

MEETING MINUTES
SPECIAL JOINT MEETING
OCTOBER 25, 2024
FARMINGTON HILLS
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY (CIA) & BROWNFIELD
REDEVELOPMENT AUTHORITY (BRA)
FARMINGTON HILLS CITY HALL
VIEWPOINT ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MI 48336

CALLED TO ORDER BY: CIA VICE CHAIR PRICE AT 9:33 AM

CIA MEMBERS PRESENT: RICH, SMITH, PRICE, NEWLIN, ALKHAFAJI, MANN

BRA MEMBERS PRESENT: WILKINSON, CURRAN, SKROBOLA, MEYERS, MEKJIAN,
BRICKNER, BOLEWARE

BRA MEMBERS ABSENT: BRAUER

OTHERS PRESENT: Karen Mondora, Assistant City Manager, Cristia Brockway, Economic Development Director, John Trafelet, Planning Commission Chair, Erik Perdonik, City Planner, Bob Gibbs, Gibbs Planning Group, Jeff Higgins, Indigo Retail Group

APPROVAL OF AGENDA:

Motion by Smith, supported by Mann to approve the agenda as submitted.
Unanimously approved.

APPROVAL OF VENDOR

Motion by Mann, supported by Price to approve Gibbs Planning Group of Birmingham, MI to conduct the Grand River Corridor market study in the amount of \$85,000 and to recommend the Economic Development Director to request that the City Council authorize the City Manager to issue a purchase order to the consultant at the next available Council meeting.

AYES: Rich, Smith, Price, Newlin, Alkhafaji, Mann

NAYS: None.

Unanimously approved 6-0.

Cristia Brockway, Economic Development Director, introduced Bob Gibbs from Gibbs Planning Group and his subconsultant, Jeff Higgins of Indigo Retail Group. Mrs. Brockway gave the two boards a bit of history regarding the request for proposal, the need for a market study along Grand River Avenue, and how the study can help the City gain an understanding of businesses to pursue in that area.

Bob Gibbs and Jeff Higgins provided feedback relating to why and how the market study is important. They explained that the market study assists the city as a self-investment to find the most suitable business types based on the market and future conditions of the corridor. Mr. Gibbs also detailed that part of the project will be to investigate the current zoning and planning needs that may need to change to make the corridor more attractive for commercial investments.

Jeff Higgins shared that his contribution to the project will be on the commercial site selection portion. His professional experience in the commercial market will be used to assess what changes might need to be made for future business attraction.

Jas Mann requested more information on how the market study will benefit the corridor and if the authority has it in the budget to move forward with a market study. Mrs. Brockway, and Finance Director and BRA member, Thomas Skrobola, shared that the authority is within budget for this investment. There is money left over in the budget for future projects to make improvements along the Grand River Corridor.

Barry Brickner, Vice Chair of the Brownfield Redevelopment Authority, commented that a market study can help the corridor and that it is one of the more sizeable efforts the City has done to make change along the corridor in quite some time.

APPROVAL OF MINUTES:

Motion by Mann, supported by Price to approve the July 19, 2024, meeting minutes as submitted.

Unanimously approved.

BUSINESS:

The Corridor Improvement Authority and Brownfield Redevelopment Authority boarded a bus at about 10:15 a.m. to take a tour along the Grand River Corridor between 8 Mile and Orchard Lake Road. It was noted before the boarding of the bus that no actions can be taken until the boards return to City Hall. The bus returned to City Hall at about 11 a.m.

Upon returning to City Hall, CIA and BRA members made positive comments on how the two boards will be able to work together in the future for any brownfield redevelopments. Several sites are potential brownfields which may come to market within the near future. Both boards agreed to discuss what potential incentives are most appropriate for the corridor seeing as it is a tax increment finance district.

Mrs. Brockway also discussed the median landscaping request for proposal that is currently out for bid. She shared that the bids are due back by October 29 at 10 a.m.

BOARD MEMBER COMMENTS:

Many board members expressed how pleased they were with the tour and appreciated seeing the corridor.

PUBLIC COMMENTS:

None.

ADJOURNMENT:

Motion by Mann, supported by Rich to adjourn. Chairwoman Newlin adjourned the meeting at 11:18 a.m.

Unanimously approved.

Minutes drafted by: Cristia Brockway