

A. CALL TO ORDER:

A Special Joint Meeting of the Troy City Council was held on Tuesday, June 14, 2016, at City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 6:00 PM.

B. ROLL CALL:City Council Members

Mayor Dane Slater
Edna Abraham
Ethan Baker
Jim Campbell
Dave Henderson
Ellen Hodorek
Mayor Pro Tem Ed Pennington

Planning Commission Members

Chairman Don Edmunds
Ollie Apahidean
Karen Crusse
Carlton Faison
Michael Hutson
Tom Krent
Padma Kuppa
Philip Sanzica
John Tagle

Downtown Development Authority

Tim Blair
Dennis Bostick
David Hay
Arkan Jonna - Absent
Larry Keisling
Alan Kiriluk
Barbara Knight – Arrived at 6:15
Kenny Koza
Daniel MacLeish – Arrived at 6:33
Ward Randol - Absent
Ernest Reschke – Absent
Douglas Schroeder – Absent

Also present: State Senator Marty Knollenberg
State Representative Martin Howrylak (Arrived at 7:05)
County Commissioner Wade Fleming
District Court Judge Maureen McGinnis

C. DISCUSSION ITEMS:**C-1 Troy Civic Center Study**

- a) Purpose of Study
- b) Site Location and Scale
- c) Building – Landuse Typologies
- d) Case Studies
- e) Planning Process

Mayor Slater opened the meeting and thanked Judge McGinnis, State Senator Knollenberg and County Commissioner Fleming for being a part of this meeting. He then turned the discussion over to City Manager Brian Kischnick to introduce the topic of the Troy Civic Center Study.

Mr. Kischnick thanked everyone for being here tonight. The video produced from the 2016 Breaking Bad Retreat was shown. A video created using a drone flying over the Civic Center

was shown. Mr. Kischnick introduced Matt Farrell and Larry Goss of Core Partners. Mr. Kischnick introduced Bob Gibbs and Dave Mangum from Gibbs Planning Group.

Mr. Gibbs discussed a presentation about the Civic Center Study, the purpose, some case studies and the process.

Mrs. Crusse asked if there was a focus on traditional architecture because it is more successful. Mr. Gibbs answered that town centers perform better with traditional architecture or modern architecture but not a blend of the two.

Mr. Krent thanked Mr. Gibbs for his focus on high quality design and signage.

Mr. Faison asked if there is a consistent theme with the centers that fail. Mr. Gibbs said that about one third of the businesses that break the rules of urban retail will fail. He said also the centers that fail do so because of low quality design and construction. Mr. Faison asked if his approach is standard. Mr. Gibbs answered that his firm adopts a standard approach but also provides alternatives to the clients.

Mayor Slater asked Mr. Gibbs to comment about a statement during the Retreat that the Civic Center is one of the most sought-after sites in the state. Mr. Gibbs commented that the real estate of the Civic Center will more than cover any the City's costs of construction. Mr. Farrell thanked Mr. Gibbs and the City officials for the opportunity to work together. He said that so many jobs in this area are tied to the automotive industry, and also there is so much new competition for residents from the City of Detroit, but Troy has a lot of potential to provide a walkable mixed use community for many generations to come.

Chairman Edmunds asked if the buildings currently located on the Civic Center are high quality and should be kept, or should they be replaced. Mr. Gibbs answered that keeping or removing the current buildings will be up to the City.

Mr. Kiriluk asked if Mr. Gibbs could provide some information regarding financing and risk to the City for the Civic Center. Mr. Gibbs said that there are communities who create the Master Plan with the plan to sell or ground lease parcels of the land to smaller developers. Some communities create the master plan first then hire a master developer. Mr. Gibbs said that it is a big benefit that the City owns the property. Mr. Kiriluk said he would like the process to address all the financing options. Mr. Gibbs said there is an economic benefit but also a demographic benefit to creating the type of development that appeals to empty nesters. Mr. Gibbs said they will look at all the options for financing, including grants from sources such as the State. Mr. Kiriluk commented that a core piece of the plan needs to be sustainable, include eastbound Big Beaver and the areas around the Civic Center campus.

Mrs. Kuppia commented that there will need to have a synergy with the school district and the diverse community. Mr. Gibbs responded that his firm has hired the best market analysts to thoroughly look at Troy's community and create something that will compliment it.

Mr. Gibbs commented that the "Walk Score" of Big Beaver is 55, which is good considering the size and traffic, and that Troy has done very well with industry-leading planning standards.

Mr. Sanzica asked what will be done to attract young people to the area especially regarding nightlife. Mr. Gibbs said that this development might not be an edgy nightclub, but it could be an exciting walkable and affordable community for millennials as well as empty-nesters.

Mr. Keisling asked if quality standards will be included in the Master Plan. Mr. Gibbs commented that since the City owns the land, the City has more authority in what quality can be demanded.

D. PUBLIC COMMENT:

Pam Brady	Commented with a question about how other businesses will be incorporated into the Civic Center plan
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E. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:55 PM.

Mayor Dane Slater

M. Aileen Dickson, MMC
City Clerk