



Special Council Meeting
6:00 p.m., Tuesday, January 19, 2021
Virtual Meeting via Zoom

FINAL

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on January 19, 2021, as a Virtual Meeting via Zoom, an electronic meeting platform. Notice of the meeting was posted in compliance with Public Act 267-1976 and electronically as authorized under the Open Meetings Act, MCL 15.261, et seq., as amended by HB 1108, in order to mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable Michiganders by limiting in-person contact and the number of people interacting at public gatherings.

The meeting was called to order at 6:00 p.m. by Mayor Sara Bowman.

1. ROLL CALL

Attendee Name	Title	Status	Arrived
Sara Bowman	Mayor	Present	
David DeLind	Councilmember	Present	
Joe LaRussa	Mayor Pro Tem	Present	
Steve Schneemann	Councilmember	Present	
Maria Taylor	Councilmember	Present	

City Administration Present

Supervisor Eudy
DDA Director Knight
City Clerk Mullison
City Manager Murphy
City Attorney Schultz
Director Weber

2. APPROVAL OF AGENDA

Move to approve the agenda as amended, adding an extra opportunity for Public Comment before starting the Maxfield item.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Taylor, Councilmember
SECONDER:	Schneemann, Councilmember

3. PUBLIC COMMENT

Chris Schroer, 23620 Warner, thanked Council for considering his previous written comments.

Rick and Janie Gundlach, 23700 Warner, commented on their vested interest in the MTC site and the petition they submitted. See attached.

Kevin Gromley, 23626 Warner, spoke of an email he sent to Council about his thoughts on density on the MTC site.

4. DIRECT ADMINISTRATION TO ENGAGE A DEVELOPER TO MOVE FORWARD WITH NEGOTIATIONS TO DRAFT A PURCHASE/DEVELOPMENT AGREEMENT FOR THE MTC PROPERTY (MAXFIELD TRAINING CENTER, 33000 THOMAS STREET)

City Manager Murphy requested direction from Council to move forward on engaging a developer to move forward on the MTC property.

Bowman reminded all that when Council voted to approve purchasing the MTC from the School Board the intent was to identify and move forward with a development matching the City's vision. When selecting a consulting firm to assist with the building redevelopment the City relied heavily on the City's Master Plan and Downtown Vision Plan. She noted that these experts and specialists were engaged to guide the City through the process, including cost analysis, demolition, infrastructure replacement, and underground contamination. The consultants also serve as facilitators to work with environmental professionals, engineers, financial advisors, economic development specialists, and government agencies. Other agencies involved include the Brownfield Redevelopment Authority, the Downtown Development Authority, and State agencies including EGLE and MEDC. Bowman pointed out that all of this work was done to ensure that the developer that Council selects is able to meet extensive criteria required to create a lasting and successful product. Using the RFQ process to identify financially viable proponents, the City's consultants provided expert analysis of the data collected. She stated that Council has met with and interviewed the four identified proponents, and their current mission was to narrow the field and direct administration to engage one developer to move forward to the next step, which is the drafting of a purchase and development agreement. This next process would include the completion of title work, valuation, pre-deed costs including abatement, demolition, and remediation costs, infrastructure improvements, engineering and design, as well as the site plan. This would also be the time in which the public components are negotiated, specifically connectivity between Shiawassee and Riley parks. She proposed that each councilmember identify a #1 and a #2 choice to allow a majority to be found following their discussion, and asked that Council consider moving forward with the proposed motion for the one developer who received the majority. She opened the floor for discussion.

Topics and concerns touched upon were gratitude for the work of both the developers and the consultants, public amenities and the need to look into future costs to the City for these, return on investment, each developer's ability to complete the project, owner occupied developments versus multi-family ones, and the City's negotiating position. Consultants participated in the

discussion, answering questions and noting Council comments and requests. The evaluations were reviewed and discussion on what a purchase and development agreement might iron out were considered.

DeLind preferred the Robertson Brothers submission because he felt it was most appropriate for the area as it transitions the historic neighborhood, the downtown, and the higher density retirement community. He noted that Robertson Brothers appeared to have put in a considerable amount of effort in looking at the City's plans and taking into consideration the connectivity between the downtown and the parks. He also mentioned that the economic impact from that particular project was shown to be one of the higher ones.

Taylor clarified that her top pick was Robertson Brothers. She preferred owner occupied units in this space with lower density and higher quality. She stated that Robertson Brothers has shown they are interested in the type of vision the City is looking for in public amenities.

Schneemann identified River Caddis and Robertson Brothers as his top two, in no particular order. He indicated that he had design concerns with Robertson Brothers, and that River Caddis had award-winning designers that showed in their work. He asked for assurances that Robertson Brothers would step up their design game if chosen.

LaRussa suggested advancing both River Caddis and Robertson Brothers to the next step. He said that both concepts have their advantages, and he felt that River Caddis had come through the previous steps as most qualified according to the agreed upon criteria. He would like to see what both proponents would come back with for the next phase in terms of public amenities and costs. He was in favor of advancing the consultant's top rated owner occupied and multi-family developers.

Bowman stated that River Caddis has been her first choice since reviewing all of the RFQs, mostly because she felt that multi-family housing was missing in the downtown area. The density and size of this project would fit quite nicely in that area by controlling its approach to the neighborhood as well as fitting in with the building to the east of the property. A multi-family development would bring new people who will choose Farmington because of its amenities. She also felt the Robertson Brothers were tried and true and that either River Caddis or Robertson Brothers would follow along with the hopes, wishes, and dreams of our town.

Bowman proposed that further financial information from both top developers be gathered in the next thirty days and that might help answer some other councilmembers concerns. Schultz clarified Bowman's comments for an amended motion and further details on what might be expected from the developers.

DeLind was opposed to moving forward with two developers as he has heard an outpouring of public support for an owner occupied development.

Taylor indicated opposition to moving forward with two developers as well.

Move to direct the administration to engage Robertson Brothers and River Caddis for the purpose of assembling additional financial information to refine the decision-making process for the drafting of a purchase/development agreement for the MTC property (Maxfield Training Center, 33000 Thomas Street), said information to come back no later than thirty days or the next Council meeting that falls within thirty days.

RESULT:	APPROVED [3-2]
MOVER:	LaRussa, Mayor Pro Tem
SECONDER:	Schneemann, Councilmember
AYES:	Bowman, LaRussa, Schneemann
NAYES:	Taylor, DeLind

5. OTHER BUSINESS

Murphy requested a Special Meeting for February 4, 2021 at 6:30 pm for the presentation of the Five Year Forecast. Council indicated approval.

6. PUBLIC COMMENT

No public comment was heard.

7. COUNCIL COMMENT

DeLind clarified that his no vote on the previous motion was because he would prefer to move forward with one developer and not two.

Taylor echoed DeLind's comment.

8. ADJOURNMENT

Move to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Taylor, Councilmember
SECONDER:	Schneemann, Councilmember

The meeting adjourned at 7:11 pm.

Sara Bowman, Mayor

Mary Mullison, City Clerk

Approval Date: February 16, 2021

Attachments:

From: Pam & George Wright
Sent: Sunday, January 17, 2021 2:20 PM
To: Sara Bowman; David DeLind; Joe LaRussa; Steve Schneemann; Maria Taylor; David Murphy

Subject: Fw: CONSIDERATION OF MAXFIELD DEVELOPMENT PROPOSALS....please read this into the record

I would like this letter read into the records the night of the Tuesday, meeting on JANUARY 19, 2021 (not January 18, which is MLK Day).....Thank you....Pam & George Wright

Dear Farmington Mayor Bowman, City Council Members and City Manager,

As proud residents of Farmington for over 38 years, we wanted to share a couple thoughts re: Tuesday, January 18, 2021, meeting AG item for the Maxfield Training Center (MTC) site.

We bike and walk to the downtown area frequently enjoying the walk and the downtown amenities, along with the conveniences like the movie theatre, Fresh Thyme and Post Office and other local businesses. We often end up walking thru the neighborhoods and down the stairs behind the MTC to Shiawassee Park -- another favorite destination.

We are writing as residents who love the downtown and surrounds, as well as the neighborhoods. With that focus, we have looked at the 4 proposals that will be reviewed and want to express how much we believe that a small, quiet condo development would be the best fit. As retirees, we have talked to many friends who love this community as much as we do and hope to stay after we downsize from our home. A condominium complex close to the downtown (as Wynset and Pine Woods are) would be very appealing to us and others.

A larger apartment complex is often a place for people looking for shorter term living, and the high density would greatly increase vehicular traffic in that "now quiet" adjoining neighborhood. There are other large apartment complexes in the Farmington/Farmington Hills communities (Muirwood, Jamestown, Independence Green, and many more) that would probably provide housing for anyone looking for an apartment, without the need to add one more.

Thank you.
Pam & George Wright

From: Janie Gundlach
Mon 1/18/2021 7:57 PM
To: David DeLind; Steve Schneemann; Joe LaRussa; Maria Taylor; Sara Bowman; David Murphy; Melissa Andrade; Mary Mullison

Attachment: Petition update-rev2.pdf 454 KB

Dear City Council Members,

Please find attached our Petition favoring owner-occupied townhomes for the MTC site. The Petition has signatures of 77 Farmington residents, including those from the adjacent neighborhood, the Historic District, and other residents throughout the City. We're also recommending Robertson Brothers Homes and/or SDC to be chosen as the developer.

We would like the Petition presented and read into the record at the Special Meeting of City Council at 6:00 pm Tuesday, January 19, 2021. Thank you.

Respectfully submitted,
Jane and Rick Gundlach

PETITION

We, the undersigned residents of the City of Farmington, favor the development of high-quality owner-occupied townhomes at the Maxfield Training Center (MTC) site. The City has the opportunity to choose a highly experienced, financially qualified developer of townhome communities, with a proven track record of building desirable homes throughout southeast Michigan. Townhomes would be the best fit with the surrounding residential neighborhood, provide substantial tax revenues for the City, add new individuals and families to bolster the downtown economy and enhance the character and charm of our downtown. Conversely, we oppose the development of a high-density high-rise complex of rental apartment units. Such a complex would be out-of-scale, overbuilt, and ill-suited for the limited 3-acre piece of property. A high-density development would create significant traffic, parking, and safety issues for the downtown area. Furthermore, a huge rental complex of small apartments carries higher risk, both health and economic viability, in the current pandemic environment. We recommend that the City choose to work with Robertson Brothers Homes or SDC (Scherr). Of the 4 developers who submitted proposals in the RFQ, we feel they are best qualified to build a new exceptional townhouse community in the City of Farmington.

** THIS PETITION IS LOCKED TO PREVENT TAMPERING. ** TO BE INCLUDED AS A SIGNATORY, EMAIL YOUR NAME(S) TO: MTC.Residents.Petition@gmail.com ALSO INDICATE IF YOU ARE A FARMINGTON RESIDENT AND (OPTIONALLY) IDENTIFY YOUR NEIGHBORHOOD. YOU WILL RECEIVE A CONFIRMATION EMAIL.

NAME FARMINGTON RESIDENT? NEIGHBORHOOD (optional)

1 Rick Gundlach Yes Historic District	25 Colleen Pachuta Yes Historic District
2 Jane Gundlach Yes Historic District	26 Greg Pachuta Yes Historic District
3 Kevin Gromley Yes Historic District	27 Valerie Costello Yes Prospect St.
4 Anne Marie Kurzyniec Yes Historic District	28 Chris Costello Yes Prospect St.
5 David Simowski Yes Historic District	29 Lynne Gagner Yes Warner Farms
6 Jill Keller Yes Historic District	30 Christina Clark Yes Warner Farms
7 John Kennedy Yes Historic District	31 Mary E. Brown Yes
8 Bob Black Yes Historic District	32 Corene C. Ford Yes Bel Aire
9 Susan Black Yes Historic District	33 Amy David Yes Historic District
10 Carrie Wengorovius Yes Historic District	34 Bobby David Yes Historic District
11 William Wengorovius Yes Historic District	35 Kathleen Tudball Yes
12 David Allen Yes Historic District	36 Geary Tudball Yes
13 Darlene Allen Yes Historic District	37 Marianne Eliassen Yes Chatham Hills
14 Susan Duncan Yes Pickett subdivision	38 William Leahy Yes Historic District
15 Russell Duncan Yes Pickett subdivision	39 Evelyn Leahy Yes Historic District
16 Karen Kopicko Yes Downtown District	40 Aleta Lampman Yes Historic District
17 Robert Kopicko Yes Downtown District	41 Nancy Kilner Yes
18 Nita Bose Yes Historic District	42 Larry Kilner Yes
19 Gordon Bose Yes Historic District	43 Gretchen Cline Yes Historic District
20 Kathy Steinke Yes Historic District	44 Ronald Cline Yes Historic District
21 Jim Steinke Yes Historic District	45 MarySue Munter Yes Historic District
22 Sharon Bernath Yes Downtown District	46 Don Munter Yes Historic District
23 Chris Schroer Yes Historic District	47 Thomas I. Brown Yes
24 Leslie Schroer Yes Historic District	48 Erin McRobert Yes Historic District

49 John Grandstaff Yes Historic District
50 Julie Button Yes
51 Richard Button Yes
52 Linda Peckham Yes
53 Patrick O'Dell Yes
54 George Wright Yes Flanders sub
55 Pam Wright Yes Flanders sub
56 Bruce Lilley Yes Historic District
57 Peggy Lilley Yes Historic District
58 Anita Peterson Yes Historic District
59 Marilyn Weimar Yes
60 Charles Weimar Yes
61 Donna Armstrong Yes
62 Dave Armstrong Yes
63 Ellen Harrington Yes Historic District

64 Matt Evangelista Yes World Wide Sub
65 Sarah Evangelista Yes World Wide Sub
66 Rob Elder Yes
67 Connie Elder Yes
68 Tom LeMense Yes Historic District
69 Jaki LeMense Yes Historic District
70 Tom Lewarne Yes State St.
71 Laura Lewarne Yes State St.
72 Lisa Ellis Yes
73 Stephen Ebaugh Yes Historic District
74 Joelle Calo Yes Historic District
75 Susan Waisanen Yes
76 John Labadie Yes Historic District
77 Michele Labadie Yes Historic District