



7:30AM Wednesday, March 6, 2024
Small Meeting Room
The Hawk Community Center
29995 W. 12 Mile Road
Farmington Hills, MI 48336

The Meeting was called to order by Todd Craft at 7:32am.

Present: Todd Craft, Shawn Kavanagh, Linda Deskins, Donovan Singleton, Tom Pascaris, Johnna Balk, Claire Perko

Absent: James McLaughlan

Others Present: Kate Knight, Jess Westendorf, Beth Saarela

Approval of Consent Agenda

a. **Minutes: February 7, 2024 Regular Meeting**

b. **Minutes: January 26, 2024 DDA Design Committee**

Motion by Pascaris, second Singleton by to approve the items on the consent agenda. Motion passes unanimously.

Approval of Regular Agenda

Motion by Deskins, second Pascaris by to approve the items on the regular agenda. Motion passes unanimously.

Public Comment

Opened and closed by Craft at 7:34am.

Election of 2023 Officers

Pascaris nominate Craft, second by Singleton

Craft accepts nominations.

Motion passes unanimously.

Craft nominates Singleton, second by Deskins

Singleton accepts nomination.

Motion passes unanimously.

Craft nominates Deskins, second by Singleton

Deskins accepts nominations.

Motion passes unanimously.

Committee Chairs

Design: Claire Perko

Promotions: Shawn Kavanagh

Organization: Linda Deskins

Business Development: Donovan Singleton

Public Art: Claire Perko

The board will elect a Parking Liaison for the City Parking Committee in June.

Financial Update

Overview by Knight.

Executive Director Report

Consideration to Approve DDA TIF Agreement and Interlocal Agreement Hillside Townes

This is our time to authorize an agreement to incentivize development for Hillside Townes development.

Overview by Beth Saarela. When the developers begin making improvements for the project, TIF capture will first go to pay back this agreement, then after that, they will be able to get reimbursement for the Brownfield plan. This is a set of rules for how the TIF development agreement will work. The following agreement is what is required under the Brownfield repayment plan. Estimating a May closing.

Motion by Singleton, Seconded by Perko that the DDA and Robertson Hillside Townes, LLC, enter into the Maxfield Training Center Redevelopment Project – Hillside Townes And Associated Parcels Tax Increment Finance Assistance Development Agreement, with the following conditions:

1. The FDDA has considered pursuant to its TIF Assistance Program criteria, and approved to utilize 82.5% of the FDDA tax increment revenues (85% of the tax increment revenues minus a 2.5% annual administrative fee) generated from the Property to apply first to a Five Thousand Dollar (\$5,000.00) per year DDA implementation fee for each of the 2024, 2025 and 2026 calendar years and then to reimburse Owner for Reimbursable Activities.
2. FDDA has no obligation to reimburse expenses or costs for any activities other than Reimbursable Activities and interest thereon as provided herein, and said payments shall not exceed One Million Four Hundred Eighty-Five Thousand Five Hundred Forty-Nine Dollars (\$1,485,549.00).
3. The DDA Director and attorney are authorized to work with the FBRA and others as needed to finalize the terms of the Maxfield Training Center Redevelopment Project – Hillside Townes and Associated Parcels Tax Increment Finance Assistance Development Agreement consistent with this motion and obtain all necessary signatures including review and approval of all additional exhibits.
4. Approval is subject to closing of the sale of the MTC Property from the City to Robertson Hillside Townes, LLC and the terms of the Planned Unit Development Agreement for Hillside Townes.

Motion passes unanimously via roll call.

Ayes: 7, Balk, Deskins, Craft, Singleton, Kavanagh, Pascaris, Perko.

Nays: 0

Absent: 1, McLaughlan

Motion by Singleton, Seconded by Pascaris that the DDA and the Farmington Brownfield Redevelopment Authority enter into an Interlocal Agreement to use tax increment revenues for the Maxfield Training Center Redevelopment Project – Hillside Townes And Associated Parcels, as described in the Brownfield Plan, with the following conditions:

1. DDA to transfer approximately eighty-five percent (85%) of the FDDA tax increment revenues generated from the Property to the FBRA to reimburse Eligible Activities and other reimbursable costs identified in the Plan.
2. The FDDA Property Capture to be transferred to the Brownfield Authority pursuant to this Interlocal Agreement for reimbursement of Eligible Activities shall not exceed \$2,959,497 and will commence upon completion of the payments of the not-to–

exceed amount of \$1,485,549.00 of TIF Capture under the Maxfield Training Center Redevelopment Project – Hillside Townes And Associated Parcels Tax Increment Finance Assistance Development Agreement.

3. The DDA Director and attorney are authorized to work with the FBRA and others as needed to finalize the terms of the Interlocal Agreement consistent with this motion and obtain all necessary signatures.

4. Approval is subject to closing of the sale of the MTC Property from the City to Robertson Hillside Townes, LLC, the terms of the Planned Unit Development Agreement for Hillside Townes, the approval and signature of the Reimbursement Agreement for Hillside Townes, and the terms and conditions of the Brownfield Redevelopment Plan for Hillside Townes.

Motion passes unanimously via roll call.

Ayes: 6, Deskins, Craft, Singleton, Kavanagh, Pascaris, Perko.

Nays: 0

Absent: 2, McLaughlan, Balk

Committee Updates:

a. Promotions Committee

Toast to March promotion happening now, launching into Ladies Night Out and regular calendar of events, and soon to launch Patronicity campaign for Masons Corner. Stay tuned to boost the signal and leave positive comments.

b. Organization Committee

Final review notes regarding Main Street Evaluation are coming soon.

c. Business Development Committee

Update by Singleton on informal business-driven West Farmington campaign launch

d. Design Committee

Update by Perko. Reviewed new hanging sign for Jill's Pharmacy. Formal review of seating on back patio for Farmington Brew. Working on new agreement and easement for Mason's Corner (an additional 723 square feet outside of existing easement)

e. Public Art Committee

Hosted Heart the Art event on 2/10. A great community engagement opportunity and a couple thousand in profit for public art. We are in discussion for 2025 and going forward if it's worth staff time to execute, which will depend on what projects are in the plan for future. It was a lovely event and fantastic way to engage with our dedicated art fans.

Other Business

New merchant Facebook has been created by two new Downtown Farmington merchants. MSOC Summit on 3/19. We will send talking points for those board members that plan to attend. County Executive and board of commissioners will be there for us to advocate with.

Board Comment

Craft: Thank you for showing up and you are appreciated.

12. Adjournment

Motion to adjourn Singleton, seconded by Pascaris. Motion passes unanimously.

Dates of Interest:

March 6, 2024 Greater Farmington Area Chamber of Commerce, 9:00am, The Hawk

March 19, 2024 Main Street Oakland County Summit with County Executive and Commissioners 8:30am

April 3, 2024 DDA Regular Board Meeting, 8:00am

April 21, 2024 Ladies Night Out, Spring Edition, 5:00pm-9:00pm

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