelop the site, and, lastly, find a fall-back, short-term tenant or incubative use.

Buck suggested that the proposed resolution satisfies that approach.

MOTION by Buck, SUPPORTED by Higgins  
RESOLVED, that the board concurs with the recommendation of the Executive Committee to develop a two-track approach to the repurposing of the property located at 33200 Grand River Avenue, which includes the immediate solicitation of tenant(s) to occupy the existing building and the development of a redevelopment project that is consistent with the Downtown Master Plan.  
AYES: Andrade, Buck, Frost, Higgins, Rock, Schneemann, Wasen, NAYS: Cornwell  
MOTION CARRIED.

#### WORK PLAN UPDATES

Knowles updated the board on several projects. The Farmington Road Streetscape conceptual plan was reviewed by the Road Commission for Oakland County. The reception was good, although RCOC will specify conditions. A closing on the Dimitri property is scheduled for Tuesday, July 31, 2012. The Founders Festival went well, with good attendance and good weather. An appreciation event is scheduled for Sunday, August 12, for volunteers that contributed to the festival or Art on the Grand. Next up is the Harvest Moon Celebration, with a new farm to table dinner. A work plan is under development for the developer workshop(s) and property tour.

The Promotions Committee is making progress on three current projects: the Wish List Window, scarecrow contest and winter window decorating.

The Design Committee has been working on the design work for the Farmington Road Streetscape and will take on selection of holiday decorations.

A volunteer appreciation for Art on the Grand and Founders Festival shall be held on Sunday, August 12, 2012. Board members are encouraged to attend. Additionally, a social gathering is planned for August 22, 2012 at Painting with a Twist.

Frost presented a five-step work plan for business recruitment on behalf of the Economic Restructuring Committee.

#### BOARD COMMENT

Higgins remarked about the volume of press coverage received by the Founders Festival.


ADJOURNMENT

MOTION by Buck, SUPPORTED by Higgins  
RESOLVED, that the meeting be adjourned.  
MOTION CARRIED, ALL AYES.

The meeting was adjourned at 7:58pm.

The next regular meeting will be on Monday, August 27, 2012, at 6:00 p.m.

Respectively submitted,

A handwritten signature in cursive script that reads "Annette M Knowles".

Annette Knowles,  
Executive Director