



Special/Study Session Meeting
Economic & Community Development
7:00 p.m., Monday, January 29, 2018
Conference Room
23600 Liberty Street
Farmington, MI 48335

FINAL

SPECIAL MEETING

A special meeting of the Farmington City Council was held on January 29, 2018, 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 7:01 p.m. by Mayor Steve Schneemann.

1. ROLL CALL

Attendee Name	Title	Status	Arrived
Sara Bowman	Mayor Pro Tem	Present	
William Galvin	Councilmember	Present	
Joe LaRussa	Councilmember	Present	
Steve Schneemann	Mayor	Present	
Maria Taylor	Councilmember	Present	

City Administration Present

- Director Christiansen
- City Clerk Halberstadt
- Assistant to City Manager Knight
- City Manager Murphy
- City Attorney Schultz

2. APPROVAL OF AGENDA

Move to approve the agenda as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Galvin, Councilmember
SECONDER:	LaRussa, Councilmember

3. PUBLIC COMMENT

Present: Pam Green and Summer Badrak, Miss Farmington

Pam Green spoke about joining the Miss Farmington program. She discussed the upcoming chili cook-off that will be held on March 4th at Cowley's. The event supports the Miss Farmington program.

Summer Badrak challenged the Council to participate in the cook-off.

4. OVERVIEW OF CURRENT PLANS

Christiansen spoke about the Master Plans that are currently in place and the legislation that enables municipalities to develop these plans.

Discussion followed regarding the process for developing the Master Plan. The Planning Commission typically has the final approval of the Master Plan, however, Council participates in the overall process. Recent legislation allows the City Council the choice to be the approving body. It was noted most municipalities still provide for the Planning Commission as the approving body.

Christiansen stated the current plan was developed in 2009 and needs to be updated. He stated the process could take 3-4 months.

Christiansen went on to discuss the Vision Plan, a compilation of the effort of 300 stakeholders. He cited some of the successes that have been realized as a result of the plan.

Christiansen continued to review the Downtown Master Plan, Downtown Area Plan, Walker Parking Study, Housing Study, Retail and Market Analysis specific to the Downtown, Grand River Corridor Improvement Authority Vision Plan, Activating the Rouge River Study, Orchard Lake Road and Ten Mile intersection Redesign Analysis, 2016 Recreation Master Plan, and Capital Improvement Plan.

Christiansen stated all of the plans are mostly up-to-date, except the Master Plan.

5. UPDATE ON CURRENT PROJECTS

Christiansen cited a number of current projects underway starting from west to east.

Discussion followed regarding occupancy of the building at Grand River and Halsted.

Christiansen discussed the current condition of the Drakeshire Plaza, noting the approach taken by the owners of the Plaza to fill the Center.

Christiansen discussed the Worldwide Center and a proposed site plan for updating the façade.

Christiansen discussed the status of the Maxfield Training Center. He stated AC Acquisitions has been working to determine public benefit. Walter Cohen, AC Acquisitions, is working on an alternate plan that should be submitted to the City shortly. He stated the process for approval will likely start from the beginning.

Responding to Schneemann, Christiansen stated Cohen currently has a Purchase Agreement with the Schools that has gone through a number of extensions.

Schneemann stated it is important for the City to keep pressure on the Schools to move this project forward.

Christiansen continued to discuss other projects throughout the City.

Responding to LaRussa, Christiansen stated the City is moving quickly on the timelines established by the City Plans.

6. ECONOMIC DEVELOPMENT UPDATE ON RECRUITING

Christiansen stated he continues to receive multiple phone calls every day from business owners interested in Farmington. He spoke about the different avenues taken to recruit businesses to the City.

7. ECONOMIC DEVELOPMENT UPDATE ON RETAINING BUSINESSES

Christiansen stated the City will do everything to accommodate the needs of businesses to ensure they will stay here.

Discussion followed regarding the significant involvement of the community in developing the City Plans.

Responding to Taylor, Christiansen stated that when the City puts out the Request for Proposal (RFP) for updating the Master Plan there is a public process that goes along with it. He discussed engagement of the stakeholders in the community. Schultz advised the chosen consultant will determine the amount of public engagement.

8. DOWNTOWN DEVELOPMENT DIRECTOR UPDATE ON RECRUITING NEW BUSINESSES

Knight discussed the tools available for recruiting businesses in the downtown. She noted Farmington is currently undervalued. She discussed the lack of control in the types of businesses that come into the downtown. She spoke about conversations with potential business owners interested in locating in the downtown. Knight believes that existing merchants can offer new business opportunities, as well. She addressed pop-ups and new businesses establishing partnerships to bring their services or goods to the Downtown.

Knight stated she receives calls every day from businesses who have interest in the downtown. She spoke about a potential business that may fill a space in the same center as Starbucks. She discussed the handholding that takes place to help businesses see the potential in the downtown.

9. DOWNTOWN DEVELOPMENT DIRECTOR UPDATE ON RETAINING BUSINESSES

Knight spoke about partnering with the cities of Northville and Plymouth in April to conduct a professional development workshop for existing and potential Downtown merchants.

Knight noted that maintaining relationships with current businesses is important. Providing maximum exposure to the Downtown through the DDA website, social media, and other outlets is key.

Knight discussed their quick reaction in capitalizing on any media news relating to the City.

Knight stated they are partnering with the City of Novi to bring some of the David Barr art collection to the downtown. She stated the Public Art Committee has evaluated spaces where the art could be located.

Knight advised Pet Valu will be opening in the downtown. She spoke about the redevelopment of Grand Bakery and the demolition of Ginger's for parking. She stated the site will house a Hibachi Steakhouse.

Discussion ensued regarding liquor licensing.

10. OTHER BUSINESS

No other business was heard.

Move to amend the agenda to add additional Public Comment.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Taylor, Councilmember
SECONDER:	LaRussa, Councilmember

11. PUBLIC COMMENT

Marcia Bawol, 33620 State Street, wanted to know how the Request for Proposal (RFP) for the Master Plan would be made available. Schultz advised the RFP would be directed to consulting firms specializing in this area.

Greg Collins, 33632 State Street, asked about revenue projections on the MTC site.

Christiansen responded the Schools developed the RFP and revenue projections were part of the process.

Discussion followed regarding projection for tax revenue from the MTC property.

11. COUNCIL COMMENT

LaRussa thanked Knight and Christiansen for their presentations. He discussed ongoing audit of the website to ensure we have up-to-date documents.

Taylor also thanked Knight and Christiansen for their presentations. She stated this type of informative meeting would be conducive for broadcasting to the public.

Bowman spoke about the planning process, the amount of stakeholders involved, and the need to take the necessary time to ensure a perfect fit for any given property. She also thanked Christiansen and Knight for their presentations.

Schneemann stated it is very exciting to see the great things happening in our community. He stated the fact that we are undervalued will not last and those synergies build upon them. He noted that the large infrastructure projects that were previously undertaken laid the groundwork for positioning Farmington for the future.

Schneemann spoke about a civic engagement as it relates to a conversation about the city budget. We need a community-wide discussion about where we are headed. The City needs to start scheduling meetings towards this end.

12. ADJOURNMENT

Move to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Galvin, Councilmember
SECONDER:	Taylor, Councilmember

The meeting adjourned at 8:55 p.m.

Steve Schneemann, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: February 20, 2018