

Fairgrounds Advisory Committee

COMMITTEE MEETING MINUTES

Wednesday – July 1, 2012 – 7:00pm

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

Staff Present: Kim Homan, Michigan Land Bank
Jill Robinson, Michigan Land Bank

CALL TO ORDER

Chairman O’Neal, called the meeting to order at 7:05 pm.

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

APPROVAL OF AGENDA

Chairman O’Neal presented the agenda for approval.

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

“To accept agenda with noted changes – moving item #1, Approve Minutes to after #4, Strategy”

MOTION APPROVED UNANIMOUSLY

REQUEST EMAIL ADDRESS FROM MICHIGAN LAND BANK

Chairman O’Neal requested that the Michigan Land Bank get an email address where incoming messages can be forwarded to the Advisory Committee. Jill Robinson indicated that she would prepare a request, send it to Chairman O’Neal for signature then submit the request to the State.

REQUEST REIMBURSEMENTS FOR PARKING AND EXPENSES

Chairman O’Neal requested that the Advisory Committee have an expense account for reimbursements for parking and related committee expenses. Jill Robinson indicated that she would prepare a request, send it to Chairman O’Neal for signature then submit the request to the State.

APPROVE MINUTES

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

“To approve the minutes as submitted.”

MOTION APPROVED UNANIMOUSLY

STRATEGY TO INCORPORATE THE COMMUNITY INTO OVERALL PLAN

Member Tandy indicated that there needs to be a time when community members can present their proposals to potential developers of the site.

Member Hammer stated that the Advisory Committee was created because of the legislation – indicates that the role is advisory and shall provide input on the sale and use of the property independent of the Land Bank Authority.

Member Vanderburg indicated that the Advisory Committee should serve as a conduit between the community and the Land Bank board.

Member Hammer clarified that, in addition to providing community input, the Advisory Committee can provide their own input as to what are good ideas that might fit it well with an overall plan.

Chairman O’Neal stated that the community plans can’t be presented to the potential developers because of the anonymous stipulation in the RFP process. He suggested that the community ideas be included as part of the minutes and loaded onto the Land Bank’s website. He stated that the Advisory Committee would advise the Land Bank Board to entertain joint venture ideas between developers and community group concepts.

Member Hammer suggested that the Advisory Committee listen to the ideas from the public tonight then craft discussion points for the Joint Meeting next week.

Member Vanderburg wants to make a distinction between the community-at-large coalition and the neighborhood groups.

Chairman O’Neal concurred stating that Palmer Woods and University District are not involved with the coalition group. Chairman O’Neal also requested that any ideas from the community be emailed to him. He will then email the ideas to Jill Robinson to be included in the minutes, which will be uploaded on the Land Bank’s website.

Jill Robinson indicated that she would finish the draft minutes on Thursday, send them out to the Advisory Committee members for review, wait for all of their responses, and then send them to the website.

PUBLIC COMMENT

Chairman O’Neal asked for public comments. Member Tandy reminded the public that if they were planning on submitting a proposal next week then they should not speak. The results:

- Joe Keyes – reminded the Advisory Committee that developers cannot disclose their names to community because they could be disqualified from the process.
- Karen Hammer – member of Coalition; they are not submitting a formal proposal, just have a list of ideas that she read into the record and stated that she will send an electronic copy to Chairman O’Neal.
- Eunice Rose, Southfield – Participated in the “Save the State Fair” meetings; read statement into the record and will send electronically to Chairman O’Neal.
- Jim Casha, Norwich, Ontario – read a letter into the record which will be sent electronically to Chairman O’Neal.
- Eugene – has been involved with the State Fair for 69 years.

- Ed Bullock, Treasurer of ICARE.
- Bob Lang, Green Acres – lived around fair for 74 years.
- Ann Kirwin, University District – referenced an article from the Detroit Free Press from 6/28 about agriculture which will be sent electronically to Chairman O’Neal.
- Eunice Rose, Southfield – wanted to know whether there was something legislatively that gave support to the Escanaba Fair
- Ed Bullock, Treasurer of ICARE – indicated that no, Escanaba had to raise their own money.
- Bob Lang, Green Acres – indicated that he had heard that someone from China might be interested in the property

Chairman O’Neal closed the public comment and requested again that anyone with ideas send them to him electronically so they could be submitted as part of the minutes.

Member Tandy suggested the following for discussion at the Joint Advisory Committee / Land Bank Board meeting next week:

- Prepare and submit an addendum requesting that the date for submissions of proposals be extended;
- Why was the end date established, what is the reason for the fast pace and can it be changed;
- Expectations of the Advisory Committee and the Land Bank Board.

Chairman O’Neal requested that the Advisory Committee send him proposed language for an addendum for next week’s meeting.

ADJOURNMENT

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

MOTION WAS APPROVED UNANIMOUSLY

Meeting was adjourned at 8:46pm

Respectfully submitted,
Jill Robinson
Property Analyst

2012-05-22

State Fair Property - Community Steering Committee (Includes members from Palmer Woods; Detroit Golf Club Community; Uptown Detroit Network - 6 to 8 Mile, Livernois to I-75; University District and Livernois Business Association; Eight Mile Boulevard Association; etc.)

Recommended Development uses for all or portions of the State Fair Property

Overall Development - +/- 160 acres

ONE) Preferred Concepts by the Steering Committee

Small Village concept with neighborhood service combinations and community multiple use nodes connected with a generous pedestrian and green space system

Include

should express the mixed-use nature of walk able communities, by infusing the public realm with commercial, residential, and civic uses.

created incentives for new downtown housing, create merchandising clusters in a more coherent, regionally competitive framework, with a coordinated parking and transit program,

contain a range of small parks, playgrounds, and

Diverse uses while being complimentary within the development and Multi uses in same facilities - highly programmed

mix of housing types, sizes, and price points in a setting of slow-speed neighborhood streets. The civic and commercial center will be the heart and creative center of Meriam Park, and will include shops and restaurants, office buildings, and a range of civic spaces and places.

safe vehicular circulation and pedestrian friendly corridors and outdoor spaces

market-feasible mixed-use environments which can function as both the center of a community and as a vibrant and successful shopping destination.

mixed-income community, with neighborhood-serving retail and local entrepreneurial economic development initiatives, serving locally owned enterprises

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site to have a coherent urban fabric

a compact, walkable street network, a mix of uses and housing types, and a range of parks and greens.

Submit detailed market analysis/ feasibility study for uses and general merchandising strategies, over all master plan and enlargements of special areas, architecture concept image and elevations

TWO) Possible Program elements - New Uses for the Property:

A) Transportation Center - including

- 1) Regional and national/ international passenger rail complex in combination with a Citywide and regional Bus Center on the including Terminals, parking, shops, restaurants, civic space, outdoor event space
- 2) Non motorized Mobility Center - all kinds of non motorized means of transportation

B) Multi Purpose facility - buildings and associated parking

- 1) Base for Dream Cruise

C) Entertainment Center

- 1) Multi-plex / indoor Theater complex, shops, restaurants

D) Recreation/ Sports Complex

- 1) Outdoor - Football/ soccer/ baseball/ softball/ golf driving range/ bike track
- 2) Small parks, open space and urban and nature trail network among Storm water facilities
- 3) Urban KOA Campground
- 4) Indoor - hockey, soccer, bowling, tennis, driving range
- 5) Equestrian & Therapeutic Riding Facilities

E) Year Round Event and Exhibition

- 1) A state, tri-county, urban/suburban exposition center, which could showcase, innovation, education, technology and agriculture.

TRI-COUNTY EXPO CENTER

Some of the activities that can help to sustain the complex as a Expo Center

a. "FLAT" PUBLIC SHOWS

- i. Art and craft fair
- ii. Antiques market
- iii. Gift Show
- iv. Motorcycle Show
- v. Classic Car Show
- vi. Train Show
- vii. Home Show
- viii. Jewelry or Gem Show
- ix. Animal Shows (Dogs, Cats, Reptiles)
- x. Record Exchanges
- xi. Mini car racing
- xii. Job Fair
- xiii. Book Fair
- xiv. RV Show
- xv. Flea Market
- xvi. Garden Show
- xvii. Stamp Show
- xviii. Model Train Show

b. "FLAT" TRADE SHOWS

- i. Engineering
- ii. Franchise
- iii. Conventions
- iv. Robotics Fairs
- v. Equipment Show

- vi. Transit Expo

c. PARTIES & PRIVATE EVENTS

- i. Association events
- ii. Church events
- iii. Neighborhood events
- iv. Weddings
- v. Parties
- vi. Company Meals
- vii. Company picnics
- viii.

d. ARENA OR STAGE SHOWS

- i. Graduations / Commencements
- ii. Roller Derby
- iii. Minor League Sports
- iv. Concerts
- v. Rodeo
- vi. Circus
- vii. Concerts
- viii. WWE
- ix. Participatory sports

- x. Each fairgrounds in adjacent states hosts hundreds of events annually.

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F) Part of the Development - 25 of the 160 acres

Regional High School level Institute and Coalition of Not-for-Profits - using small number of renovated and existing facilities - monies available to this type of use to address remediation the portions of the brownfield areas and existing buildings for renovation

20 acre area utilizing the cluster of buildings along Great Lakes Blvd. know as - the Michigan Mart, outdoor area Miracle of Life, Michigan Sport s Hall of Fame, Coliseum, Cow and Sheep Barn, small complex including AAA contest Corner, Poultry and rabbit building, Goat Barn and Michigan Farm Bureau, Gazebo and Oak Grove Park and appropriate parking and infrastructure. Move the Grant historic house to this area

5 acre area utilizing the buildings known as the Community Arts Building and Hudson Auditorium (600 seat auditorium attached to an exhibit hall with kitchen) and appropriate parking and infrastructure

total %15 of over all 160 acres

- 1) Renovated Buildings and associated acreage would be multi-purpose and heavy programmed including
- a) Agriculture Industries' Science Institute (AISI) - intent is not to make Michigan farmers but to provide rural, suburban and urban students with a broad grasp of United States agriculture, its associated industries and real world skills for those academically motivated to function successfully in a free enterprise economy.

AISI would be a green public education facility funded with existing State School Aid. One boy and girl per grade as juniors and seniors from their respective Tri-County public High School will:

Give rural, suburban and urban youth a head start in, the study of agriculture, business, computers, crops, engineering, livestock, robotics and general sciences

Help operate a high tech farm with crops and livestock and experience profit and loss;

Study agriculture and its supply chain of associated industries for the entire school year;

Develop employable skills and strong academic credentials; and

Work daily at both the Institute and their home high schools as they prepare to graduate and pursue post high school educational goals.

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- b) METRO PREMIER ARTS AND MUSIC COSORTIUM - A cultural organization dedicated to promote, develop and showcase the performing, visual and literary arts, Music and Science of Metropolitan Detroit School children, community organizations, professional performing, visual and literary arts of the tri county communities, (Oakland, Macomb and Wayne Counties) communities, schools, local organizations and national talent

FUNDING: Participants Assessments, membership, Michigan Council Of Arts, Michigan and Detroit Parks and Recreation Department, Grants, Exhibits Fees, Michigan Citizens, Corporate, Tri-County Public Schools, other Non-Profit Corporations, Citizen approved local mills Literary Sales, Web page designs and promotional events contest and merchandise Sales.

- c) Miscellaneous uses/ programs - All Year Food Cook Offs, Michigan raised and grown food Emporium, Ethnic festivals
- d) Renovation of existing buildings

Developer would assist this Institute/ Coalition with a percentage of the financial backing and expertise with dealing with governing agencies in coordinating the remediation and renovations

G) Farm & House Concept

Concept for Potential Development of Michigan State Fair Grounds

The "Farm&House" concept is both the anti-thesis and the embodiment of the farmhouse. The heart of the development involves a 365-day urban agriculture "farm core" surrounding and nestling a dense residential "house core".

Like the vision of a farmhouse, it brings together warmth, people, home, food, family and nature. Unlike the traditional farmhouse it is sited in an urban environment, features dense housing, walkable community, a spectrum of age-groups from households with and without children headed by 20 -40 year olds to retiree households and 55+ year olds.

The active urban farm / agricultural core features experimental and proof-of-concept as well as working models of urban agriculture that could be developed into a core competency for Detroit and as a destination center in of itself.

"Farm&House" further features residential construction patterned on 'passive house' / 'zero-energy' house construction with high use of renewable energy collectors (solar and wind) throughout the community for in-situ energy production. Smart-grid enabled, the construction has environmental sustainability as a part of its DNA. Bioswales, greywater reuse, rainwater harvesting, footfall energy capture, door chargers and a myriad of

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small, but significant structural elements would embody environmental sustainability in practice and aspiration.

The residential core of "Farm&House" features "Age-in-Place" and "Universal Design" methodologies as well as select units patterned on "Green House" senior living model. The development's community spirit is guided by "Co-Housing" principles with common centers maintained and governed by shared job-contribution maintenance which builds and sustains community spirit as well as becoming a part of the economically sustainable operation of the development over its life cycle. A charter school for about 500 students would be an essential part of the residential core.

H) Local Food Market Farmers Market / Micro facility High Value food Production

- 1) Small-Plot Intensive high value food production (Eastern Market/ Michigan State/ Greening of Detroit model) 4.5 acres demonstration farm

- 2) The focus of the farming curriculum should be to train and advance methods of intensive 'urban' and small-scale micro farm food production with the focus on teaching students how they can become occupational farmers managing small sub - acreages, how we can create inner city agricultural/food production jobs and how to produce healthy/safe food.

Set up a 10 – 20 1/2 acre demonstration/learning market gardens to promote rotational crop production

I) Housing, Retail and Civic space

Housing - many types of diversity- energy efficient

- 1) multi-family affordable, market rate, seniors housing, low rise, mid rise; small innovative types of housing such as ICF (Insulated concrete Forms)

Civic Space

- 1) Adjacent to and connecting all the uses maximizing pedestrian connections and uses - Open Space network, plazas event,public space

Retail

shop stores markets the compliment each other and minimize competition with other local businesses such as the new Meijer plaza, Livernois, 7 and 8 Mile, John R and other local businesses

Miscellaneous support uses

- 1) Mimi Police station/ development security patrol
- 2) Hotel/ Motel

J) Site and Infrastructure

Storm Water

The designer shall evaluate storm water drainage and management and recommend suitable "Best Management Practices" to address deficiencies and introduce "green-scaping" to an otherwise hardscaped setting. Site drainage shall be considered when evaluating site conditions, as current drainage deficiencies may be contributing to onsite flooding, pavement failures, and uncontrolled runoff leaving the site. Consideration should be given to the following bio-engineering measures to provide storm water runoff improvements:

The State previously allegedly paid the City of Detroit annually \$300,000 to treat the Fairgrounds rain and snow as sewerage before it enters the Detroit River.

Include a storm water system to retain storm water on site as an attractive visual amenity and for landscape watering and recreational purposes.

Storm water detention shall be provided in accordance with the city's current requirements. Acceptable means of detention include underground storage, oversize storm pipes, and a separate detention basin. The layout and shape of any detention basin shall be natural (ie. not rectangular).

Public safety will be a paramount consideration in storm water system and basin design. Basin designs shall incorporate gradual sideslopes, native vegetative and barrier landscape plantings, and safety shelves. The use of chain link fences is discouraged.

Catch basin inserts to trap silts and sediments transported in runoff from impervious surfaces before entering the drainage system. Raingardens to encourage subsurface storage and infiltration of runoff, Filter strips to protect riparian buffer zones, Porous pavement

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K) Buildings - renovated and proposed

Historical

Buildings are to be maintained and historically persevered.

The building's exterior shall be preserved while the interior shall be renovated and updated according to the proposed development.

Energy Efficiency

The proposed development should incorporate, to the greatest extent possible, environmentally sensitive design and energy efficiency features.

Developer should have knowledge of building science concepts and green building industry standards and trends, as well as expertise in any or all of the following areas; integrated design, energy services, healthy indoor air quality, performance testing, procuring green materials, and green operations and maintenance. Proposed materials, methods and appropriate technologies should be integrated to realize cost-effective solutions to improved and more sustainable performance.

It is strongly recommended that the proposed development incorporate the energy efficient and environmentally-friendly green elements into the design. Thoughtful, achievable, consideration and implementation of energy efficient and environmentally friendly elements your proposal will be reviewed.

L) Streets, parking and pedestrian areas

Streets & Parking

The proposed site will need to contain vehicular and pedestrian routes, surface parking areas and landscaping/irrigation. Accommodations and services should be provided for persons with disabilities, including improved parking lots, sidewalks, etc. and provide ADA compliance.

M) Landscaping

Landscaping shall be preserved and/or provided to ensure that the proposed uses will be adequately buffered from one another and from surrounding public and private property.

END

FANCY DEVELOPMENT? NO, THANKS. BRING BACK OUR STATE FAIRGROUNDS. HELP US SERVE OUR ENTIRE COMMUNITY WITH EDUCATION, RECREATION, AND EXHIBITIONS. J. L. HUDSON DEEDED THIS PROPERTY TO US FOR JUST THESE REASONS. TO COIN WOODY GUTHRIE, THIS LAND IS OUR LAND, NOT SOME BILLIONAIRE DEVELOPERS!

PLEASE! DO THE RIGHT THING! BRING BACK OUR FAIRGROUNDS TO WOODWARD AT EIGHT MILE ROAD!

THANK YOU.

Euni Rose

A Message to the Governor

Who is the conductor of this train? And why did he leave 10 million passengers at the station? And why is the engineer going so fast?

The decision to close the Michigan State Fair *and* Exposition Grounds was a stupid, irrational decision by the former governor. It was a decision not based on facts, but one that *is* reflective of the neglect of the people's asset by the governors of this state for the last forty years.

The decision by the current governor, to not reverse that decision, but instead to fast track the sale of this property to a private developer, in spite of the improved economic conditions of the State's finances, *is* reflective of something else. I know he is not a stupid man. What is he doing?

The 'State Fair' did not lose money. Any loss from operating or maintaining the Fairgrounds is solely attributed to the neglect and indifference by the State and to their failure to keep the Fairgrounds open as a year round exposition center.

Why should current and future generations of Michigan's children, especially those concentrated in the Detroit Metropolitan area, be denied the same opportunities that children in this state have had since 1849 to enjoy the Fair experience? And why *now*, with Detroit in prime position to be *the* leader in urban agriculture, deny it's residents and children this golden opportunity? *Why?*

Is anyone looking at the 'big' picture? Governor, mayors, planning departments, school boards and emergency managers - is anyone 'looking'? Does anyone have vision?

Don't claim money woes. Senate Bill 331, a bill sponsored by Sen. Joe Hune, chair of the Agriculture Committee, a farmer and a 'chicken judge', just eliminated \$14 million in alcohol tax revenue. Couldn't that money have been spent on the Fair?

Michigan State University has plans for a \$100 million development to promote the growing of food in urban areas to feed the world. Why can't they be headquartered at the fairgrounds? Why can't we use the structurally sound, 55,400 s.f., former Grayling School, that was just saved from imminent demolition, and the surrounding 3 acres, as an urban agricultural education, training and research center as proposed by the 200 acre PENROSE project just south of the fairgrounds?

The DNR has plans to move General Grant's House to Eastern Market to be used as an urban agriculture center. *Really?* Why not leave it where it's at and open it as a *leadership* education center *surrounded by* an urban agricultural center? The plaque outside the home said it was a tribute to the "Savior of Our Country" - not to 'Farmer Grant'.

We could have it ready by 2015 the 150th anniversary of our 'salvation' – unless you talk to Ted Nugent.

Between the Fairgrounds and **PENROSE** project we can have over 360 acres of agricultural development, located on the two main arterials, adjacent to 22,000 acres of prime proving grounds to test our ideas – DETROIT. Are we crazy *not* to do this?

If we can't attract 1 million international visitors per year than I'm just a hog farmer from Detroit. Oh, never mind, I am!

A hog farmer who fell in love with hogs from many trips to the MI State Fair and yearly train trips from the now closed down Michigan Central Station to Toronto's Canadian National Exhibition (thank you Mr. Moroun). Thanks for the memories *and* education Dad and Gramps.

Perhaps the Governor's motivation can be explained by the only objection on record to the 'fast track sale' from Rep. Tim McMillin from Rochester Hills:

"If the desire is to sell the land, then put it up for sale. I oppose sending land to the MEDC via land bank in order to likely cut deals with the select well-connected people."

This land belongs to the People of the State of Michigan. It is not for sale.

Jim Casha
July 11, 2012
540-717-9240