

MEETING MINUTES  
REGULAR MEETING  
MAY 2, 2024  
FARMINGTON HILLS  
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
JON GRANT COMMUNITY CENTER  
29260 GRAND RIVER AVENUE  
FARMINGTON HILLS, MI 48336

**CALLED TO ORDER BY:** CHAIRWOMAN MARY NEWLIN AT 8:10 AM

**MEMBERS PRESENT:** RICH, SMITH, ALKHAFAJI, NEWLIN, MANN

**MEMBERS ABSENT:** PRICE

**OTHERS PRESENT:** Michael Bridges, EDC Council Liaison, Cristia Brockway, Economic Development Director, John Trafelet, Planning Commission Chair

**APPROVAL OF AGENDA:**

Motion by Rich, supported by Alkhafaji to approve the agenda as submitted.  
Unanimously approved.

**APPROVAL OF MINUTES:**

Motion by Smith, supported by Rich to approve the April 4, 2024, meeting minutes as submitted.  
Unanimously approved.

**BUSINESS:**

Cristia Brockway, Economic Development Director shared new information on a potential brownfield grant program that may provide business locations along Grand River opportunity to fund their redevelopment. The program is still being discussed, but initial thoughts are to have up to \$200,000 worth of grant dollars for businesses looking to make redevelopment efforts to their property as long as they fall under Act 381 eligibility. Mrs. Brockway explained that as some of the machine shop businesses mature and look to sell, brownfield project may become more prevalent to where a brownfield plan may also be pursued by a developer. A certain percentage of the brownfield reimbursement would be captured and given back to the regular brownfield applicant as an incentive. She also stated that with more properties like this coming onto the market, a joint meeting with the Brownfield Redevelopment Authority will be pursued to discuss future potentials.

Ammar Alkhafaji inquired about the City acquiring property for parks, such as blighted or contaminated properties that the City could remediate and add as a community benefit. Michael Bridges and John Trafelet also shared that this thought could add extra benefit. There was also slight discussion if pocket parks could work along the Grand River Corridor to which it was concluded that there could be, it would just be a matter of where and how.

Mrs. Brockway presented the language that would be on a future corridor study for Grand River. The desire is to find answers in the corridor that would display what business types could be added to the corridor, how the community could benefit from certain infrastructure improvements, and understand the market desires. These answers would be able to help professionals understand if, and where, zoning changes could be, and if that means form-based zoning or mixed use.

Mr. Alkhafaji shared his thoughts on how some businesses act as a catalyst to certain development. Some businesses like to “follow” certain business types, including national tenants.

Mrs. Brockway went on to describe how Centric Place has taken interest in businesses along the Grand River Corridor and how to connect them to programs that might provide them with growth opportunities. There was also discussion on how the City could communicate well with the existing businesses and promote their businesses while understanding any next steps they are looking to take. Mrs. Brockway expressed that there are small business owners and family-owned businesses along Grand River that probably have their own long-term plans. It was her thought that the City could provide resources to promote whatever those beneficial plans could be.

**BOARD MEMBER COMMENTS:**

Some discussion was held on the Orchard Lake Corridor and the potential corridor study to be done there as well. Mrs. Brockway shared that some businesses have no interest in in redeveloping, however, there could be great ways to increase their business frontage if the parking lot were to have some type of outdoor market.

**PUBLIC COMMENTS:**

None.

**ADJOURNMENT:**

Motion by Alkhafaji, supported by Rich to adjourn the meeting at 8:50 a.m.

Minutes drafted by: Cristia Brockway