

Fairgrounds Advisory Committee

COMMITTEE MEETING MINUTES  
Friday – November 9, 2012 – 10:00am

Members Present: Greg O’Neal, Craig Vanderburg, Frank Hammer  
Members Absent: Doris Ewing, Kim Tandy

Staff Present: Jill Robinson, Michigan Land Bank  
Mario Morrow, LARA

**CALL TO ORDER**

Chairman O’Neal, called the meeting to order at 10:25 am.

Jill Robinson presented the roll call. A quorum was declared.

**APPROVAL OF AGENDA**

There was no formal agenda. One group was scheduled to present ideas to the Committee.

**APPROVAL OF 10-17-12 MINUTES**

Member Hammer requested that the following additions be made to the minutes:

- **Member Hammer had asked developer to consider LEED certification for buildings**
- **Member Hammer brought up the configuration of the rail station on the site and said it should be better thought out.**
  - **Developer mentioned that that was up to the State**
- **Member Hammer asked how many jobs are going to be generated from this project?**
  - **Developer stated that about 800 construction jobs may be created and 2,000 permanent or part-time jobs may be created.**

Chair O’Neal requested that the minutes from November 17, 2012 be tabled until changes are made.

**NEXT MEETING**

Member Vanderburg requested that a joint meeting with the Land Bank Board be arranged. All members collectively asked that the meeting be either on December 5 or 7 in the morning. The purpose of this meeting would be to provide the response from the community meeting scheduled for November 15, 2012.

Member Hammer stated that the Magic proposal is generally a good plan. However, there are a number of things that could use improvement and he hopes that the developers will consider positive ideas from the neighborhood. He listed the following items:

- The plan lacks a central theme.
- The configuration of the rail station hasn’t been thought out.
- Why are some buildings slated for demo and others are not?
- One of the criteria in the RFP stated that if the development was going to be mixed use it had to meet walkability standards – this plan is clearly designed for automobiles.

- The location of the senior living is too close to the rail line.
- He personally reviewed the job creation and is dismayed that most of the jobs are going to pay \$8-15/hour; would like to see higher paying jobs.
- Would like criteria for development to include environmental standards.

Member Vanderburg wanted to be clear that not all comments are how the entire Advisory Committee feels, but he hopes they can all discuss the various ideas and insert the ones that they all agree with into a document for the developer.

### **PRESENTATION**

Ken Weikal, Beth Hagenbuch and Mark Johnson, landscape architects were asked by the “State Fairgrounds Development Coalition” to create a plan.

Chairman O’Neal wanted it to be clear that this presentation is not endorsed by the entire Advisory Committee and that any ideas from today’s presentation will be discussed with the community at large at next week’s meeting by the Advisory Committee. No third party groups will be making presentations. The community meeting’s purpose is to share ideas related to the plan that is on the table, which is the Magic Plus proposal.

Member Vanderburg reiterated that one proposal has been selected to move forward. They will ask for community input and hope to hear like/dislikes regarding plan.

Mario Morrow, State of Michigan, asked the group presenting some questions. It was determined that they had been retained by the “State Fairgrounds Development Coalition”. After much discussion, it was concluded that there may be a conflict.

Chair O’Neal called for a 10 minute recess at 10:55 am. Members of the public voluntarily left the room.

Chair O’Neal called the meeting back to order at 11:27.

Chair O’Neal stated that this presentation would be better suited to a different meeting, possibly with the developer. He also stated that since this group has been retained by an outside group that it is inappropriate to hear the presentation. There is a proposal that is currently being financially vetted. He stated that there has already been an RFP process and a proposal was selected to move forward. This is not the time to be introducing new proposals from outside firms retained by third parties.

### **PUBLIC COMMENT**

- Ed Bullock, ICARE, Hazel Park resident – discussed the idea of an agriculture science building.
- Jim Casha, Norwich, Ontario
- Bob Lang
- Judy Penal, eastside Detroit, interested in agriculture school
- Mark Johnson, landscape architect, wants to show everyone how this project could be a public/private partnership

Chair O’Neal discussed the next steps:

- Community meeting on 11/15
- Joint meeting with Land Bank board will be requested for 12/5 or 12/7
- Decision made by the Land Bank board

Member Vanderburg asked Ken Weikel to make a list of community groups that he knows of that would like notice of the community meeting on November 15.

**ADJOURNMENT**

*Motion:* Member Hammer / *Supported by:* Member Vanderburg

***MOTION WAS APPROVED UNANIMOUSLY***

Meeting was adjourned at 12:28 pm

Respectfully submitted,  
Jill Robinson  
Property Analyst

APPROVED