

MEETING MINUTES
JOINT MEETING BETWEEN THE CITY OF FARMINGTON AND CITY OF FARMINGTON HILLS
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
DECEMBER 2, 2021 – 8:00AM
JON GRANT COMMUNITY CENTER
29260 GRAND RIVER AVENUE
FARMINGTON HILLS MI, 48336

CALLED TO ORDER BY: MEMBER MASSEY AT 8:10 AM.

MEMBERS PRESENT: GUESMAN, MASSEY, SMITH, O'DELL, BOWMAN, KING, THOMAS

MEMBERS ABSENT: MANN, BRAZZEL, GRAHAM, CARRON, ACCETTURA

OTHERS PRESENT: Samantha Seimer, AKT Peerless; Kevin Christiansen, City of Farmington; Joe Valentine, City of Farmington Hills; Cristia Brockway, City of Farmington Hills; Edward Gardiner, City of Farmington Hills, Eric Perdonik, City of Farmington Hills, Taylor Linn, LAG Development, Greg Long, LAG Development; Jennifer Morris; OHM Advisors;

APPROVAL OF AGENDA:

Motion by O'Dell, support by King, to approve the agenda as submitted.
Motion carried unanimously.

APPROVAL OF MINUTES:

City of Farmington Hills Meeting Minutes September 20, 2021:

Receive and file. No quorum was present at the September 20, 2021 meeting.

BUSINESS:

NEW BUSIESS

City of Farmington Hills Grand River Corridor Improvement Authority Site Improvement Grant Request

Ms. Seimer presented the Farmington Hills CIA Board of Directors with a memo dated November 3, 2021 for the Next Mile Site Improvement Grant. She reviewed that the Farmington Hills Grand River Corridor Improvement Authority administers a Site Improvement Grant which was adopted with the purposes of encouraging businesses to make site improvements that will enhance the overall aesthetic value of the district and foster reinvestment of obsolescence within the corridor. To date, only one grant has been awarded.

The maximum grant to be awarded to an individual project in a fiscal year is \$30,000. The grant is reimbursable to the applicant after the project is complete and the total reimbursable amount shall not exceed 50% of the total amount spent on eligible activities.

The Farmington Hills CIA received a grant application from LAG Development, Lafontaine Automotive Group. Lafontaine Automotive Group has included permission from the property owner to seek funds pertaining to improvements at the site from the Farmington Hills Grand River Corridor Improvement Authority. The property will be redeveloped into "Next Mile," a one-of-a-kind Pre-Owner Car dealership seeking to create an easy, and transparent buying experience for its customers.

With the acquisition, Lafontaine Automotive Group plans to implement site improvements such as parking lot repairs, exterior paint, landscaping, irrigation, storm ewer repaid and new building/site signage. The total estimated cost of the site improvements is \$284,500. LAG Development is seeking reimbursement up to \$30,000 specific for landscaping improvements expected in Spring of 2022. Mr. Long of LAG Development gave an overview of the new facility along Grand River. He informed the Board that the automotive group has image standards, and it is a self-branded pre-owned car facility. This facility is designed to meet the current market demands for more of an online shopping experience such as Carvana. The facility will include car hubs, a used car reconditioning area and will hire between 35-40 full time individuals locally. There are additional planned upgrades of over \$1,000,000 including 10ft green space and stormwater management. It is their intention to always have over 100 or more cars on the lot. Mr. O'Dell asked about security

features. Mr. Long responded stating that there are new lighting upgrades and security at Next Mile including motion sensor lighting and security gates.

Mr. Massey asked about the fund balance for the Farmington Hills CIA. Ms. Seimer stated that she would give the Board an update after she speaks with finance.

Ms. Seimer noted that the applicant met with staff and staff has determined the request is eligible and meets the programmatic requirements of the grant. If awarded a grant, the recipient must obtain three quotes for site improvement work. It is the responsibility of the grant recipient to track and maintain all records related to the project. Upon completion, the applicant will submit receipts and all appropriate certificates of completion and proof of payment to the City of Farmington Hills. City Staff and the Grand River CIA Board will verify that the work completed matches the work expected within the approved application and authorize reimbursement payment to the recipient.

Motion by Smith, support by Guesman to approve the Farmington Hills Grand River Corridor Improvement Authority Site Improvement Grant application for LAG Development in the not-to-exceed amount of \$30,000 to be reimbursed upon verification of completion in accordance with the Grant Policies and Procedures.
Motion carried unanimously.

OLD BUSINESS

Grand River Corridor Improvement Authority Vision Plan Update

Ms. Morris presented the Board with a presentation for the Grand River Corridor Improvement Authority Vision Plan Update. She began with a review of workshops one and two which reviewed the 2013 Vision Plan, audited survey findings including areas for further review, vision and development principles as well as a deep dive into each focus area. The Boards were each presented opportunities to revise the focus area concepts based upon changes within the district over the last several years.

The Board briefly reviewed the draft concept focus areas. The Botsford Focus Area 2013 concept is still relevant, the goal of this area within the district is to create spaces for interns and residents of the hospital as well as public gathering opportunities towards the southeast portion of the area. Mr. Massey asked Ms. Guesman about potential plans for expansion at Beaumont. Ms. Guesman stated that there have been some recent acquisitions by the hospital, but she is not sure of any upcoming redevelopment plans. She will follow up with the Board.

The Orchard Lake Focus area includes the winery serving as a redevelopment catalyst in the area. Changes from the 2013 plan include reverting to original road layout, adding green space to support the winery, scaling back residential redevelopments and orienting the buildings along primary roads within the corridor.

The Grand River North Focus area 2013 concept maintain relevancy for the update. Few changes include shrinking the retail footprint and adding in additional greenspace in the parking lot areas. The Board had discussions about the uniqueness of the traffic patterns in the area and involving the Michigan Department of Transportation in conversations about calming opportunities in this area.

The Grand River South Focus Area includes a mix of development and park spaces with increased access and walkability. The Board noted the strong relationship between land use and infrastructure within this area.

Ms. Morris led the Board through an implementation discussion for each focus area to identify potential partners, public improvements to be made and opportunities for private investment and redevelopment. The Board identified potential partners such as the utility companies, current businesses, MDOT. There was additional discussion about grants, American Recovery Plan, and Economic Development Association funding. Ms. Seimer and Mr. Christiansen discussed how this Vision Plan Update will serve as a tool to market the Grand River Corridor to potential investors within the district and guide the plans for the future.

OTHER

Tentative Next Meeting Date

All present Board members agreed to hold January 27, 2022 as a tentative date for its next Joint Grand River Corridor Improvement Authority meeting.

BOARD MEMBER COMMENTS:

There were no additional Board member comments.

PUBLIC COMMENTS:

There were no public comments.

ADJOURNMENT:

There being no objections, the meeting adjourned at 9:55 AM.

Minutes drafted by: Samantha Seimer