

MEETING MINUTES
JUNE 1, 2023
FARMINGTON HILLS
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
JON GRANT COMMUNITY CENTER
29260 GRAND RIVER AVENUE
FARMINGTON HILLS, MI 48336

CALLED TO ORDER BY: KEN MASSEY AT 8:17 AM

MEMBERS PRESENT: ALKHAFAJI, SMITH, MASSEY,

MEMBERS ABSENT: MANN, GUESMAN

OTHERS PRESENT: Gary Mekjian, City Manager, Cristia Brockway, Economic Development Director, Tom Skrobola, Finance Director, Kristoffer Canty, Staff Planner, Joe Tangari, Planning Consultant, T.R. Carr, Economic Development Corporation (EDC) Chairman, Scott Elliott, Economic Development Corporation Secretary, Todd Lipa, CARES Executive Director, Catherine Ostach, CARES Assistance Executive Director, Lonnell Steward, CARES Facility Manager, Ann Marie, CARES Navigation Center Manager

APPROVAL OF AGENDA:

Motion by Smith, support by Alkhafaji, to add item number three onto the agenda and approve the agenda as amended.

Unanimously carried.

APPROVAL OF MEETING CHAIR

Motion by Smith, supported by Alkhafaji to elect Ken Massey to be the Chairman of the meeting.

Unanimously carried.

APPROVAL OF MINUTES:

Motion by Massey, support by Smith to approve the joint City of Farmington meeting minutes from February 24, 2022, and regular meeting minutes from May 2, 2023, as submitted.

Unanimously carried.

BUSINESS:

Meeting discussion with guests from Community Action Resources Empowerment Services (CARES) and Economic Development Corporation representatives.

Ken Massey gave a brief description of the Corridor Improvement Authority and that its purpose is to use tax increment financing tools to progress the Grand River Corridor as well as make community improvements. Cristia Brockway described CARES as an asset as they assist families with services within the corridor area.

Todd Lipa described some of the services that CARES provides to the community such as grocery delivery, meals on wheels, access to their food pantry, youth program, and health services. CARES assists with citizens with mental health, disability, and special needs. Catherine Ostach described how some families come in to shop at their facility and that their grocery store is open to the public, revenue from ever item purchased goes back to the food pantry portion of their operations.

As it relates to the Master Plan update, CARES supplied input stating that additional transportation methods are needed within the community for those who cannot drive or have no vehicle. Mr. Lipa also mentioned that the need for low-cost medical treatment or clinics are needed.

T.R. Carr, Chairman of the EDC, discussed the need for zoning flexibility and other market demands within the Grand River Corridor. Mr. Lipa noted that creative visioning for property development is needed. Mrs. Brockway discussed that zoning flexibility has been top of mind for certain parcel sizes. She continued to describe that form-based zoning, enlarging the sizable area of the zoning overlay district within the Grand River Corridor, and new property uses will play a key role in progressive development along Grand River Corridor.

Scott Elliott and Mr. Massey discussed the possibility of property acquisition along the corridor with Mr. Elliott stating that there is great deal of difficulty acquiring desired property in a timely manner. Some property owners do not want to sell or want to sell above asking price. Mrs. Brockway explained that the challenge in Grand River Corridor can be the size of the parcels in some areas and the push for business owners to discover new property uses.

BOARD MEMBER COMMENTS:

None.

PUBLIC COMMENTS:

None.

ADJOURNMENT:

Motion by Massey, supported by Alkhafaji to adjourn the meeting at 9:23 AM.
Unanimously carried.

Minutes drafted by: Cristia Brockway