

**MINUTES
CITY OF FARMINGTON HILLS
ECONOMIC DEVELOPMENT CORPORATION
May 21, 2014 – Regular Meeting**

The Economic Development Corporation of the City of Farmington Hills held its regular meeting on Wednesday, May 21, 2014, in the Community Room at City Hall. Chairman Anhut called the meeting to order at 8:00 a.m.

Members present: Anhut, Brock, Elliott, Hartsock, Jacknow, Marcellino and Sarafa

Members absent: Gatewood and Manduzzi

Also present: Ms. Madhu Oberoi

APPROVAL OF AGENDA

MOTION by Jacknow, support by Elliott, to approve the agenda as published.

Motion carried unanimously.

APPROVAL OF MINUTES

MOTION by Marcellino, support by Elliott, to approve the meeting minutes of April 16, 2014 as published.

Motion carried unanimously.

CHAIRMAN'S REPORT

Chair Anhut reported on the following:

- Chair Anhut attended the recent Oakland County Economic Outlook luncheon, he commented on the favorable report and distributed same; and complimented L. Brooks Patterson for a great job;
- Assistance was requested for the upcoming Small Business Roundtable;
- The City of Farmington held a small town meeting in Detroit, and received a lot of PR on same

City Manager Brock reported on the Water Authority issue relative to the Detroit system. He said the players were required to meet and discuss the issue. He said a limited amount of information has been shared, and Oakland and Macomb County indicated that 'no deal was better than a bad deal.' More information should be available in the next month or two.

Discussion was held regarding the water issue. City Manager Brock said Farmington Hills' new water tank would be on-line by the end of June. The exterior is completed; the top is on; and they are currently working on the inside. The water tank should save about \$3.5 million a year for those served by the tank.

Discussion ensued regarding Botsford Hospital and their recent rating from the Leapfrog Safety Group which monitors metrics relative to patient safety. Chair Anhut commended that Dr. Paul LaCasse recently received a grass roots award for his work.

- Chair Anhut noted a recent article about which states people wanted to move from, and Illinois and Connecticut topped the list;
- He noted an article regarding the only ballet studio in the metro Detroit area, located at 13 Mile Road in Keego Harbor;
- Cold calls continue;
- The advertising company Duffy Petrosky is involved with a \$6 million dollar expansion west of Wixom;
- He was currently involved with assembling gifts for the 10th annual Jon Grant Signature Golf Outing to be held in June

Discussion took place regarding the golf outing, and that the Exemplar group was reassessing future plans. Discussion ensued regarding the group's activities, and that the proceeds benefit 38 different entities in the community.

Chair Anhut told the Economic Development Corporation about the recent passing of Cornelia Kennedy, sister to the late Farmington Hills' Judge Margaret Schaeffer. He said Judge Kennedy was the first woman to become a federal judge in Detroit.

NEW BUSINESS / OLD BUSINESS

**Speakers: Thomas Wackerman, CHMM, President, Asti Environmental
~ and ~
Doug Brown, Director of Development**

Chair Anhut introduced speakers Tom Wackerman and Doug Brown from Asti Environmental. He said they have offices in Brighton and Grand Rapids.

Mr. Wackerman said it was an exciting topic and that environmental issues are deeply related to economic development. He spoke about the company's history and provided a power point presentation with detailed information regarding Asti Environmental who provides environmental and engineering services to industry and government since 1985. He said ASTI maintains two locations to easily assist their clients throughout the Great Lakes region; Brighton is their corporate headquarters and both locations provide a full array of services.

Mr. Wackerman provided information regarding their personnel who are trained as environmental professionals, mold and asbestos inspectors, asbestos management planners, professional geologists, brownfield redevelopment specialists, professional wetland scientists, underground storage tank professionals, remediation specialists, hazardous materials managers, and regulatory compliance managers. He said they routinely provide services in the Great Lakes region, and have completed projects throughout the United States, Canada, and Eastern Europe.

Mr. Wackerman gave details regarding the following investigation, remediation, compliance and restoration services:

- Site Assessment Services
- Site Closure Services
- Ecological Services
- Brownfield Redevelopment Services

- Groundwater and Soil Investigations
- Compliance Assessment Services
- Operation and Maintenance Services
- Air Quality Services
- Site Remediation Impact Investigations
- Underground Storage Tank Services
- Resource Assessment and Management
- Clearance Services
- Design Services
- Treatment Alternatives
- Project Management Services

Mr. Wackerman said that for all businesses, ASTI provides proactive management of environmental risks to assist in achieving compliance with federal, state, and local environmental regulations. He said ASTI delivers cost-effective solutions to resolve environmental issues associated with development and operations, because they have a practical understanding of environmental regulations, agency procedures, and their clients' business needs.

Mr. Wackerman said that 20-30% of ASTI's practice was involved with municipalities. He spoke about several projects including the Grand Traverse Greenway in Flint and the Jackson River Walk project. He discussed their focus on industrial waste, and how to work toward the best solutions, including incentives, grants, gap financing, and assisting clients with grant applications. He said this is a tool necessary for area-wide economic development.

Discussion ensued regarding ASTI's work toward the restoration process, objectives of assessment, liability protection, value-creation, site selection, due diligence, planning, construction and operation.

Mr. Wackerman said environment concerns were not an issue but a condition. He spoke about their Environmental Concerns Inventory (ECI) relative to Jackson's River Walk project, indicators used to evaluate a property, understand what may be encountered, identifying existing remediation options and Brownfield Incentives. He showed an example related to Rochester Hills.

Mr. Wackerman discussed ECI Steps (project specific, corridor assessment, area wide assessment) and gave several examples. He said they rely on GIS to overlay the project on maps, etc. with information regarding environmental impediments. He said the final major step is preparing a report (interactive overlay map; individual site/area data sheets; areas of concern; and areas for additional investigation.) The optional fifth step was to conduct targeted investigations (data collection for construction due care and for due diligence.)

Discussion took place regarding Jackson's on-going River Walk project; and the Grand Traverse project, which was on hold.

Mr. Wackerman detailed the following grant-funded projects: Kentwood South Division Avenue (near Grand Rapids); Inkster Michigan Avenue Corridor; Ferndale Industrial Parks. He focused on the Rochester Hills landfill planning area, as an example of how to use the tool. He discussed the Landfill Planning Area ECI, (features and objectives); Area Wide Planning Effort for multiple landfills and brownfields, assumption of extensive contamination and redevelopment impeded; Understanding Concerns (impediments to redevelopment, land filled space, historical impacts, remediation and collection

systems, and perception); and Additional Investigation Necessary: potential impacts, i.e. soils, groundwater, surface water.)

Mr. Wackerman spoke about the current plan (current zoning; not based on historical impact data); Suggested Modifications (future options); Implementation (priority and probability for redevelopment); Funding (area-wide incentives—creating districts and using land bank will permit collateralization of TIF funding; and Grant funding (surface water features). He discussed how funding ideas can be formed from collecting data; and how development has proceeded in the example area, including three success stories.

Mr. Wackerman showed the City of Ferndale’s interactive map and its features.

Mr. Elliott noted several other environment companies who were successful in this specific industry.

Mr. Hartsock inquired about the Jackson River Walk project, and noted that business use in that area dated back to the 1880s. He wondered about prior use, and if the information goes back to where the problems were identified and if they were resolved.

Mr. Wackerman said that historical investigation would include assembling significant historical information in phase one. Next they would look at site specific data; then for concern areas, they would review the files at the Department of Environmental Quality, to see what may have taken place on the site relative to remediation, etc. He said this would be added to the data base; and that is why the rankings of green, yellow, and red were highly subjective. He noted that absence of evidence is not evidence of absence.

Discussion took place regarding how to inspire investment in the Grand River Corridor.

Mr. Wackerman said nothing will happen until someone wants to buy a piece of property. He spoke about grants and financing mechanisms. He said people must be inspired to move there because it is a great location. He gave an example of Dequindre and Hamilton. He discussed the idea of attracting people to work with the city with realistic expectations for use, and said the city has to help with impediments. He spoke about the changes that favor density and mini- or ultra-urban areas with density and transportation connections. He said that will be what takes off in the next 20 years. He said the city must address density and transportation as it relates to the Grand River Corridor.

City Manager Brock said there was some active interest in the area; the government has to show some interest; fresh ideas and new money was needed; there are only a couple areas of potential retail opportunities; and there were no landfills in the area.

Mr. Marcellino said the Botsford Hospital would be investing in this area.

Mr. Elliott agreed with Mr. Wackerman’s forecast for what may happen in 20 years. He said urban folks will start having kids and move out of the city; so mini-urban areas will develop.

Mr. Wackerman said people speak about the new urbanists and walkability, etc., but he disagreed with those trends and forecasts. He said that suburbia will be the next vacant area. He said there will be a medium ground for density; and an outer ring of first-, second- and third-tier suburbs.

Discussion took place regarding the Mayor of New York City who was advocating building 20,000 more apartments units in New York City, and that the cost to build there was twice as much as anywhere else in the country.

Discussion was held regarding the definition of density and the definition of quality of life, and how definitions change as a person ages.

Discussion ensued regarding how the Economic Development Corporation connects with the development community in the area. Mr. Elliott said that through Chair Anhut's efforts, and that of City Manager Brock and Ms. Cappola, the city looks proactively at areas of potential development, as well as retention, and how to make places attractive for businesses to relocate.

Chair Anhut emphasized that it hinges on the amount of available property, and because of limited property, retention is vital. He said quality of life sells the positive aspects of living and working in Farmington Hills.

Discussion took place regarding Farmington Hills' low vacancy rate; the community's desire and or need for more retail; that the development community will determine when there is enough retail; and that the Grand River Corridor may present some viable opportunities.

Mr. Brown spoke about the ICSC group and their annual deal-making forum.

City Manager Brock said the Grand River Corridor provides density, but the demographics do not support it. He said they envisioned attracting development around Botsford Hospital, which in turn could attract retailer. He said interest goes where interest is. He said the plan is the right thing to do, but it will take some time. He said Botsford Hospital was the keystone.

Mr. Wackerman mentioned the economic gardening concept, and the idea of managing and building on current assets.

Chair Anhut thanked both Mr. Wackerman and Mr. Brown for their information.

TREASURER'S REPORT

MOTION by Brock, support by Hartsock, to accept the financial report for April, 2014, as published.

Motion carried unanimously.

Chair Anhut said the next Economic Development Corporation meeting was scheduled for June 18, 2014.

ADJOURNMENT

There being no further business, Chairman Anhut adjourned the meeting at 9:05 a.m.

Respectfully submitted, City Manager Steve Brock
Secretary, Economic Development Corporation