A. CALL TO ORDER:

A Special Joint Meeting of the Troy City Council and the Planning Commission was held on Monday, November 23, 2015, at City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 6:04 PM.

B. ROLL CALL:

City Council Members	Planning Commission Members
Mayor Dane Slater	Chairman Don Edmunds
Edna Abrahim	Ollie Apahidean
Ethan Baker	Karen Crusse - Absent
Jim Campbell	Carlton Faison
Dave Henderson	Michael W. Hutson
Ellen Hodorek	Tom Krent
Ed Pennington	Padma Kuppa - Absent
	Philip Sanzica
	John J. Tagle - Absent
	Frencheska Brikho (Student) - Absent

C. DISCUSSION ITEMS:

C-1 Introduction *(Introduced by: Brian Kischnick, City Manager)*

City Manager Kischnick introduced the topics of discussion: Master Plan Update and Transforming Big Beaver Road.

C-2 Master Plan Update *(Presented by: Ben Carlisle, Senior Associate, Carlisle/ Wortman Associates, Inc.)*

a. Review process
b. Highlight key concepts
c. Next steps towards adoption

Mr. Ben Carlisle, Carlisle/Wortman Associates, Inc., discussed some of the changes to the Master Plan, such as updating the demographics, changing specific chapters pertaining to housing, as well as an addition of Chapter 10 – Special Area Plans. He explained that the draft is complete and he intends to present it to the Planning Commission and City Council in the near future. Mr. Carlisle added that after the 63 day review period mandated by the Michigan Planning Enabling Act, he plans to have the final Master Plan submitted to City Council for adoption in May.

C-3 Transforming Big Beaver Road: A (Very) Brief History *(Presented by: Mark Miller, Director of Economic and Community Development)*

Mr. Mark Miller, Director of Economic and Community Development, provided a brief explanation of the historical transformation of Big Beaver Road. Mr. Miller offered an overview of recent projects with buildings located close to Big Beaver, creating a pedestrian zone.

C-4 Introduction of Experts *(Introduced by: Brian Kischnick, City Manager)*

a. Matthew J. Ferrell, CCIM, Principal/Board Member/Partner, Core Partners
b. Ryan Marsh, Principal, T.H. Marsh Construction Company
c. Amanda Uffelman, VP, Relationship Manager, CRE Midwest, Comerica Bank
d. Harvey Weiss, The Development Alliance, Weis Properties & Samona Properties

C-5 Question for Experts *(Facilitated by: Brian Kischnick, City Manager)*

a. Why are we not seeing the development type envisioned for Big Beaver?
b. How do we promote or encourage: Density? Mixed Use? Higher Quality?
c. What happens to the market if City requires multi-story minimum?

Mr. Ferrell discussed some statistics regarding vacancy rates for the Metro Detroit area and southeast Michigan.

Mr. Marsh discussed some of the changes in developments along Big Beaver. He also commented that he would like to see traffic slowed in spots along Big Beaver.

Ms. Uffelman discussed the method of financing projects. She said that she is not seeing requests for underwriting for high density projects. She said that it is easier to finance horizontal projects instead of vertical projects due to the complexity of the developments. Ms. Uffelman said there are enough local banks to finance good projects and she thinks there will be more projects as the market strengthens.

Mr. Weiss commended the City Council and Planning Commission for having foresight to look into future development projects. He said that there is a lot of existing office space in Troy which makes it difficult for developers to look at mixed use developments with the high cost of new construction versus the cost of using existing space. He said that mixed use is in demand, especially if the community is walkable. Mr. Weiss encouraged City Council to offer incentives to developers to bring more mixed use developments to Troy.

C-6 Question for Experts *(Facilitated by: Brian Kischnick, City Manager)*

C-7 City Council / Planning Commission Discussion *(Facilitated by: Mayor Dane Slater)*

Mayor Slater asked the panel of experts if a restrictive ordinance requiring a certain height and density along Big Beaver would be a good idea. Mr. Marsh answered that having restrictions in the ordinance will work against the City's efforts to bring developers into Troy. Mayor Slater asked if the better method would be to offer incentives instead of restrictions. Mr. Ferrell said that demand dictates density. He said that Troy is a daytime community and needs to find a way to compete with communities with downtowns in the area.

Council Member Campbell asked if Birmingham is getting the high density developments simply because it's walkable. Mr. Weiss answered that Birmingham is seeing more developments because the occupancy rate is in the 95% range and there is demand from

people and businesses who want to be in Birmingham. Mr. Marsh said that Birmingham is more of an 18-hour community where Troy is a daytime community.

Mr. Faison asked if Mr. Marsh has seen a project where a corridor was slowed down for the sake of increasing density. Mr. Marsh said he hasn't seen a project like that, but thinks that slowing traffic down along the boulevards and providing street parking with buildings closer to the road would bring more density to Big Beaver.

Chairman Edmunds asked if the Big Beaver Corridor Study encompassing slower traffic traveling the outer lanes along Big Beaver is consistent with the Master Plan Update. City Administration confirmed that it is consistent with the Master Plan. He added that during the walk through the rail district, a developer recommended creating a separate district near Big Beaver. Mr. Marsh deters from forced communities. Mr. Weiss agreed with the developer provided it is in the right location with the right incentives. He added that the City must be practical and realistic in the immediate future.

Mr. Krent asked if a Pavilion-type project is economically feasible at this time. Mr. Ferrell answered yes, if the developer obtained funding.

Council Member Henderson asked for clarification on walkability along Big Beaver Road. He confirmed that when referencing walkability that it includes mixed use properties.

Mayor Slater asked about the option of having a trolley or other form of transportation to travel along Big Beaver. Mr. Farrell responded that more millennials today are choosing to live and play in the city to avoid the expenses of owning a vehicle, and they are seeking alternative means of travel to commute to work. He believes it is a good option provided it is done efficiently and cost-effectively.

Chairman Edmunds asked Ms. Uffelman about financing for projects in Birmingham. Ms. Uffelman mentioned that continuum care/senior housing projects are easy to finance due to the critical need and the specific developers. Mr. Marsh indicated that incentives help the financing of mixed use projects. Mr. Farrell suggested offering tenant incentives to recapitalize the interiors of existing office space and would be a huge benefit to the user groups.

Mayor Pro Tem Pennington asked the panel if they are aware of any mixed use developments consisting of only retail and residential. The panel indicated that most mixed use developments are in Detroit and not located in the suburbs. Mr. Weiss added that most banks are willing to loan money to quality developers for developments that have signed leases that show demand for the space.

Mayor Slater mentioned that one area on the tour of the rail area featured a "live and work" area that was not successful. Mayor Slater received input from the tour to have more than one developer work in an area. He asked the panel if that would be well-received. Mr. Weiss said from the City's perspective that it would be beneficial to have multiple developers working on a segments of a development.

C-8 Next Steps *(Presented by: Brian Kischnick, City Manager)*

City Manager Kischnick communicated the next steps and direction towards detailed discussion on incentives.

D. PUBLIC COMMENT:

Art Moross – Troy Resident, commented on historical aspects of Troy.

E. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:01 PM.

Mayor Dane Slater

M. Aileen Dickson, CMC
City Clerk