

FARMINGTON CITY COUNCIL
FARMINGTON HILLS CITY COUNCIL
JOINT STUDY SESSION
MARCH 7, 2011

A joint study session of the City Councils of Farmington and Farmington Hills was held on Monday, March 7, 2011, in the Farmington Council Chambers, 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 6:00 p.m. by Mayor Buck.

Farmington City Council Members Present: Mayor Buck, Knol, McShane and Wright.

Farmington City Council Members Absent: Wiggins.

Farmington Hills City Council Members Present: Mayor Ellis, Bates, Brickner, Bridges, Bruce, Massey.

Farmington Hills Council Members Absent: Oliverio.

Farmington City Representatives Present: City Manager Pastue and City Clerk Halberstadt.

Farmington Hills City Representatives Present: City Manager Steve Brock, City Clerk Dornan, Management Assistant Geinzer and City Attorney Joppich.

**PRESENTATION FROM THE LAND INFORMATION ACCESS ASSOCIATION
ON THE PROGRESS OF THE PARTNERSHIPS FOR CHANGE GRANT TO
STUDY A JOINT CORRIDOR IMPROVEMENT AUTHORITY ALONG GRAND
RIVER AVENUE (EIGHT MILE TO MAYFIELD)**

Present: Harry Burkholder, Land Information Access Association

City Manager Pastue introduced Harry Burkholder from the Land Information Access Association who spoke about the concept of a Corridor Improvement Authority.

Burkholder described the Land Information Access Association, a Traverse City nonprofit group which focuses on statewide civic engagements with jurisdictions across the state, and a grant program called Partnerships for Change. This program is designed to encourage municipalities to work together on a variety of different types of planning projects. He explained the scope of work in which the Association has been involved.

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Burkholder provided a power point overview of the process and goals of a Corridor Improvement Authority.

OVERALL PROJECT GOALS

1. Establish a preferred vision for the Grand River Corridor.
2. Develop a plan and policy to establish a Corridor Improvement Authority for each municipality.
3. Develop an inter-local agreement to coordinate the management of a combined Corridor Improvement Authority.
4. Work closely with a wide range of community stakeholders.
5. Explore the feasibility of a Tax Increment Financing (TIF) Plan and other funding opportunities.
6. Develop land use and zoning regulations that support, among other things, redevelopment, pedestrian access, building design and esthetics.

Burkholder further explained the Corridor Improvement Authority Act, established in 2005, which allows a municipality to establish a Corridor Improvement Authority to plan for and fund improvements in commercial corridors. He advised the Corridor Authority is designed as a vehicle in which to spur economic growth. He stated its powers include analysis of economic changes taking place within the development area, study and analysis on impact of growth, planning, propose and implement improvements to public facilities for various reasons, development of long-range plans to promote economic growth and implementation of those plans.

Burkholder identified other powers of the Authority including the ability to make and enter into contracts, grant or acquire licenses and easements, accept grants and donations, improve land and construct, rehabilitate, preserve, equip, improve, maintain and operate buildings as well as conduct market research, promotions and sponsor events and many others.

Burkholder explained the responsibilities of a Board that has control over the Authority.

Burkholder stated financing of the Corridor Authority could include: donations, bond issuance, property revenues, special assessment, other sources approved by the governing body, or Tax Increment Financing (TIF).

Burkholder presented a power point presentation showing a hypothetical example of fund dollars captured by TIF for capital improvements. He explained if an Authority decides to utilize revenue bonds or TIF, then a Development Plan must be prepared. He discussed the process for development including dissolution procedures and budget guidelines.

Further discussion was held concerning the maps contained in the hand-out and

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the listing of municipalities that have Corridor Improvement Authorities in Michigan. He outlined areas in Farmington and Farmington Hills where an Authority could be developed and mentioned Authorities established in Sterling Heights, Birmingham and areas around Grand Rapids.

Burkholder discussed the steps taken in developing an Authority for Farmington and Farmington Hills to date, including meeting the criteria, holding meetings, making county contact and performing community and business owner outreach.

In conclusion, he reviewed the next steps in the process of launching an Authority which would include adopting resolutions of intent and advertising and conducting public hearings. He explained that there would be two Authorities managed by two Boards, one for each community, which would work together per a formal agreement.

A brief question and answered period followed the presentation. Mayor Ellis commented on the properties included on the proposed map and the inclusion of some residential properties. Discussion was held on notifications to those persons included in the Authority and requirements per law. Questions and concerns were expressed by several council members on the process for development of an Authority; how the two communities would work together; having resident's approval of and buy-in for the program, etc.

It was concluded that the next step in the process in order to proceed was that each community would need to adopt a resolution of intent at a formal council meeting. It was the consensus at this time for each of the council's to discuss this initiative further; to advise each other of the outcome; and to proceed with adoption of resolutions and setting public hearing dates if deemed appropriate.

DISCUSSION OF YOUTH SUICIDE PREVENTION INITIATIVE

Councilwoman Bates outlined a program which addressed youth suicide prevention initiatives and provided background information to the Farmington Council on why she felt this needed attention and action by each community at this time. She commented on the dramatic increase in suicide attempts and related issues by students over the last two years. She advised that the Farmington Hills Council had adopted a resolution in support of prevention initiatives and was requesting the Farmington Council to consider this issue as well and to work with Farmington Hills, the School District and others on these endeavors.

Discussion followed concerning who and how to get involved in the prevention of youth suicides and what resources are available in the community.

Pastue indicated Farmington City Council will review a possible resolution at their March 21, 2011 meeting.

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McShane thanked Bates for bringing this important subject to the Councils' attention.

Mayor Buck thanked everyone for attending the meeting.

The meeting adjourned at 7:02 p.m.

J.T. (Tom) Buck, Mayor

Susan K. Halberstadt, City Clerk

APPROVED: April 18, 2011