

MINUTES
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
JUNE 17, 2026 – 8:00 A.M.
CITY OF FARMINGTON HILLS - COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
(248) 871-2500 WWW.FHGOV.COM

Called to Order by Chairman Eunice Jeffries at 8:01 a.m.

MEMBERS PRESENT: Eunice Jeffries, TR Carr, Swami Swaminathan, David Jappaya, Cassie Clark, Michael Bridges, Council Liaison, Theresa Rich, Mayor

ALSO PRESENT: Cristia Brockway, EDC Director

EXCUSED MEMBERS: Vivianne Rousseau, Mark Zachos, Vickie Barnett, and Fritz Beiermeister,

APPROVAL OF AGENDA: Motion by Carr, supported by Clark.
Unanimously carried.

APPROVAL OF MINUTES FROM MARCH 18, 2026:

Motion by Clark, supported by Jappaya
Unanimously carried.

Business

The Planning Commission/City Council joint meeting on zoning ordinance changes on July 20 at 6 p.m. Eunice requested EDC representation to observe and report back. Cassie confirmed she will attend and provide the update. The goal is to better understand the discussion and how the EDC fits into the broader ecosystem.

The next item was the EDC Boost event with the Greater Farmington Area Chamber of Commerce on August 6 at 8 a.m. Eunice thanked Tia for coordinating the committee and scheduling the event. This partnership is expected to strengthen collaboration with Chamber leadership. Cassie distributed the registration link.

Eunice then reviewed item C, emphasizing the need for consistency in committee responsibilities. She highlighted the Bagels & Business event on October 29 from 10 to 11:30 a.m., focused on zoning changes and the 12 Mile Road master plan. She encouraged members to attend to support effective EDC representation.

Eunice also recognized Cristia for being named one of Oakland County's 40 Under 40, noting the positive reflection on the City of Farmington Hills.

Reports:

Acting City Manager – Karen Mondora was speaking at the Xemplar Club about current events happening around the city.

Council Liaison – Michael Bridges thanked Cristia for the work she has been doing promoting Farmington Hills across the country and picking up of economic activity. Michael Bridges commented that during the city's goal session, concentration on the south end of the city was extremely important.

Economic Development Director – Cristia provided the May update, reporting 18 restaurant openings and re-openings along Orchard Lake Road, Twelve Mile Road, and nearby corridors since January. Highlights include Pita Way, New Mandarin Gardens, Thai 2 Go, Briana's, and Nawab Indian Kitchen. Upcoming openings include Culver's and 7 Breww, and Starbucks has opened at Grand River/M-5 with a public art feature.

Additional developments include Big Red's Barbeque, Domino's Pizza at Grand River/Pearl, and several new tenants at Hunter's Square such as Tous les Jours, First Watch, Cava, and Buffalo Wild Wings. Other openings include Freshalicious Burgers, Burritos, and Bowls at 8 Mile/Haggerty, Shawarma Taj north of 13 Mile, Zarzoor at Orchard Lake/Mulfordton, and multiple new international cuisine options. Manhattan Fish and Chicken also opened at 9 Mile/Middlebelt with strong initial business.

Mayor Rich recognized Cristia's work identifying mural locations throughout the city. Property owners may lease wall space for \$1 over five years, after which the city will commission murals using corridor improvement funds. The Arts Commission is developing an approval process. These installations, especially along the Grand River Corridor, are expected to significantly enhance the area's appearance.

Chamber Liaison – Cassie reported that the Greater Farmington Area Chamber of Commerce has clarified its leadership structure, with their business development staff member, Erica Lewis, now serving as interim director. Clark noted the Chamber hosts many events from spring through fall and encouraged members to attend when possible. Eunice thanked Cassie for her continued efforts.

Eunice shared that OCC remains strongly supportive of Chamber activities and mentioned their new health and science building as a potential future event site. She also highlighted OCC's external work-study program, which allows eligible students to work in the community with wages supported by federal aid. Members can contact OCC's Work Services or Eunice for more information.

Cristia added that she and Erica discussed several upcoming Chamber initiatives aimed at expanding programming and strengthening the organization. Their conversation also touched on leadership development and strategies for engaging larger companies. Eunice emphasized the importance of supporting Erica's success and fostering strong collaboration between the EDC and the Chamber.

Chairwoman's Report

Eunice noted that OCC recently released its summer newsletter and will share it with EDC members. She encouraged its use as a business resource, adding that although this edition focuses on Southfield, it remains regionally relevant. She also highlighted OCC's new health and science building as an asset for business attraction and demonstrating the quality of local education.

Committee Reports - none

Board Member Comments

David Jappaya reported attending recent retail and development conferences. He noted that attracting national tenants is challenging, but strong sales at 14 Mile/Orchard Lake will help draw additional interest. High construction costs and limited space in other areas remain obstacles.

Eunice announced that SMART now provides free transit for students with school ID and suggested local businesses consider student-focused promotions. She also highlighted OCC's mapped bus routes. David noted that Farmington Hills is better positioned than other cities regarding office space but stressed the need for developers to take on larger projects. Cristia shared that upcoming zoning ordinance changes will streamline site plan reviews and will be discussed at the Bagels & Business event. David recommended inviting Symmetry Management.

Mayor Rich emphasized the city's focus on making development processes "fair, fast, and predictable" with the help of new planning consultants. She also shared resident concerns about drive-thru-only businesses; Eunice clarified that 7 Breww has employees outdoors to assist in ordering.

Members briefly discussed business trends, noting growth in restaurants, gyms, and health-and-fitness sectors, as well as amenities that appeal to seniors. Additional updates included the new kids' recreation center at 12 Mile/Halsted and the June 25 Founders Park community event. David also mentioned the continued rise of car wash and gas station developments, with some communities considering moratoriums.

Public Comments

None.

Adjournment:

Motion by Carr, support by David Jappaya to adjourn the meeting at 8:58 a.m.

Minutes drafted by: Cristia Brockway, Economic Development Corporation