



**Regular City Council Meeting
7:00 p.m., Tuesday, Sept. 8, 2026
Conference Room
23600 Liberty Street
Farmington, MI 48335**

REGULAR MEETING AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Public Comment**
- 4. Liquor License application for the transfer of an existing Class C liquor license to Zap Zone**
- 5. Consideration to upgrade the seating in the Farmington Civic Theater**
- 6. Bid response for Governor Warner Mansion addition project**
- 7. Caddell Drain Payment**
- 8. Arts Policy Discussion**
- 9. Other Business**
- 10. Public Comment**
- 11. Council Comment**
- 12. Adjournment**

The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Farmington City Council Staff Report	Council Meeting Date: September 8, 2026	Item Number 4
Submitted by: David Murphy, City Manager		
Agenda Topic: Approval of a Liquor License Application for the transfer of an existing Class C liquor license to Zap Zone Extreme's location at 31506 Grand River Avenue Farmington MI, 48336.		
Proposed Motion: Move to approve the transfer of an existing Class C liquor license to Zap Zone Extreme's location at 31506 Grand River Avenue Farmington MI 48336.		
Background: Zap Zone Extreme, LTD has requested the transfer of a Class C Liquor license from Bonefish Grill in Troy to operate a bar which includes beer, wine and spirts at its location at 31506 Grand River. The Applicant has prior experience operating 3 establishments in Michigan with liquor licenses. Each of the locations is similar to the Zap Zone location and all are also family oriented game or entertainment establishments. The Building Official, the Department of Public Safety and the City Treasurer have reported certifying the Applicant's compliance with all applicable laws and regulations. The transferred license is a resort license that may be transferred throughout the State of Michigan and does not impact the City's quota licenses.		
Materials: City of Farmington Liquor License Application Questionnaires A & B		



CITY OF FARMINGTON, MICHIGAN

Liquor License Application

Questionnaires A and B

Questionnaires A and B are to be
completed and returned to the
Farmington City Clerk's Office

Questionnaire A – Applicant Cover Information and Procedures for Liquor License

The Farmington City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Farmington City Council. Please refer to Farmington Alcoholic Liquor Ordinance, Articles II.

1(a). Applicant's personal information:

Name: Ghazwan Ismail

Address: [REDACTED]

Phone: [REDACTED]

1(b). Business location information:

Name: Zap Zone-Extreme Ltd.

Address: 31506 Grand River Ave.

Farmington, MI 48336

Phone: 248-471-6777

NOTE: If the applicant is a partnership, you must include the name and address of each partner and attach a copy of the partnership agreement. If the applicant is a privately held corporation, you must include the name and address of each corporate officer, member of the board of directors and/or stockholders. Attach a copy of the articles of incorporation.

2. Type of liquor license applying for (circle all those that apply):

☒ Class C ☐ Resort ☐ Tavern ☐ Club ☐ Hotel A B ☐ Quota ☐ Transfer ☐ Microbrewery/Brewpub

Questionnaire B – Administrative Background Information for Liquor License

The Farmington City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Farmington City Council.

1. What is the applicant's management experience in the alcohol/liquor business and length of time the applicant or the corporation has been in a business of this character?

I currently have 3 other liquor licenses in Michigan.
My first bar was opened in 2022.

2. What is the applicant's general business reputation? Very good in Farmington and

all of my other businesses. TapZone is affiliated with my other stores known as Escape Room Zone, Best In Games and Poma venture.

3. What is the character of business of the applicant?

Entertainment and Amusement fun for all ages.

4. What is the effect that the issuance of a license would have upon the economic development of the surrounding area?

TapZone has been a staple in Farmington for many years. Our business development will continue to bring people

5. What effect would the issuance of a license have on the health, welfare and safety of the general public?

As responsible business and bar owners we will follow extra measures to ensure safety of all patrons to our business. We use a 3rd party sting company to check on our staff and all are TIPS trained.

6. Has the applicant been convicted of a felony and/or is the applicant disqualified to receive a license by reason of any matter or thing contained in this chapter or the laws of the state?

No

7. Has the applicant operated or made application for a similar or another license on any premises other than the one (1) described in this application, and the disposition of such license or application?

No

8. Does the facility to which the proposed liquor license is to be issued comply with the applicable building, plumbing, electrical and fire prevention codes and zoning statutes and ordinances applicable to the City of Farmington? Has applicant received information from the appropriate departments?

Yes

9. What effect will the facility to which the proposed liquor license is to be issued have upon vehicular and pedestrian traffic in the area? _____

There should be no effect to traffic.

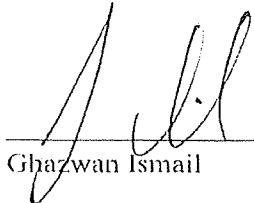
10. Does the applicant certify that the applicant will not violate any of the laws of the state, or of the United States or any ordinances of the city or the administrative rules of any regulatory agency in the conduct of its business;

Yes!

11. What other factors should the Farmington City Council consider?

Our intent is to grow with the city and continue to provide a safe, fun and engaging place for our community to go to.

1. The applicant is Zap Zone Extreme Ltd., a Michigan corporation. The shareholders/officers/directors are Ghazwan Ismail and Ghelan Ismail. Ghazwan Ismail is 56 years old and resides at 22419 Paddington Court, Novi, Michigan 48374. Ghelan Ismail is 52 years old and resides at 46832 Eastbourne, Canton, Michigan 48187.
2. Ghazwan Ismail is a United States citizen. He was born in Damascus, Syria. Ghelan Ismail is a United States citizen. He was born in Damascus, Syria.
3. The applicant Zap Zone Extreme LTD. operates an indoor family amusement center. The corporation was formed to engage in any activity within the purposes for which corporations may be formed under the Business Corporation Act of Michigan.
4. Zap Zone Extreme Ltd. Was formed in 1998. It has been operating indoor family amusement centers for the past 28 years.
5. The Zap Zone business is located at 31506 Grand River Ave. It has been in operation as a family amusement center since 1998, first across the street from 1998 to 2008, then in its current location since 2008.
6. Zap Zone Extreme Ltd. has not previously applied for a liquor license at any other location. However, Ghazwan Ismail is a member of other entities that currently hold liquor licenses at four other locations, while Ghelan Ismail is a member of other entities that currently hold licenses at two other locations.
7. Ghazwan Ismail and Ghelan Ismail have never been convicted of a felony, and are not disqualified to receive a license by reason of any matter of thing contained in the Farmington Code of Ordinance of the laws of Michigan.
8. Ghazwan Ismail and Ghelan Ismail will not violate any laws of the state, or of the United States or any ordinances of the city or the administrative rules of any regulatory agency in the conduct of its business.



Ghazwan Ismail



Ghelan Ismail

Farmington City Council Staff Report	Council Meeting Date: 9/8/2026	Item Number 5
Submitted by: Clare Cooney, General Manager of the Farmington Civic Theater		
Agenda Topic: Consideration to upgrade the seating in the Farmington Civic Theater		
Proposed Motion: Move to upgrade the seating in the Farmington Civic Theater by purchasing seating from the Romeo Theater.		
Background: The Romeo Theater is closing in mid-September, and they are in possession of 388 Irwin Signature Rocking Loveseats (“rockers”) with flip-up armrests. The seats are in near new condition, as they were purchased in 2018 and sat unused during a large portion of 2020. The Farmington Civic Theater’s seats have consistently been a topic of complaint from attendees, with many people noting that they choose to see movies elsewhere because of the rigid and uncomfortable seating. Purchasing and installing brand new rockers of a similar model would likely cost \$100,000 or more (and purchasing and installing recliners would likely cost \$250,000 or more). The Romeo Theater is willing to sell the seats to the Farmington Civic Theater for around 25% of the seats original cost, which would allow us to replace all of the seating in the theater for approximately \$40,000. The estimated cost to purchase approximately 325 of Romeo’s seats and spare parts would be \$17,000. The estimated total cost of installation of these seats would be an additional \$23,000. This includes the removal of our old seats, the safe removal and transit of the new seats, any seating design work and clean-up as necessary, and the install of new seats. This brings the total estimated cost to replace all seating in the theater to \$40,000 -- \$30,000 would come out of the theater’s Capital Outlay “Buildings”, the remainder would come out of the Capital Outlay Fund.		
Materials: Slideshow to be presented at Council Meeting		









Signature

72.12.2.2

Signature has been the standard for high-capacity cinemas in North America for the last 20+ years. In addition, the durability, comfort and flexibility has made this chair a popular option for suites and film / media rooms.

Shown with:

- No. 72 Signature back with ergonomic design, decorative pleats and polymer back panel
- No. 12 loge seat with sculpted foam
- No. 2 vinyl-wrapped end panel
- No. 2 rocker chair platform - floor mounted
- Flip-up cupholder armrests
- Shown with black plastic & powder coat, Jett Black laminate and Culp / Dillon / Lipstick fabric









Romeo Theatre

66120 Van Dyke Ave, Washington, MI 48095, United States

4.9 ★★★★★ 392 reviews ⓘ

- locally owned 6
- small theatre 5
- comfortable seating 28
- affordable 9
- inspirational movies 2

Sort by

- Most relevant
- Newest
- Highest rating
- Lowest rating

 Scott Alan Blanchard
Local Guide · 869 reviews · 1,657 photos

★★★★★ Edited a year ago

A GREAT community treasure!
Wonderful theatre. **Comfortable** and good prices. Great popcorn.

It is very clean. The **seats are very comfortable**. The audio sou
vehicle. The prices for the senior tickets can't ... [More](#)

Recently renovated--it has large and extremely **comfortable seats**, bargain popcorn, complete with a
variety of seasonings if you like, and pop--that tastes like ... [More](#)

 Local Guide · 123 reviews · 16 photos
★★★★★ a year ago
... love this gem. My husband and I always enjoy our date nights at this theater. The owner and staff are
always so kind. The **seats are super comfy** and the popcorn is addictive 🤩 Highly recommend. Been
enjoying this theater for years. [More](#)

 Lisa Farlin
7 reviews · 2 photos
★★★★★ 11 months ago

I don't think I'll ever go to a different movie theater! Theater is spotless. **Seating is comfortable**. Popcorn

★★★★★ a year ago
... I love this movie theater! The owner and staff are very nice and friendly, the popcorn is YUMMY, and
the **theater seats are so comfy**. Even though it's a distance away for us...we've decided to schedule
monthly "dates" to the Romeo ... [More](#)

 Robert Wulbrecht
Local Guide · 30 reviews · 6 photos
★★★★★ 10 months ago

Great little theater. The new seats were spacious and **comfortable**. Great rates for seniors too!

I just saw Wicked here Nov 2024 and had a small popcorn (very good). I forgot how **comfortable the
seats are here** and was pleasantly surprised they have a senior citizen discount. What a classic movie
theater in a great small ... [More](#)

... rather be at a place with good quality film, then at a theater that offers movies that are not worth
seeing. **Seats are comfortable**. Ticket prices are unbeatable. Between a movie ticket, Large popcorn and



Kathy Kubit

Local Guide · 558 reviews · 86 photos

★★★★☆ 2 years ago

Terrible uncomfortable seating



Sarah Fritz

Local Guide · 71 reviews · 18 photos

★★★★☆ 8 years ago

It's.... quaint. It's a little cold during the winter, the tickets are a little overpriced for a theater with poor quality **seats**, and older movies. The Riviera is only about \$2 more for VERY comfy chairs, heating in the winter and new movies.

Elyse Silber · 2w

The seats there are so bad they definitely need to be upgraded. It's like you're sitting on the floor. 👎

Matt Prested · 2w

Better seats would make a huge difference.

... When did you get new seats?

ide

chool movie house with your classic style in appearance. It is a The seats are also old school and get **uncom**fortable sitting for iner chairs in all the updated theaters. But what do you expect also discounted a pretty good rate

The seats aren't very comfortable but can't expect to have as nice seats like at more expensive theatres.

PRICE COMPARISON

Lightly-used Irwin Rocker: \$40-\$45 per seat

Irwin Rocker new: \$200-\$225 per seat

“Value”/basic model recliner: \$400-\$600 per seat

Luxury recliner: \$650-1,000 per seat

Farmington City Council Staff Report	Council Meeting Date: September 8, 2026	Item Number 6
Submitted by: David Murphy		
Agenda Topic: Shaw Construction & Management guaranteed maximum price for the Governor Warner Mansion Addition		
Proposed Motion Move to approve the Guaranteed Maximum Price (GMP) of \$1,725,750 for the Governor Warner Mansion Addition project.		
Background: At the June 15, 2026, City Council Meeting, council approved awarding the Governor Warner Mansion addition project to Shaw Construction & Management. As part of the project's next phase, the contractor has submitted a Guaranteed Maximum Price for the proposed work based on the subcontractor's bid prices. This represents the total proposed cost to complete the project based on the current construction documents. Shaw Construction & Management has provided a Guaranteed Maximum Price of \$1,725,750.00 The estimate was prepared based on the construction drawings prepared by OHM Advisors, dated July 28, 2026, and incorporates Addendums 1–5.		
Materials: Letter from Shaw outlining project costs.		



September 2, 2026

Mr. Jason Nolff
Project Manager
OHM Advisors
34000 Plymouth Rd.
Livonia, MI 48150

Re: Guaranteed Maximum Price – Governor Warner Mansion Addition

Mr. Nolff,

We are pleased to present our Guaranteed Maximum Price for the upcoming project for Governor Warner Mansion Addition. As requested we offer our estimate of One Million Seven Hundred Twenty Five Thousand Seven Hundred Fifty Dollars (\$1,725,750.00). Our estimate preparation was guided by Drawings from OHM Advisors Dated: 7/28/26. This also includes Addendums 1-5.

A more specific outline of the work included in our estimate is as follows and attached:

- Utility Fees
 - DTE Allowance \$2,500.00
 - Consumers Allowance \$5,000.00
- Demolition
 - Demo Addition on Back of Building
 - Disconnect all Utilities
 - Selective Demo in Existing Mansion
- Excavation
 - Site Excavation
 - Backfilling
 - Site Balancing and Grading

- Landscaping
 - Restoration
 - Sprinkler Repairs
 - Brick Pavers
- Foundations
 - New Spread Footings
 - New Footing Piers
 - New Foundation Walls
 - New Elevator Pit
- Concrete Flatwork
 - Basement Slab
 - Concrete Cap for Elevator Shaft
 - Frost Pads
- Structural Steel
 - Steel Posts for Crawl Space
 - Hand Rails
 - Steel Beam for Elevator
 - Misc. Steel
- Masonry
 - CMU Elevator Shaft Walls
- Carpentry
 - Frame Walls and Floors for Addition
 - Frame Roof and Sheathing
 - Frame Wood Stairwells with Landings
 - Backing
 - Install Doors, Frames and Hardware
 - Fur-Out Walls
 - Drywall New Walls/ Ceilings and Finish
 - Roof Nailers
 - Install Toilet Accessories
 - Misc. Drywall Patching
- Millwork
 - New Kitchenette on 1st Floor
 - New Kitchenette on 2nd Floor
- Roofing
 - New Membrane Roof
 - New Metal Coping
 - Roof Hatch
- Joint Sealants
 - Interior/ Exterior Joint Sealants
 - Waterproofing

- Insulation
 - Wall Insulation
 - Ceiling Insulation
- Doors, Frames and Hardware
 - New 3070 HM Doors, Frames and Hardware
 - Roll-up Fire Doors
- Glazing
 - New Alum. Glass Entry Door
 - New Alum. Storefront Glass Wall
 - (2) Window A
 - (2) Window B
 - (2) Window C
- Painting
 - Paint Ceilings
 - Paint Walls
 - Paint Doors and Frames
- Flooring
 - New Tile Flooring in Restrooms (Allowances Only)
 - New LVT Throughout
 - New 4" Vinyl Base
- Toilet Accessories
 - ADA Grab Bar Sets
 - Toilet Paper Holders
 - C-Fold Dispensers
 - Mirrors
 - Sanitary Napkin Receptacles
 - Coat Hooks
 - Soap Dispensers
- Plumbing
 - Demolition
 - New Waterclosets
 - New Wall Hung Lavatory Sinks with Faucets
 - New Kitchen Sinks with Faucets and Disposals
 - New Floor Drains
 - New Roof Sumps
 - New Sanitary Lines
 - New Vent Lines
 - New Hot and Cold Supply Lines
 - New Hot Water Heater
 - New Sump for Elevator

- Gas Lines
 - Gas Line to Hot Water Heater
 - Gas Line to HVAC Units
- HVAC
 - Demolition
 - New RTU-1
 - New AHU-1
 - New AHU-2
 - New HP 1
 - New HP 2
 - New Ductwork
 - New Diffusers
 - New Thermostats
 - Reuse Existing Ductwork Per Drawings
 - New Exhaust Fans
 - Air Balance
 - New EUH-1
- Electrical
 - Demolition
 - Remove Existing Panel
 - Remove Meter
 - New Power Pole By DTE
 - New Meter Template
 - New Power Panel 400A
 - Power for New RTU-1
 - Power for New AHU-1
 - Power for New AHU-2
 - Power for New HP-1
 - Power for New HP-2
 - Power for New Exhaust Fans
 - Power for Hot Water Heater
 - New Duplex Outlets
 - New Quad Outlets
 - New GFCI Outlets
 - New Junction Boxes
 - New Lighting Circuits
 - New Lighting Controls Per Drawings
 - New Lighting (C1, C2, L3, L4, L5, L6, L7 and W1)

GENERAL CONDITIONS:

- Permits
- Supervision
- Clean-up (laborers)
- Final Cleaning
- Porta-Johns
- Site Protection/ Safety
- Trash removal
- Insurance
- Overhead and Profit
- Contingency 5%

Alternate #1: Green Screen Exterior Wall System

ADD \$149,950.00

Exclusions:

- Abatement Testing or Removal
- Unforeseen Issues
- Window Treatments

Again, we are gratified to be part of your project and stand ready to assist in any way possible.

Sincerely yours,

Shaw Construction & Management Co.

Theodore V. Barker - President

Farmington City Council Staff Report	Council Meeting Date: September 8, 2026	Item Number 7
Submitted by: Josh Leach, Superintendent		
Agenda Topic: Caddell Drain Nine Mile & Drake Construction		
Proposed Motion: Move to approve payment to Oakland County WRC Special Assessments Office for the Caddell Drain - Nine Mile and Drake Project (PRJ-17877) Assessment in the amount of \$689,367.		
Background: Oakland County Water Resource Commission (OCWRC) oversees the maintenance of the Caddell Drain. The Caddell Drain is a tributary of the Rouge River collecting storm water from areas of Farmington Hills, City of Farmington, City of Novi, State of Michigan, and Road Commission for Oakland County. Approximately 9 years ago, OCWRC identified deficiencies in the triple barrel culvert under the Nine Mile & Drake Road intersection and recommended the replacement of that triple barrel culvert. OCWRC mobilized a contractor to conduct emergency removal of the western end section of the culverts which was restricting storm water flows. The removal of the western end sections reduced the risk of flooding to area residents, but did not address the failing culvert under the roads. OCWRC was poised to begin an emergency replacement project but determined the emergency replacement was not the most prudent route. The City of Farmington was considering applying for a bond for the Twin Valley sewage station at the same time OCWRC identified the Caddell Drain deficiencies. The City Administration included funds for the Caddell Drain Culvert Improvement Project in that bond. That bond funding has been reserved for drainage improvement projects. At their July 28, 2026 meeting, OCWRC approved the special assessment to pay for repair of the culvert. Farmington's share is \$689,367. The 2025/26 budget included \$727,454 to pay for this project and these funds will need to be rolled forward to the 2026/27 budget.		
Materials: Invoice CI082669 Caddell Drain Assessment		



Oakland County
WRC Special Assessments
1200 N Telegraph
Pontiac, MI 48341

INVOICE

Customer ID: CU000450
Invoice Number: CI082669
Invoice Date: 08/26/2026
Due Date: 09/25/2026
Amount Due: USD 689,367.00

Bill To:

CITY OF FARMINGTON
JOSHUA LEACH
23600 LIBERTY ST
FARMINGTON, MI 48335

For billing questions, please call: Kimberly E Smith at 248-858-1541
Email: smithke@oakgov.com
Payments made easy. Visit <https://mi.oakgov.com/form/general-billing> to pay your
Oakland County invoice

Description - Goods and Services	Quantity	UOM	Unit Price	Amount
CADDELL DRAIN - NINE MILE and DRAKE PROJECT (PRJ-17877) ASSESSMENT DRAIN BOARD APPROVAL ON 07/28/26	1	Each	689,367.00	689,367.00
			Sub Total	689,367.00
			Tax	0.00
			Invoice Total	689,367.00

PLEASE INCLUDE YOUR INVOICE NUMBER WHEN SUBMITTING PAYMENT.

Please Remit Payments to:

Oakland County
Treasurers-Cash Acctg Bldg 12 E
1200 N Telegraph
Pontiac, MI 48341
United States of America

**OAKLAND COUNTY WATER RESOURCES COMMISSIONER
PROJECT ASSESSMENT RECOMMENDATION FOR THE
CADELL DRAIN**

PROJECT: Caddell Drain-Nine Mile and Drake (PRJ-17877)

TOTAL PROJECT COST: \$6,092,000.00

PREVIOUS ASSESSMENTS: \$299,000.00
Construction fund FND84600

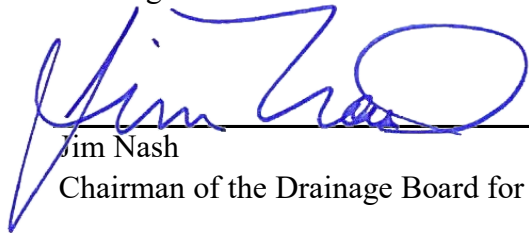
AMOUNT TO BE ASSESSED: \$5,793,000.00

Public Corporation	*Percentage of Apportionment	Total Amount of Assessment
City of Farmington Hills	60.500%	\$ 3,504,765.00
City of Farmington	11.900%	\$ 689,367.00
City of Novi	3.800%	\$ 220,134.00
State of Michigan	18.200%	\$ 1,054,326.00
Oakland County on account of drainage to county highways	5.600%	\$ 324,408.00
Total	100.000%	\$ 5,793,000.00

*Apportionment based on Final Order of Apportionment dated 01/26/1983.

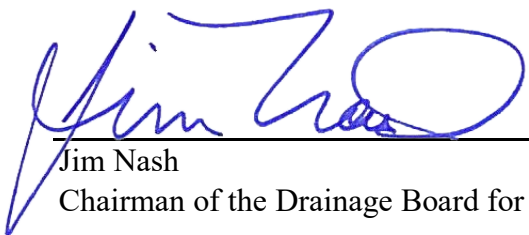
Assessment Payment Due Date: 08/31/2026

I hereby certify that the forgoing Special Assessment Roll was prepared in accordance with the directions of the Drainage Board for the Caddell Drain and the statutory provisions applicable thereto.



Jim Nash
Chairman of the Drainage Board for the Caddell Drain

The foregoing Special Assessment Roll was approved for the Caddell Drain on 07.28.2026 MT



Jim Nash
Chairman of the Drainage Board for the Caddell Drain

Farmington City Council Staff Report	Council Meeting Date: September 8, 2026	Item Number 8
Submitted by: David Murphy, City Manager		
Agenda Topic: Discussion Mural Ordinance		
Proposed Motion: NA		
Materials: Public Art Program Document		

CITY OF FARMINGTON PUBLIC ART PROGRAM

Overview

Public art projects are an investment in cultural capital that goes far beyond tourism, improved aesthetics, increased business traffic and building occupancy, and eradication of blight. Public Art is an investment in a city's unique identity and its cultural cohesiveness. Public Art can also provide an avenue for involving youth and others in artistic expression.

To better serve these purposes, the City of Farmington has created the Farmington Public Art Program. The Farmington Public Art Program is administered by the Farmington DDA and the DDA Design Committee within the Downtown District, and the Assistant City Manager and Planning Commission for all other in the City. Applications for new outdoor public art displays are reviewed by either the DDA Design Committee or the Planning Commission. Public art is approved through this program are exempt from the City's Sign Ordinance.

Public Art means a tangible creation by an artist that is located within or highly visible from a public area and that exhibits the highest quality of skill and aesthetic principles, including paintings, sculptures, stained glass, projections, light pieces, statues, bas reliefs, engravings, carvings, frescoes, mobiles, collages, mosaics, tapestries, photographs, drawings, monuments, and fountains or combinations thereof, and that are one-of-a-kind or part of an original, numbered series. Public art does not include items manufactured in large quantities by means of industrial machines and/or reproductions. Architectural enhancements and design elements may be considered public art, when it is determined by the Farmington Area Arts Commission that it is demonstrably conveying ideas, meaning, cultural significance, or conceptual complexity with extremely high artistic merit. It should be more expressive than mere utilitarian architecture and quality building materials

The artist agrees that the commissioned work is a work for hire and that the DDA or the City is the author for purposes of copyright ownership; and that the artist assigns all rights in the art, including copyrights, if any, so that the public can fully benefit from the art.

Eligibility

Any individual or organization wishing to create outdoor Public Art in DDA District must apply for approval through the Farmington DDA if in the Downtown District, or the City's Planning and Building Department, regardless of the funding source.

Applicants may be:

1. An individual artist or group of artists
2. A building owner
3. A not-for-profit organization, such as a neighborhood association, educational or community organization. Federal tax-exempt status 501(c)3 is not required.

Public Art Requirements

Every applicant must demonstrate that they will:

1. Create a Public Art that is accessible to the public.
2. Use media that ensures Public Art longevity and durability.
3. Paint on a surface and structure that is stable and ready for painting.
4. Meet standards of artistic quality and suitability for the DDA District and/or the City.
5. Have a plan for painting the Public Art that insures the safety of painters and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, and the DDA/City has identified a safety risk to either the artist and/or the public, the DDA/City has the right to stop work until such time that safety issues or concerns are addressed by the artist.

Approval Criteria

Public Arts in the Farmington DDA District will be approved based on the following criteria:

- Completed application has been submitted to the DDA or City.
- The applicant has provided signed permission from the building owner who must commit to keep the Public Art unchanged for a minimum of 5 years and to help maintain the Public Art during that time
- Artistic quality: Strength of the artist's concept and demonstrated technical skills and experience
- Context: Appropriate to the architecture, geographic, socio-cultural and historic setting in scale and expression
- Feasibility: Reasonable budget, timeline, qualifications of participants
- Originality: Unique expression
- Bring diversity to the existing collection of public art in the City, in terms of media, artistic discipline, or artistic approach;
- Reinforce the City's placemaking goals by reflecting and promoting the City's identity or the identity of individual neighborhoods or business districts within the City; and
- Be consistent with public art guidelines as may be adopted by the City of Farmington Hills.
- Permanence: Uses high quality materials that will last a minimum of five years, and are resistant to weather and ultraviolet deterioration.

Public Art Approval Process

1. Applicant meets with Farmington DDA's Executive Director for proposals in the Downtown District, or the Assistant City Manager, for proposals in other locations, for an initial review of the proposed location, imagery, artist's qualifications, funding sources, and building owner's approval.
2. Applicant submits a Public Art Application which includes:
 - a. Concept drawing of proposed Public Art with colors and dimensions
 - b. Photographs of site and physical surroundings
 - c. Written description of the proposed Public Art, site, wall preparation, specific processes and materials to be used and protective coating
 - d. Written description of individuals and groups involved and how they will participate
 - e. Evidence of support such as letters from the building owner, adjacent neighbors, and businesses
 - f. Project timeline
 - g. A plan that addresses safety of the artists and the public while painting the Public Art
 - h. Contact person for the project
3. The DDA Executive Director will bring the proposal to the DDA Design Committee, or the Assistant City Manager will bring the proposal to the Planning Commission.
4. The DDA Executive Director, or Assistant City Manager confirms that there are no outstanding issues with City of Farmington codes
5. For proposals in the Downtown District, the DDA Design Committee recommendation is reviewed by the Farmington DDA Board of Directors at its next scheduled meeting. If the proposal is approved, the DDA Executive Director sends the artist a Notice of Approval and a Notice to Proceed. For proposals in any other location in the City, the Planning Commission recommendation is reviewed by the Farmington City Council at its next

scheduled meeting. If the proposal is approved, the Assistant City Manager sends the artist a Notice of Approval and a Notice to Proceed.

a. In the case that a Public Art is not approved, the DDA Executive Director, or Assistant City Manager, will communicate to the applicant in writing the reasons for the decision. The applicant is encouraged to address the concerns of the Board or City Council and submit a revised proposal.

6. Building owner commits to keep the Public Art unchanged for a minimum of 5 years and to do his or her best to maintain the Public Art during that time.

7. Artist begins creating Public Art.

8. Applicant contacts the DDA or City when Public Art is completed in accordance with the approved project timeline or on a mutually agreed upon modification of the timeline.

9. Applicant provides digital images of completed Public Art for the public art collection records.

10. Public Artists and building owners are encouraged to consider protective clear top coatings, cleanable surfaces, and/or other measures that will discourage vandalism or facilitate easier and cheaper repair of the Public Art if needed. If a display of Public Art needs to be repaired, the building owner should contact the artist to make the repairs. If the artist is unavailable or unwilling to make the repairs, the building owner can seek the help the DDA or City to find a suitable artist to do the repairs.

11. A. In addition to other placement and locational requirements in this ordinance, public art shall be placed:

(1) In locations that are visible from public streets, rights-of-ways, parks, or plazas, taking into consideration the circulation patterns for vehicles and pedestrians on-site and on adjacent public streets and sidewalks; and

(2) Out of the corner clearance area as provided in Section 28-4 of the City of Farmington Code of Ordinances.

B. Public art may be permitted in required front setbacks, if the DDA or City finds that no other location meeting the requirements of this ordinance is feasible and such placement is approved by the Public Services Department Director.

C. At the time of installation, the final location, installation, footings, and related details shall be subject to review and approval by the City Planner and Building Official

12. Alterations to or removal of, the Public Art within the first five years of the date of completion are permitted under the following circumstances:

a. The building on which Public Art is located is sold; or

b. The building or property is substantially remodeled or altered in way that precludes continuance of Public Art. Alterations or removal must be approved by the DDA or City, as applicable.

13. At the conclusion of the 5-year Agreement, the Applicant and the DDA or the City review the condition of the Public Art and, based on the condition, either allow it to remain or make plans to remove or paint over the Public Art.

FARMINGTON PUBLIC ART PROGRAM APPLICATION

Applicant Information

Name of Applicant or Sponsoring Organization

Name of Contact Person

Email

Phone

Artist Information

Artist's Name

Artist's Signature

Email

Website

Artist's Mailing Address

City/State/Zip

Phone

The artist agrees that the commissioned work is a work for hire and that the DDA/City is the author for purposes of copyright ownership; and that the artist assigns all rights in the art, including copyrights, if any, so that the public can fully benefit from the art.

Property Information

Proposed Public Art Location (building or business name)

Street Address/Intersection

Property Owner's Name

Property Owner's Email

Property Owner's Phone

Property Owner's Signature

Start Date

Completion Date

SUBMIT MATERIALS TO:

For Downtown District Submittals”

Jess Westendorf
Executive Director
Farmington DDA
City of Farmington
23600 Liberty Street
Farmington, MI 48335
(248) 699-5114
www.DowntownFarmington.org

For all other locations:

Chris Weber
Assistant City Manager
City of Farmington
23600 Liberty Street
Farmington, MI 48335
248-699-5147

CHECKLIST OF REQUIRED MATERIALS

- ☐ Completed Application Form
- ☐ Resume of each artist involved in the project
- ☐ Signature of artist
- ☐ Six (6) digital images of the artist's original work that shows ability as a Public Artist. (e-mailed or provided on CD or Flash drive.)
- ☐ Artist's rendering of the proposed Public Art with dimensions
- ☐ History of the sponsoring organization (if applicable) including a brief narrative, date established, community served and contact information.
- ☐ If working on the Public Art involves blocking a public right of way such as a sidewalk or street, or the use of scaffolding or ladders, include a plan for insuring the access and safety of the public and the artists.
- ☐ Signature of building owner

