

MEETING MINUTES
ECONOMIC DEVELOPMENT CORPORATION
MAY 19, 2021 8:00 AM

CALLED TO ORDER BY: The Economic Development Corporation Meeting was held electronically and called to order by Chairman Cantor at 8:04 am.

MEMBERS PRESENT: Lew Cantor (Farmington Hills, MI), Mark Zachos (Farmington Hills, MI), Scott Elliott (Southfield, MI), Fritz Beiermeister (Farmington Hills, MI), Sam Slaughter (Lathrup Village, MI), William Hartsock (Farmington Hills, MI), Kimberly Lindsey-Feagin (Detroit, MI)

MEMBERS ABSENT: John Anhut, T. R. Carr, Kimberly Lindsey-Feagin

OTHERS PRESENT: Gary Mekjian, City Manager (Farmington Hills, MI); Ken Massey, City Council Member/EDC Liaison (Farmington Hills, MI), Samantha Seimer, AKT Peerless (Oxford, MI), Mark Stec, Joe Licavoli (Farmington Hills, MI), Joe Valentine, Assistant City Manager (Farmington Hills, MI)

APPROVAL OF AGENDA:

Motion by Elliott, support by Beiermeister to approve the agenda as submitted.

Yeas: CANTOR, BEIERMEISTER, HARTSOCK, ZACHOS, ELLIOTT, SLAUGHTER,
Nays: NONE
Absent: ANHUT, CARR, LINDSEY-FEAGIN
Abstentions: NONE

MOTION CARRIED 6-0

APPROVAL OF MINUTES:

Motion by Hartsock, support by Slaughter to approve the meeting minutes from April 21, 2021 as submitted.

Yeas: CANTOR, BEIERMEISTER, HARTSOCK, ZACHOS, ELLIOTT, SLAUGHTER,
Nays: NONE
Absent: ANHUT, CARR, LINDSEY-FEAGIN
Abstentions: NONE

MOTION CARRIED 6-0

CHAIRMAN'S REPORT:

- Chair Cantor invited Mr. Zachos to share a message with the Board. Mr. Zachos played a voicemail he saved from Mr. Anhut that showed his commitment to the community, and dedication to serving those around him.

Innovation Center Update

- Chair Cantor stated that Mr. Carr has indicated a great deal of interest in spearheading the innovation center at The Hawk. Chair Cantor shared information from a note sent by Mr. Carr with the Board.
- Chair Cantor and Councilmember Massey hosted a meeting with the mayor to review the unanswered questions from the City Council Study Session. The meeting concluded with an indication of support to move forward and noted that the mayor has interest in a commercial kitchen space. Councilmember Massey stated that there is a good solution to bridging the desire for a commercial kitchen with the goals of the future innovation Center. He informed

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the Board that CARES has a commercial kitchen space that could be utilized by incubator tenants, and then the innovation center would serve the tenant for administrative purposes, marketing, and discovery.

- Chair Cantor sent a draft Scope for Phase II to the EDC Board for their review. Ms. Seimer shared the document on the screen.
- Mr. Zachos asked how the operational plan of the scope work with the EDC. The Board discussed and wanted to add additional detail to the scope about the role that the selected firm will be expected to maintain.
- Mr. Cantor spoke about additional details from Mr. Carr, stating that the city has made wise choice to move forward with Phase II and it is critical to support and for the innovation center to achieve its full potential. The EDC should seek grants and manage/oversight of the innovation center to reduce the potential of mission drift.
- Mr. Zachos asked about how the involvement of the EDC with the innovation center gets codified, or embodied.
- Councilmember Massey noted that the community asset must be discussed. There should be language within the scope about the incubator being a community asset aimed at improving economic conditions within the city. Additional information can be added about working with the city and the EDC collaboratively throughout the process.
- Mr. Beiermeister stated that the EDC should guide the mission for the innovation center. Ms. Seimer added that the mission of the EDC could be included within the Scope.
- Mr. Licavoli stated that it is feasible to suggest that the consultant would work with the EDC in development of the mission as part of the business plan development in the scope and part of the work product expected of the selected firm.
- Overall, it was important to the Board to make clear the working relationship with the EDC and to state in the scope the intention of the innovation center to be a community asset.
- Mr. Zachos asked how the innovation center facility work inside of the hawk, is this in the operational plan. Councilmember Massey anticipates that the innovation center has to be separated from access and internet from the rest of the community center. Adding that this detail needs to be stated in the infrastructure component of the plans. City Manager Mekjian stated that common areas such and then locked off areas specific for the work that is being done. Fixed costs rolled up into part of the rent. This an area where we will seek additional input from consultant.

REPORTS AND UPDATES:

City Manager

- Mr. Mekjian introduced Mr. Valentine to the EDC Board of Directors as the new Assistant City Manager for the City of Farmington Hills. Mr. Valentine had a 24-year career with the City of Birmingham and began with Farmington Hills on May 3. He will be assisting with Economic Development in his role.

City Council Liaison

- Councilmember Massey stated that the first two floors of The Hawk are complete and there is a ribbon cutting ceremony on June 7 at 6PM. Additionally, on May 26 at 7PM Farmington SAFE is hosting a virtual community conversation based on community mental health throughout COVID. This conversation is for kids as well as adults and will also cover crisis intervention techniques.

BUSINESS:

New Business

- None

Old Business:

Mentorship Program

- Mr. Beiermeister stated that the school district has a new superintendent, and he must begin meetings pertaining to the mentorship program. There is a lot of energy around this program from previous leadership.

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- Chair Cantor added that there was a recent Optimist Club meeting where the club stated they may be interested in participating in this mentorship program.
- Mr. Beiermeister stated that it may be helpful to wait until the results of Phase II of the innovation center study are complete to further this program.
- Chair Cantor reiterated that Mr. Carr has worked with school systems and ran for-credit seminars.
- Mr. Slaughter reminded the board that he has been developing programming in conjunction with the Detroit Auto Dealers Association and Northwood University.
- City Manager Mekjian informed the Board that the new superintendent's name is Chris Delgado.

COMMITTEE REPORTS:

- None.

BOARD MEMBER'S COMMENTS:

- Mr. Elliott gave the board a brief update about the Sarah Fisher Site stating that it has passed the Planning Commission, however the neighbors to the west of the property are against apartments on the north end of the property for the proposed development.

PUBLIC COMMENTS:

- Mr. Licavoli stated that he is excited about all the progress that has been made on the innovation center and gave his appreciation and kudos to the board for its commitment to move forward.

ADJOURNMENT:

- The next meeting of the EDC is scheduled for June 16, 2021 at 8:00 AM.

Motion by Beiermeister, support by Elliott to adjourn the meeting at 8:53 AM

Yeas: CANTOR, BEIERMEISTER, HARTSOCK, ZACHOS, ELLIOTT, SLAUGHTER,

Nays: NONE

Absent: ANHUT, CARR, LINDSEY-FEAGIN

Abstentions: NONE

MOTION CARRIED 6-0

Minutes drafted by: Samantha Seimer