



FARMINGTON DOWNTOWN DEVELOPMENT AUTHORITY PROCEEDINGS

8:00 a.m.

Tuesday

February 1, 2005

The meeting was called to order by President Cornwell at 8:00 a.m.

ROLL CALL: Batzloff, Beamer, Clappison, Cornwell, Grace,
Pastue, Vargovick, Ziegler

OTHERS PRESENT: Brent Morgan, Executive Director

EXCUSED ABSENT: Cowley

APPROVAL OF MINUTES:

Motion by Ziegler, supported by Batzloff, to approve the minutes of January 4, 2005. MOTION CARRIED, ALL AYES.

APPROVAL OF FINANCIAL STATEMENT:

Motion by Beamer, supported by Vargovick, to approve the Financial Statement as presented. MOTION CARRIED, ALL AYES.

APPROVAL OF BILL REVIEW REPORT:

Motion by Batzloff, supported by Grace, to approve the Bill Review Report as presented. MOTION CARRIED, ALL AYES.

APPROVAL OF EXECUTIVE DIRECTOR'S REPORT:

Motion by Vargovick, supported by Clappison, to approve the Executive Director's Report as presented. MOTION CARRIED, ALL AYES.

DDA BOARD MEETING ON MAY 3, 2005

Director Morgan stated that the Farmington Public School District Board Election will be held on May 3, 2005. This date coincides with the regular scheduled Board Meeting of the Farmington Downtown Development Authority. Director Morgan recommended a motion for the DDA Board to change the May 3, 2005 regular Board meeting to May 4, 2005. Motion by Beamer, supported by Grace, to change the May 3, 2005 regular Board meeting to May 4, 2005. MOTION CARRIED, ALL AYES.

PROMOTIONS COMMITTEE EVENTS CALENDAR

Director Morgan stated that the committee's events calendar for 2005 has been completed. Although dates have been scheduled, events remain a work in progress. On January 24, 2005 a letter and events calendar was mailed to all downtown merchants, as well as a press release and events calendar to the media. A memo requesting approval to conduct the DDA events for 2005 has been sent to City Manager. Committee Chair Beamer stated the Committee is looking forward to promoting these events and to working with the Pavilion Committee on the use of the Farmer's Market. The Promotions Committee will work on developing a budget in conjunction with the DDA budget to secure adequate funds for the events.

Director Morgan stated that the Promotions Committee meeting will be held Monday, February 21, at 8:00 a.m. in the Farmington City Hall Council Chambers. The Committee invites the community, downtown merchants and board members to attend for the purpose of offering suggestions and volunteering for specific events.

UPDATE DOWNTOWN FARMINGTON CENTER PROJECT:

Director Morgan reported that at their December 20, 2004 meeting, the Farmington City Council adopted a resolution to initiate the establishment of a Special Assessment District for the improvements of the Downtown Farmington Center parking lot. At their January 17, 2005 meeting, Council adopted a resolution which determined the project was necessary and that it intends to defray a portion of the cost of the project by establishing a Special Assessment District. Furthermore, the resolution incorporates a public hearing for Monday, February 7, 2005 at 8:00 p.m.

City Manager Pastue provided a current site plan and updated the Board on the improvements of the Downtown Farmington Center Project, concentrating on the redevelopment of the streets and reconstruction of the parking lot. Angled parking will be added to eliminate congestion of ingress and egress of the new streets by providing a one-way circular pattern on Grove Street. An outdoor skating rink is planned in the park for the winter months which can be removed for the summer months. Phase I will include the new streets and parking with a start date in late April/early May. The roads will have temporary asphalt until September, then finished with concrete. Phase II would be the construction of the Pavilion starting in early August. Responding to a question from Board Member Vargovick, Pastue stated that parking would be minimal for only about a week, barring bad weather conditions. Discussion ensued on the proposed fountain located along Grand River Avenue which was initially incorporated into the plans. This feature will be eliminated as it would be too costly to maintain.

Board Member Clappison voiced his concern for angled parking, but does favor the idea of the one-way turnarounds so traffic does not have to exit out onto Grand River and then return back into the lot in search for a parking space. The City will hold a public meeting on February 23, 2005 at the Farmington Training Center, 33000 Thomas Street for the public to view the plans of the Downtown Center Project. Board Member Vargovick was concerned over the special assessment placed against the developer, Kimco Realty, for the redevelopment of a small portion of the Downtown Center parking lot when the majority of that area is being funded by the City. He would like to see the City find another way to come up with the money and have the City pay for the downtown parking lot. He feels that the assessment should be divided by all the property owners involved who will benefit from the parking spaces in that area of the lot.

Responding to a question from Grace, Pastue stated that the reconstruction of the existing streets will be considered dedicated streets and will be maintained by the City like all the other streets.

Director Morgan reported that the Farmington City Council has tentatively designated the following properties as the special assessment district:

Parcel No.	Property Address	Property Owner
23-27-155-038	23300 Farmington E	Kimco Farmington, 146 Inc.
23-27-155-039	23300 Farmington E	Kimco Farmington, 146 Inc.
23-27-155-048	23292 Farmington E	Kimco Farmington, 146 Inc.
23-27-155-026	23340 Farmington E	Kimco Farmington, 146 Inc.
23-27-155-040	33171 Grand RiverS	Kimco Farmington, 146 Inc.

No action taken at this time.

DDA BOARD RETREAT

Director Morgan was unable to secure a facilitator for the DDA Board Retreat on February 5, 2005 as both Professor Ohren and Mr. Hal Stack were unavailable. Board Member Beamer suggested asking Bob Donohue from Oakland County to act as a facilitator. The Board agreed to hold the retreat and post it as a Special Meeting for the DDA. Board Members Cornwell, Pastue, and Beamer, along with Director Morgan, will work to develop an agenda for the meeting. The meeting will begin at 9 a.m. and end at 3 p.m. Members are to forward their ideas for agenda items to Morgan.

MAIN STREET UPDATE:

Committee Membership

Director Morgan reported that the DDA office is currently updating the contact membership rosters for the Main Street Committees. Committee Chairs and members were e-mailed the rosters to verify contact information and membership on the committees. Moreover, a Committee Meeting Schedule was e-mailed to the Chairs to verify the date, time and location of meetings. Updated copies of these documents were provided to the Board.

M.S.O.C. Year End Assessment

Director Morgan reported that the Main Street Oakland County (MSOC) team along with Nicholas Kalogeresis from the National Main Street Center will be in Farmington on February 23 and 24 to provide a Year-End Assessment. The purpose of this assessment is to determine the progress of the Main Street Program. An agenda outlining the schedule of activities is being finalized and will be mailed out to the DDA Board and all Main Street Committees at a later date.

No further reports from Committees.

BOARD COMMENT:

Board Member Clappison thanked Joyce Cornwell for her 10 years of dedicated service on the Downtown Development Authority Board of Directors. He also commented on the Promotion Committee's dedication to commitment from their members.

PUBLIC COMMENT:

None

ADJOURNMENT:

The meeting adjourned at 9:12 a.m. Next meeting will be March 1, 2005 at 8 a.m.

Respectfully submitted,

BD Morgan

Brent D. Morgan
Executive Director, DDA