



Small Peer Group

| Welcome!





WELCOME AND INTRODUCTIONS

Joe LaRussa

Mayor, City of Farmington

Vice Chair, SEMCOG

Agenda:

1. SEMCOG Updates
2. Input on SEMCOG's 2027-2028 Legislative Policy Platform
3. Facilitated Discussion: Main Streets and Downtown Development
4. Tour of Main Street Farmington, Great American Main Street Award

March Meeting Recap

Challenges

- Brownfields and Legacy Contamination Sites – Resources for Redevelopment
- Aging Infrastructure
- Data Centers
- Downtown Strategies
- Economic Development Support
- Staff Capacity and Resources

Successes and Highlights

- Benefits and Pensions for Staff Attraction/Retention
- Farmington – GAMSA Semi-Finalist (now recipient!)
- Main Street and Downtowns
- New and Upgraded Community and Civic Centers; City Halls
- New Land Bank in Warren
- High Downtown Occupancy in Grosse Pointe
- Strong DDA in Ortonville; Offered to Share Best Practices with Utica



Brownfields and Legacy Sites

- How have existing brownfield sites affected other development in your community?
- Have developers inquired about redeveloping these sites? What kinds of developments?
- Have developers, residents, or municipal staff noted any specific concerns or barriers to development?
- Is your community considering establishing a Brownfield Redevelopment Authority? What information or guidance would be beneficial for the process?



Aging Infrastructure

- What types of infrastructure have been particularly challenging to update or upgrade?
- Have you used state, federal, or private resources for infrastructure upgrades? What have the successes and challenges been in this process?
- Have developers, property owners, or tenant residents or businesses identified specific infrastructure issues?
- What partners and stakeholders do you believe are missing from the room when discussing capital improvements and upgrades?



Downtown Strategies

- What issues (if any) have business owners or other stakeholders identified with sales, customer engagement, access, etc.?
- How has your downtown managed vacant buildings, and what strategies do you believe would help reduce the vacancy rate?
- What strategies do you believe have been or would be successful in strengthening the tie between your commercial cores and your residential neighborhoods?
- What placemaking strategies, space activations, events, and similar tools could your community use to stimulate economic development?



Economic Development Support

- What types of support (e.g., grants, loans, technical assistance, guidance documents) does your community see the greatest benefit in using or pursuing?
- If you have used these support tools before, what were notable successes or challenges with them?
- What are the strongest partnerships in your community for achieving economic development goals?
- What have the advantages or disadvantages been using county, regional, state, or federal programs?



Staff Capacity and Resources

- What have been the greatest challenges in finding and retaining staff for your community?
- How would you describe the breadth of responsibilities of your staff?
- Are there any specific departments or activity areas that are having staffing and capacity challenges?
- Do you use or have you considered shared service agreements, such as parks and recreation authorities, fire services? What has the impact of these arrangements been?

2030 Local Updates to Census Addresses (LUCA)

LUCA Timeline

- The **Census Address List** helps the Census Bureau identify where people live, contact them for census counts, and conduct follow-up activities to ensure a complete count.
- An accurate census count depends on an accurate address list, and there is only one time to get it right – during the LUCA process

2026 – early 2027

LUCA Groundwork

Local governments should identify priority census blocks and update address lists for those areas.

October 2027 – March 2028

LUCA Review

submit suggestions to add, delete, or update the geographic location of residential addresses.

LUCA Invitation, Training, Preparation

Register for LUCA and conduct a block level address count comparisons.

May 2027 - August 2027

Feedback and Appeals

Local governments receive address-level feedback and may submit appeals.

August 2028 – March 2029



SEMCOG Resources for Communities to Conduct LUCA

- Interactive web-based mapping application:
 - *Visualize housing unit change from 2020 census to latest available data*
 - *Compare Census Bureau's housing unit counts with SEMCOG housing unit estimates derived from current buildings data at census block level*
 - *View the locations of group quarters (GQ) facilities throughout the region*
- Member communities requiring technical assistance or additional guidance should contact Sirisha Uppalapati (uppalapati@semcog.org)

Legislative Update

*Recent Advocacy Efforts
& Task Force Input*



Federal Legislative Update

- Proposed changes to the Uniform Grants Regulation, Part 2, CFR 200
- 21st Century ROAD to Housing Act now law

Scan the QR code to learn more information about proposed rule changes



State Legislative Update

- Budget passed on July 3, 2026, with over 60 policy bills alongside
- Statutory revenue sharing kept flat:
 - \$333 million for CVTs
 - \$291 million for counties
- Constitution revenue sharing is down about 2% due to last year's proposal
- Public safety revenue sharing remained constant at \$50 million

Policy bills affecting local government:

- **SB 721 and 722:** Commercial Redevelopment Act sunset extension
- **HB 6074:** Prohibits large institutional investors from purchasing a single-family home
- **SB 966, HB 5806 and 5807:** Provides for a low-income housing tax credit
- **HB 5570 and 5571:** Allows single-exit stairways in multiple-unit dwellings
- **HB 5232, 5233:** Mandates local governments provide 26 days of paid leave serving in the Army or Air National Guard or in the reserves
- **HB 4644:** Allows CVTs with populations under 65,000 to authorize the operation of golf carts on local streets

Legislative Policy Platform Task Force

Prior to each new session of Congress and Michigan's Legislature, SEMCOG forms a Legislative Policy Platform Task Force to guide development of a new policy platform.



2027-2028 TASK FORCE CHAIRS

Legislative Policy Platform



Robert McCraith
Mayor, City of Romulus



Scott Benson
City Councilmember, City of Detroit



Task Force Members

Chairperson
Robert McCraight
Mayor
City of Romulus

Vice-Chairperson
Scott Benson
Councilmember
City of Detroit

Emily Bauman
Councilmember
City of Westland

Shea Benjamin
Executive Project & Special Events
Coordinator
Detroit Area Agency on Aging

Debbie Binder
Clerk
West Bloomfield Township

Quentin Bishop
City Manager
City of Marysville

Erica Briggs
Councilmember, Ward 5
City of Ann Arbor

Abdullah Hammoud
Mayor
City of Dearborn

Eric Szor
Councilperson
City of Lincoln Park

Lisa Hansknecht
Government Relations and
Community Services
Oakland County ISD

Donald Hubler
Vice President
Macomb ISD

Michael Lesich
Mayor
City of Fraser

Irv Lowenberg
Treasurer
City of Southfield

Melody Magee
Councilmember
City of Warren

Aaron Martinez
Councilmember
City of Novi

Robert McCann
Executive Director
K-12 Alliance of Michigan

Darwin McClary
Village Manager
Village of Lake Orion

Mike McCready
Supervisor
Bloomfield Township

Douglas McDonough
Township Manager
Northfield Township

Nicole McKee
Director, Government Relations
Macomb Community College

Matt Pfeiffer
Treasurer
Orion Township

Al Prieur
Supervisor
Bedford Township

David Randels
Executive Director
Oakland County ISD

Trish Reilly
Supervisor
Pittsfield Township

Nicole Rice
Mayor Pro Tem
City of Saline

Larissa Richardson
Director of Regional
Partnerships, Mayor's Office
City of Detroit

Theresa Rich
Mayor
City of Farmington Hills

Erik Rick
Councilmember
City of Mount Clemens

Megan Sellers
Legislative Director
Oakland County

Kevin Spicher
Supervisor
Genoa Township

Mark St. Charles
Township Manager
Green Oak Township

David Swartout
Commissioner, Dist. 7
Monroe County

Andrew Swift
Mayor
City of Riverview

Miliana Jones
Councilwoman
City of Pontiac

Ronald Taylor
President & CEO
Detroit Area Agency on Aging

Sheila Tomkowiak
Mayor
City of Grosse Pointe

Erik Tungate
City Manager
City of Oak Park

Kenneth Voigt
Mayor
City of Belleville

Jim Wagner
Trustee, District 7
Wayne County Community College
District

Teri Weingarden
Treasurer
West Bloomfield Township

Rachel Witherspoon
Manager
City of Gibraltar

Eric Woody
Government Affairs Director
Wayne County

Eunice Jefferies
Government and Community Affairs
Director
Oakland County Community College

Laura Kropp
Mayor
City of Mount Clemens

Frank Viviano
Supervisor
Macomb Township

Joe LaRussa
Mayor
City of Farmington

Jonathan Kinloch
Commissioner, Dist. 2
Wayne County

Anne Marie Graham-Hudak
Supervisor
Canton Township

Lori Stone
Mayor
City of Warren

Task Force Timeline

- July/August 2026 – Peer Group input discussions
- **July 17, 2026 – Task Force Meeting #1**
 - Introductions, task force objective, breakout groups to share initial feedback
- August 2026 – Task Force Policy review
- **September 14, 2026 – Task Force Meeting #2**
 - Review all policies, develop needed/missing policies
- October 2026 – SEMCOG Staff draft platform policies, legislative priorities document
- **November 9, 2026 – Task Force Meeting #3**
 - Final review of legislative platform policies and priorities document
 - Recommendation to Executive Committee
- **December 4, 2026 – Presentation to Executive Committee for approval**



Input Discussion

- What operational and fiscal challenges are impacting your community? (e.g., staffing shortages, inflationary pricing)
- What unique challenges are small communities working through right now?
- What infrastructure needs is your community facing?
- What types of economic development tools are most beneficial for your community? (e.g., state tax credits to attract large-scale investments, placemaking grant programs, brownfield/blight elimination programs)



Contact us!

Michael Spence

Government Affairs & Strategic Coordination Manager
Spence@semcog.org
313-402-9380

Nikki Hartley

Government Affairs Specialist II
Hartley@semcog.org
313-949-7445

Naheed Huq

Economic & Community Vitality Manager
Huq@semcog.org
313-324-3356

Noah Bussell, AICP

Economic & Community Vitality Planner
Bussell@semcog.org
313-301-4328

Upcoming Meetings/Workshops

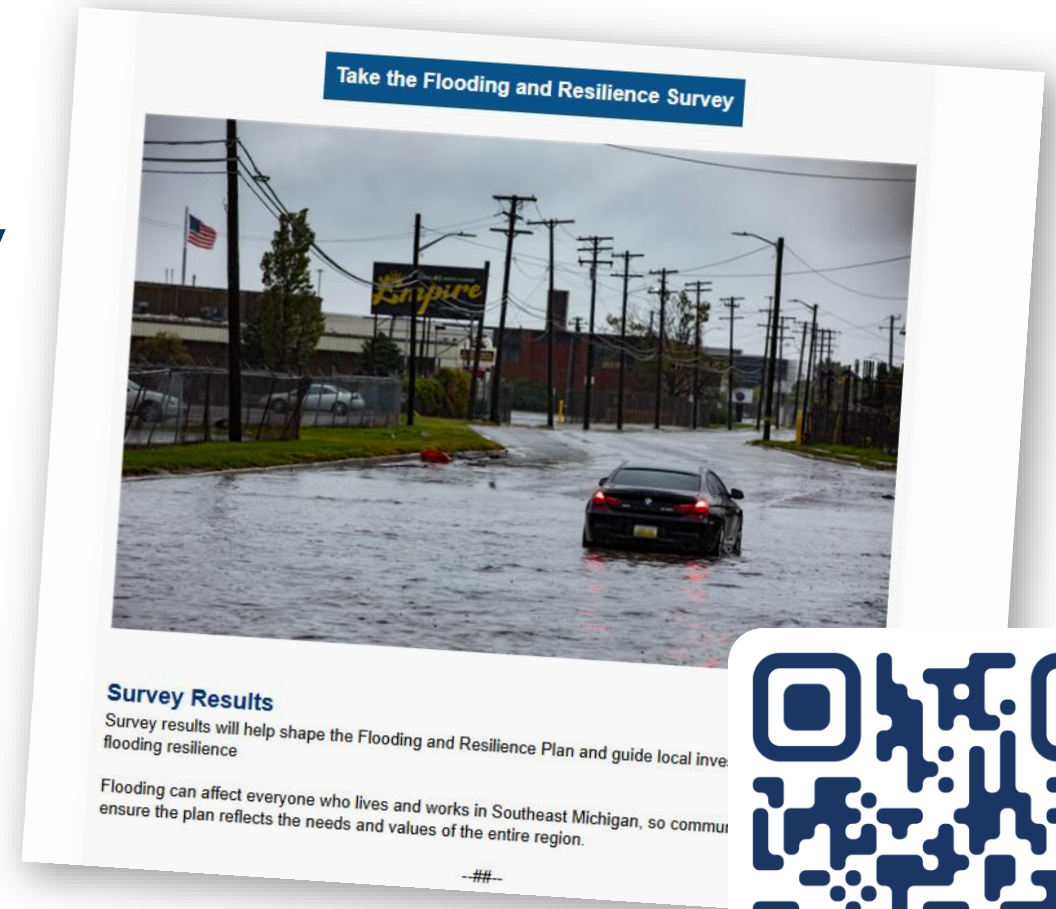
- **August 5** | Urban Peer Group
- **August 20** | SEM U Housing Series Part 3: Housing for Everyone
- **September 2** | E-Bikes in SE MI: How to Ride Safe
- **September 30** | Member Meetup: Title IX Plaza, Washtenaw County
- **October 15** | General Assembly, Wayne County Community College NW Campus



**Share Your Feedback
on Today's Meeting**

Flooding and Resilience Survey

- Shape the plan to help guide investments in resilience strategies
- Understand how flooding impacts residents across the region
- Prioritize efforts to build resilience
- What communities need to build resilience to flood events



<http://bit.ly/4gkRzx8>





Small City, Big Momentum

Cultivating Public Space, Housing, and
the Road to the Great American Main
Street Award



CATALYST STRATEGY

Place-Based Community Development

Placemaking has proven to be a successful strategy for our district. Investing in public place infrastructure has yielded significant return in community support and private investment.



Click to view GAMSA Farmington Video



MAIN STREET
Now
2026



WHY WE INVEST IN PUBLIC SPACE

These improvements are designed to enhance the walkability and livability of Farmington, thereby supporting property values within the community. They also support the business environment by strengthening the downtown market.

Research has found that public amenities such as parks and open spaces increase property values, up to a 23.3 percent premium, to live within one-fifth of a mile from such a space.

- National Association of Realtors, 2019



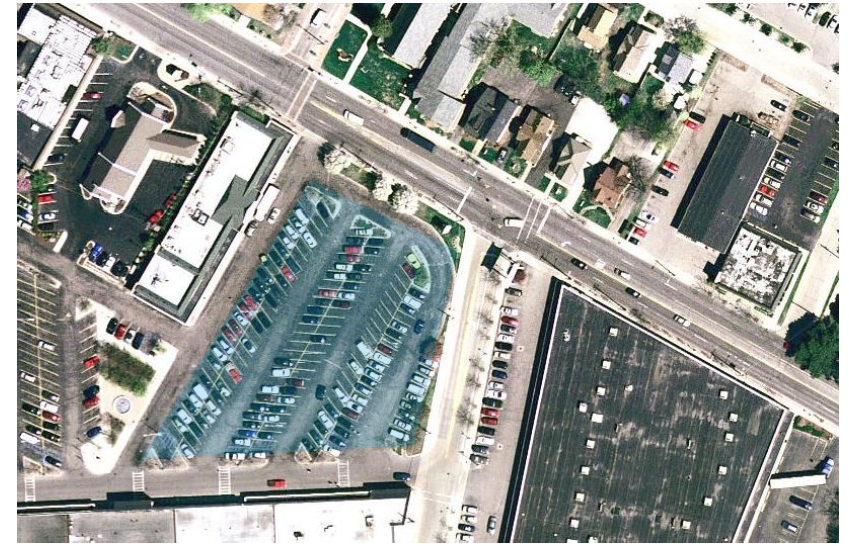


Riley Park – 2005

The First Catalyst



Before



After







WALTER E. SUNIQUIST

FARMINGTON PAVILION

HARVEST MOON CELEBRATION

SEPTEMBER 15-17, 2022

SPONSORED BY



www.downtownfarmington.org



RILEY PARK ICE RINK
DAILY PUBLIC SKATING - DECEMBER - FEBRUAR

Edward Jones

BIRMINGHAM CIVIC THEATER

Farmington Public Library



CHECK
OUT
CREDIT
CARD
GOETZ
GREENH

FARMINGTON ROAD STREETScape 2022



Rendering is
for illustrative
purposes
only.

DOWNTOWN



FARMINGTON

Downtown Development Authority

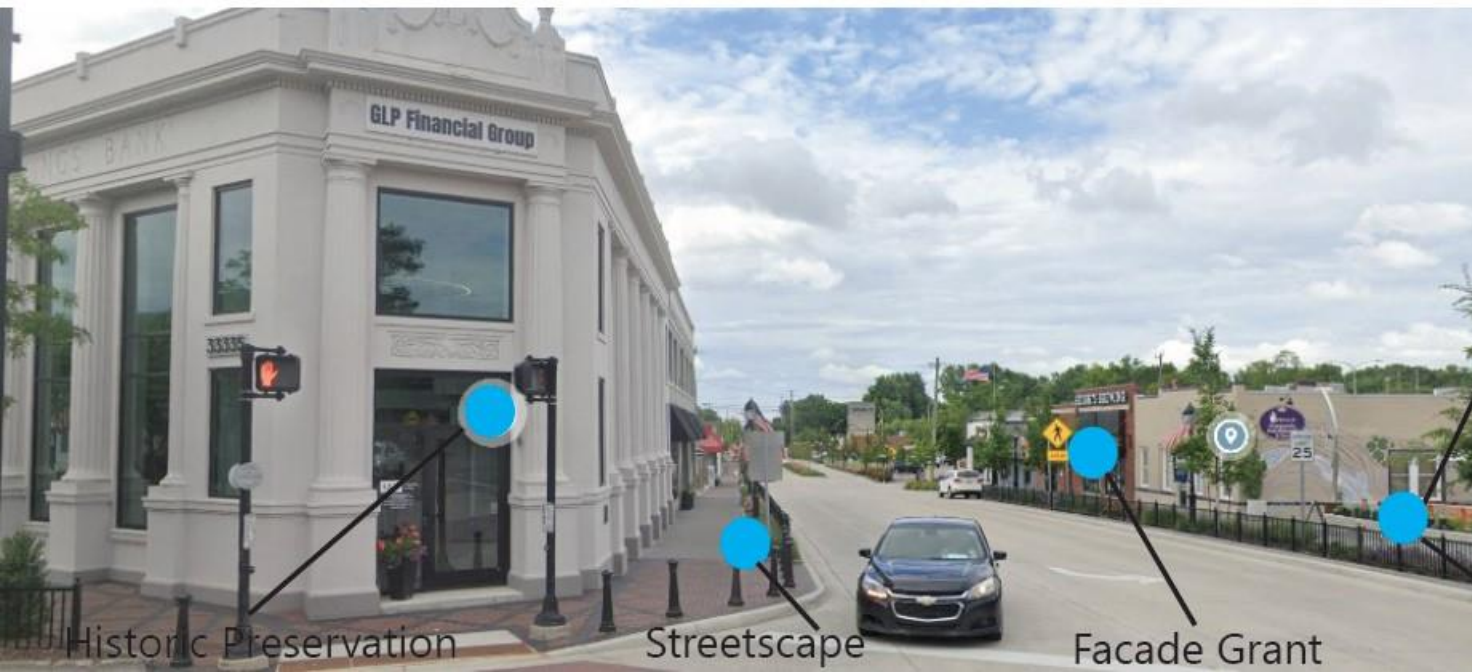
Farmington Road Streetscape 2022

MAIN
STREET
Now
2026



Farmington Road Transformation | 2023

Major investments in public space with rehabilitation of cornerstone buildings has provided a once in a century opportunity to maximize economic impact in our Main Street district.



Historic Preservation

Streetscape

Facade Grant

Dinan Park



Dinan Park – 2023

300+ donors | \$95K raised | \$75K
MEDC match | Oakland County
Parks Grant



DINAN PARK

DOWNTOWN
FARMINGTON
Downtown Development Authority







Masons Corner - 2024

**400+ donors | \$88K raised | \$75K MEDC match
Main Street Oakland County Placemaking Grant |
City partnership | Private Commission Unity Torch**





MASONS CORNER

**Designed, funded, and built in 2024,
a second consecutive public space
in two years**

In 2023 we successfully crowdfunded Dinan Park, where over 300 donors answered the call to build a beautiful, universally accessible pocket park.

In 2024, in celebration of our Bicentennial year, we had the opportunity to repeat this success with the help of over 400 donors to create a new gathering space at Masons Corner. This project reestablishes the history of this original town hall corner with welcoming amenities and accessibility.

Patronicity



Downtown Farmington 2024 Year in Review

6





Art Park Promenade 2026

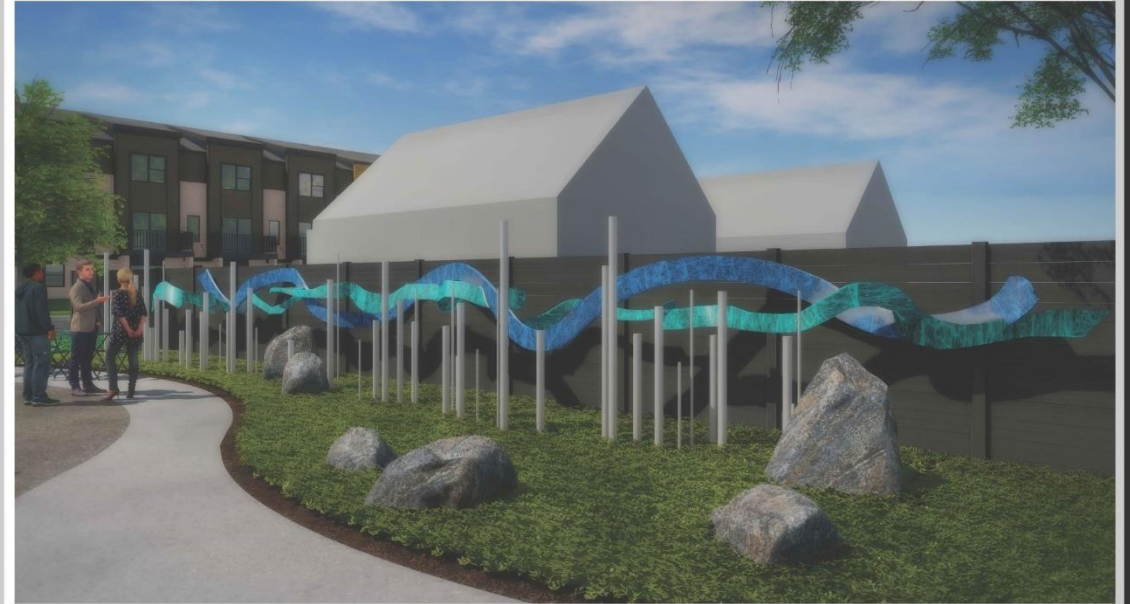
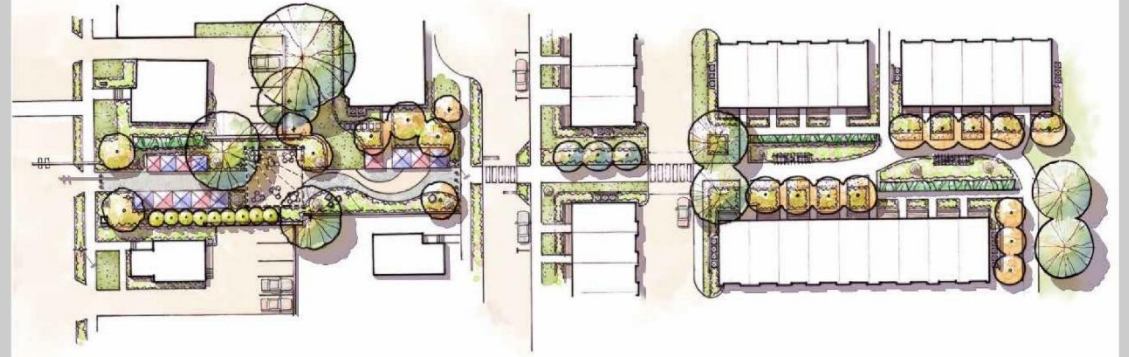
672 contributions

Main Street Oakland
County Placemaking
Grant

ART PARK PROMENADE



Connecting Riley Park to the new residential neighborhood, Hillside Townes, and eventually to Shiawassee Park and the regional trail across Southern Oakland County.





DETROIT INSTITUTE OF ARTS



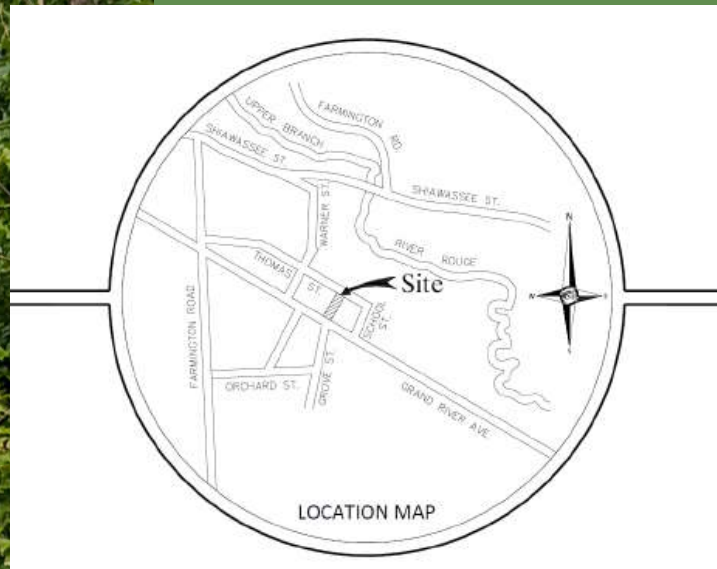
DETROIT INSTITUTE OF ARTS
DETROIT, MI 48202

Fruit Piece, oil
Robert S. Duncanson
1850-1888

You are invited to enjoy a piece of local history. This piece is a reproduction of a painting by Robert S. Duncanson, a prominent 19th-century American landscape painter. The painting is a still life of various fruits, including apples, oranges, pears, and grapes, arranged on a wooden surface. The painting is a reproduction of a painting by Robert S. Duncanson, a prominent 19th-century American landscape painter. The painting is a reproduction of a painting by Robert S. Duncanson, a prominent 19th-century American landscape painter.

Visit this site to see a full-size reproduction of this painting.

Find us here
1000 Beaubien Ave. Detroit, MI 48202



LOCATION MAP



COMMUNITY MURAL

**Make a wave.
Leave your mark.**

**672 Individual
Waves.**

**One Collective
Mural.**

**Funding to support
art and furnishings.**



Transforming
hundreds of
individual acts of
creativity into one
shared downtown
landmark.

Creating a sense of
ownership through
individual investment.



Oakland County Placemaking Award 2026: Make A Wave Mural

The 3rd consecutive year
winning the county-wide District
Placemaking Award!





INCUBATION



Business Cultivation - From concept to reality

- Farmers Market - a launchpad for small businesses
- Downtown Farmington Incubator - "The Retail LAB" (Launch and Build)





The Retail LAB

(Launch And Build)

Activating an underused
storefront + cultivating retail
entrepreneurs = Win + Win.





The Farmington (2027)

- 4 story mixed use, coming soon to Downtown Farmington
 - 33 condos
 - 6 retail spaces
- YIMBY!



How?

- Market Study
- Parking Study
- Master Plan
- DDA TIF

THOMAS & WARNER

Overview

The Thomas & Warner focus area occupies a highly visible site along Grand River Avenue, extending north toward Thomas Street and south toward Warner Street. Today, the site is characterized by a mix of older, single-story commercial buildings, including the long-standing Village Shoe Inn, along with some more recent one-story retail investment to the south. While these uses contribute to downtown's retail mix, the overall development pattern remains low-density and auto-oriented relative to the site's potential. Parking is limited and often insufficient, creating circulation and access challenges for businesses and visitors.

Given its prominent frontage, proximity to other key downtown destinations, and existing commercial character, the site presents a significant opportunity for reinvestment. Redevelopment can address long-term parking needs, introduce additional density and activity, and better align this block with the scale and energy of the broader downtown core.

Thomas & Warner Existing Condition



Existing Conditions



Thomas & Warner Concept Plan



Development Details

- A** 18,000 sq. ft. ground-level restaurant/retail, 28 units total (Beds, 2nd, 3rd, and 4th floors)
- B** 100 parking spaces (500 vehicles, 11 carspools)



First United
Methodist Church

Thomas Street

Private
Residences

Community Meeting
Site

Farrington
Garage

School Street

Farrington Place
Apartments

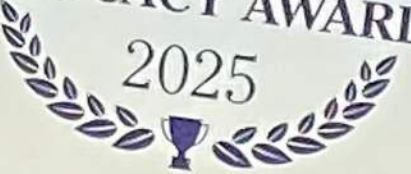




YIMBY
"Yes in My Backyard"



**City
of
Farmington**


**LEADERSHIP IN HOUSING
ADVOCACY AWARDS**
2025


Finalist

Mayor Joe LaRussa
City of Farmington

YIMBY "YES IN MY BACKYARD"



**POTENTIAL PROJECTS
(PHASING TO BE DETERMINED)**

- 1** Parking Lot
 - Selected Demolition
 - New Paving/ Striping
 - Retaining Walls
 - Masonry Screen Wall
 - Landscape Screening
 - Close-Off Wilmarth
- 2** Event Space
 - Up To 160 Guests
 - Warming Kitchen
 - ADA Compliant Toilet Rooms
 - Operable Glass Facade
 - Indoor/ Outdoor Seating
- 3** Courtyard Improvements
 - New Focal Point/ Fountain
 - New Landscaping/ Flowers
 - New Pathways
 - New Brick Paved Areas
 - Festive Lighting
- 4** Existing House
 - Interior/ Exterior Improvements
- 5** Existing Barn
 - Interior/ Exterior Improvements
- 6** Existing Gazebo
 - Interior/ Exterior Improvements
- 7** Grounds Improvements
- 8** Addition to Existing House
 - New Elevator
 - New Warming Kitchen
 - New ADA Compliant Toilet Rooms

GRAND RIVER AVENUE

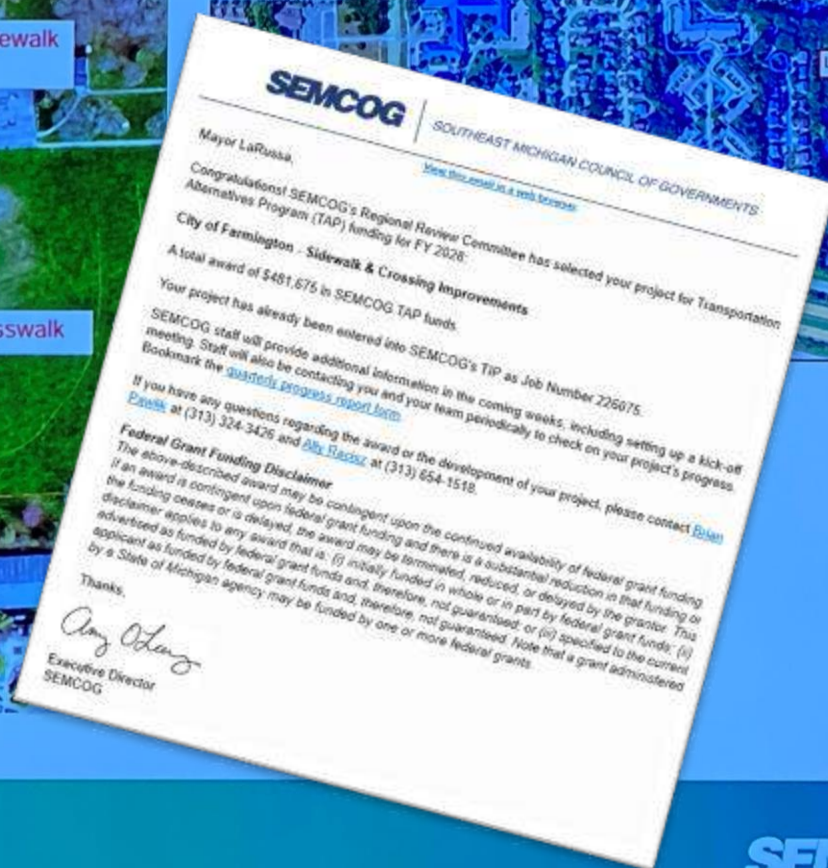
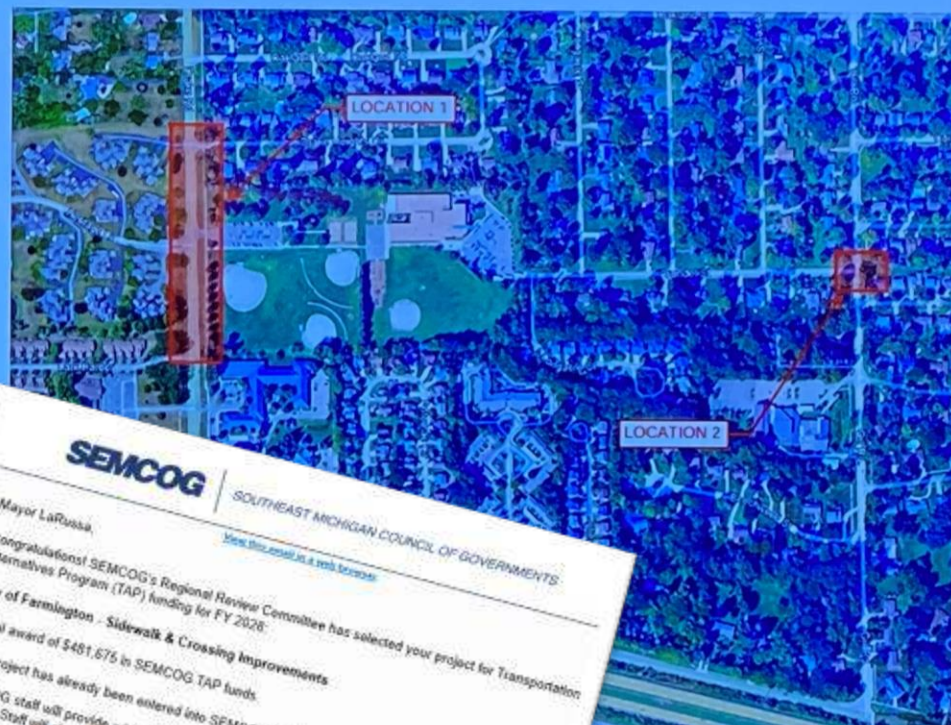


**GOVERNOR WARNER MANSION
EVENT CENTER PROPOSED
MASTER PLAN**

MCD
ARCHITECTS

TRANSFORMING
MICHIGAN
COMMUNITIES
SINCE 1930

C. Farmington- Sidewalk + Crossing Improvements





WWW.THEFCT.COM





Thank you!

