



FARMINGTON DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES

Wednesday, October 1, 2014
Farmington Community Library, 23500 Liberty Street

The meeting was called to order at 6:00 p.m. by President Andrade.

ROLL CALL

PRESENT: Andrade, Buck, Gallagher (6:10pm), Galvin, Greer, Higgins (6:11pm), Key, Murphy (6:18pm), Platzke

ABSENT: None

OTHERS PRESENT: Annette Knowles, Asst. to City Mgr.

CONSENT AGENDA ITEMS

MOTION by Galvin, SECONDED by Buck

RESOLVED, that the board accepts and files the regular minutes of September 3, 2014, the September Invoice Distribution, as presented. MOTION CARRIED, ALL AYES.

PUBLIC COMMENT

No public comment was heard.

Gallagher entered the meeting.

Higgins entered the meeting.

PROPOSED REDEVELOPMENT AT THE DOWNTOWN FARMINGTON CENTER FOR FRESH THYME

Knowles reviewed the plan and status of the proposed Fresh Thyme Farmers Market project. Property owner KIMCO Realty is seeking to demolish and rebuild a portion of the center to accommodate this use. The proposed building is a single-story structure, with a delivery well. The project would include reconfiguration of the parking areas, contained dumpster areas and circulation for deliveries. Some aspects of the project do not meet the criteria in the current zoning code; therefore, the City of Farmington is considering a development agreement as a Planned Unit Development (PUD).

Murphy entered the meeting.

In response to a question about the anticipated increase in value to the tax increment financing fund, Knowles commented that the yield could be in the vicinity of \$30,000-35,000, if the level of investment equals or exceeds \$3 million.

Galvin recapitulated the discussion at the previous meeting of the City Council, at which many issues and objections were raised, such as noncompliance with the zoning code and not meeting items discussed in visioning sessions (such as a pedestrian or vehicular cut-through).

Comments mentioned by board members include:

- The rear façade needs more attention
- This project is worthy of the reconfiguration
- The presence of Fresh Thyme will help other businesses
- We need ideas to help events be a win for everyone
- The cut-through is needed, but it is not likely to be constructed in the near term
- Events can be relocated; business operations are more important
- Pay attention to deliveries and timing of them, outdoor displays and loading zones
- A grocery store will bring in more foot traffic
- This is an anchor use; it will make the area more attractive for complementary uses
- KIMCO is investing in the center; we can move the Farmers Market
- Retain rear parking
- A softer edge is needed in the rear
- The front drive lane should retain parking

MOTION by Buck, SUPPORTED by Higgins

RESOLVED, that the Board supports the project proposed by KIMCO Realty for the redevelopment of a portion of the Downtown Farmington Center for Fresh Thyme Farmers Market, and BE IT FURTHER RESOLVED, that the board requests that city administration require of KIMCO and the proposed tenants that measures are taken to ensure minimal impact to the adjoining neighborhood as it relates to traffic from deliveries and containment/maintenance of outdoor service areas, and BE IT FURTHER RESOLVED, that the board requests that city administration work with KIMCO and the proposed tenants to enhance the rear façade of the proposed building and expresses a strong desire that KIMCO further consider completing the pass-through by Yoder Street at this time AYES: Andrade, Buck, Gallagher, Greer, Higgins, Key, Murphy, Platzke, NAYS: None, ABSTAIN: Galvin. MOTION CARRIED.

Greer departed the meeting at 7:10pm.

2015 EVENTS CALENDAR

Knowles presented the proposed 2015 events calendar, inclusive of:

- Art on the Grand, June 6-7, no changes proposed
- Rhythmx in Riley Park, June 12-August 28 with the exception of July 17, add sound to contractor duties
- Harvest Moon Celebration, September 24-25, no changes proposed

If approved, the next steps are gaining permission from the City Council and updating the marketing and sponsorship documents for earlier sponsorship solicitation. Note, that we petition the City Council for permission to host sidewalk shopping on any event day in conjunction with this annual request.

Support staff for events shall be: for Art on the Grand, Knowles; for Rhythmx, the contractor Go2Guy, and for Harvest Moon, Salon Legato, staff and a committee of volunteers.

MOTION by Galvin, SUPPORTED by Gallagher,

RESOLVED that the board approves the proposed 2015 DDA event calendar and authorizes staff to petition the council for approval. MOTION CARRIED, ALL AYES.

UPDATE: ORCHARDS – PHASE II REQUEST FOR PROPOSALS

Knowles presented the work plan for the Orchards – Phase II RFP. We are nearly ready to launch. The due date will be Monday, February 9, 2015. A budget in the amount of \$1,500, using funds from Business Development, shall be established to increase awareness of the RFP. Tactics include paid

advertisements in Crain's, a press release, a post and panel sign on the site and a direct mail piece to developers, among others. A review panel will be established closer to the time the proposals are due.

WORK PLAN UPDATES

Platzke commented that the Block Captain project is getting off to a slow start. Board members agreed that making time has been an issue. It was discussed that contacts be bi-annual rather than quarterly. A printable form for easy completion would be helpful. Platzke also mentioned that the fall/winter Main Street Messenger is in production.

Key reported that the Design Committee has reviewed the proposed Farmington Road Streetscape plan. Knowles distributed the most recent copy of the conceptual plan.

Murphy shared that a subcommittee of Business Development has been established for an "after 5" activity. Also, Innovate Farmington needs an additional organizer to assist Buck, which Higgins volunteered to do.

BOARD COMMENT

Gallagher requested the financials for the Harvest Moon Celebration. A full report is anticipated to be on the November agenda.

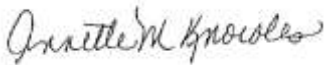
ADJOURNMENT

MOTION by Gallagher, SECONDED by Platzke
RESOLVED, that meeting be adjourned. MOTION CARRIED, ALL AYES.

The meeting was adjourned at 7:40p.m.

The next regular meeting will be on Wednesday, November 5, 2014 at 6:00 p.m., tentatively in the Conference Room at City Hall.

Respectively submitted,



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