



FARMINGTON DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES

Wednesday, April 1, 2015
Council Chamber, City Hall

The meeting was called to order at 6:01 p.m. by President Buck.

ROLL CALL

PRESENT: Andrade, Buck, Gallagher, Galvin, Higgins, Key, Murphy, Platzke

ABSENT: Greer

OTHERS PRESENT: Annette Knowles, Asst. to City Mgr.
Vincent Pastue, City Manager

CONSENT AGENDA ITEMS

MOTION by Galvin, SECONDED by Platzke

RESOLVED, that the board accepts and files the regular minutes of March 4, 2015, the March Invoice Distribution and the February Financial Report, as presented. MOTION CARRIED, ALL AYES.

PUBLIC COMMENT

Councilman Jeff Scott remarked that he was attending to view the school presentation and to share his interest in regard to the possible acquisition of the Maxfield Training Center by the City of Farmington.

PRESENTATION BY FARMINGTON PUBLIC SCHOOLS RE: BOND ISSUE

Superintendent George Heitsch discussed the bond issue for school improvements that will appear on the May 5 ballot. The community will be asked to approve \$131.5 million that will be issued in two, 20-year increments under the supervision of a citizen's oversight team.

Galvin commented about other expendable property that may be repurposed at a later date. Buck commented that he would like to see surplus property redeployed. Help Farmington with economic development by keeping tax rates competitive.

PRESENTATION BY SERGEANT SHANE WASH RE: BUSINESS WATCH

Sergeant Wash is interested in starting up a business watch program. He would like ideas on services that might be of value to the business community. Notices or alerts via email, Nixle crime notices, a defined contact at the public safety office and a source of information were some suggestions. Gallagher offered to be a point of contact to develop a short list of suggested services.

PROPOSED BUDGET FOR FY2015-2016

After review and coordination with the City of Farmington Finance Department, City Management is recommending four changes to the budget that was proposed at the March 4 meeting:

- Allocate \$20,000 toward way finding/signage
- Allocate \$20,000 toward the Downtown Master Plan
- Allocate \$10,000 toward the design competition for the Maxfield Training Center

- Create a fixed fee of \$36,000 for services provided by the Department of Public Works

The changes will not result in a gain nor loss in revenue or expense, rather they would be derived from existing expense line items.

MOTION by Higgins, SECONDED by Gallagher

RESOLVED, that the board approves the Fiscal Year 2015-2016 Budget for submission to the City Council. MOTION APPROVED, ALL AYES.

PROPOSED AGREEMENT WITH OAKLAND COUNTY TO SUNSET DDA TAX INCREMENT FINANCING

The City of Farmington is seeking approval from Oakland County to capture county taxes for the Corridor Improvement Authority. In exchange for that tax capture, Oakland County wants to impose for its agreement an end to the capture for the DDA's TIF.

MOTION by Gallagher, SECONDED by Key

RESOLVED, that the board approves an agreement with Oakland County specifying a termination (or "sunset") date of 2038 for capture of Oakland County taxes under the Farmington DDA Tax Increment Financing Plan, subject to approval by the Oakland County Board of Commissioners and the Farmington City Council, and authorizes the DDA President and/or Secretary to execute the agreement, and,

BE IT FURTHER RESOLVED, that the board acknowledges the history of support for downtown revitalization efforts from Oakland County; recognizes that Downtown Farmington has been a benefactor of county services; and, expresses its hope that the spirit under which this agreement is made shall lead to continued county support. MOTION APPROVED, ALL AYES.

DISCUSSION REGARDING PROPOSED TUESDAY FARMERS MARKET

Pastue stated that the Market Manager has proposed a Tuesday afternoon farmers market. If pursued, vendors would be limited to those selling perishable items, within the park and pavilion area only. No closure of the parking lot is proposed.

MOTION by Gallagher, SECONDED by

RESOLVED, that the board reassume management of the Farmers Market at the commencement of the 2016 season such that the profits may be used by the DDA to fund other programming and such that the DDA may exert more control over its operation.

MOTION FAILED, due to lack of support.

Discussion was held regarding the date and time of the current farmers market, the forthcoming presence of Fresh Thyme Farmers Market, the location and the opportunity to utilize a Tuesday market as a trial for further evaluation. Board members concurred that more discussion is necessary and requested that the item be placed on the May agenda.

MOTION by Gallagher, SECONDED by Murphy

RESOLVED, that the board supports a trial run of the Farmers Market to be operated on Tuesday afternoon.

MOTION by Galvin, SECONDED by Murphy

RESOLVED, that the previous motion be amended to identify a flexible alternate location for the Tuesday farmers market, with priority being given to the gazebo on the north side of Grand River Avenue, adjacent to the Village Commons, and the second choice being another location in the downtown district that is not Riley Park. MOTION APPROVED, ALL AYES.

ORCHARDS PHASE II – STATUS UPDATE

Knowles provided an update regarding the meeting of the ad hoc review team. A summary was emailed outlining the concerns, namely the orientation, design quality and density. Some board members had responded to that email with an alternate viewpoint. Knowles commented that clear consensus is needed to give direction to the respondent, Cervi Construction. Board members were not opposed to the orientation or density for this project, provided that the west elevation was improved by replacing typical garage style doors with a carriage-style that is more attractive to the neighboring development. Knowles will communicate with Cervi Construction that a colorized rendering, with details about design elements is requested for board review at its May meeting.

MOTION by Key, SECONDED by Higgins

RESOLVED, that the board expresses its general support for the development of the Orchards Phase II proposed by Cervi Construction. MOTION APPROVED, ALL AYES.

CLOSED SESSION: PROPERTY ACQUISITION

MOTION by Galvin, SECONDED by Andrade

RESOLVED, that the board enter into a closed session to discuss property acquisition.

AYES: Andrade, Buck, Gallagher, Galvin, Higgins, Key, Murphy, Platzke

NAYS: None. MOTION CARRIED.

The board entered closed session at 8:29.m.

Andrade departed the meeting at 8:50p.m.

MOTION by Galvin, SECONDED by Key

RESOLVED, that the board reconvene in open session. MOTION CARRIED, ALL AYES.

The board reconvened in open session at 8:55pm.

WORK PLAN UPDATES

In the interest of time, Knowles advised board members to review the printed work plan update that was included with the meeting packet.

BOARD COMMENT

Galvin stated that the City of Farmington received forty applications for the City Manager position. On May 8, a meet-and-greet for finalists is planned, with interviews on May 9.

Buck mentioned he had distributed via email a prioritization exercise for data collection. Please review and provide comment and ideas directly to him.

On Monday, April 6, the results of the ad hoc downtown parking committee will be presented to the City Council. Pastue advised that DDA board members are invited to attend.

Gallagher shared that she will be involved with a volunteer in planning a downtown clean-up day in advance of Art on the Grand. More details will follow.

ADJOURNMENT

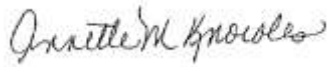
MOTION by Key, SECONDED by Murphy

RESOLVED, that meeting be adjourned. MOTION CARRIED, ALL AYES.

The meeting was adjourned at 9:02p.m.

The next regular meeting will be on Wednesday, May 6, 2015 at 6:00 p.m., in the Conference Room at City Hall.

Respectively submitted,

A handwritten signature in cursive script that reads "Annette Knowles".

Annette Knowles,
Assistant to the City Manager/DDA Executive Director