



**Special City Council Meeting  
8:30 AM, SATURDAY, JANUARY 9, 2016  
Conference Room  
Farmington City Hall  
23600 Liberty St  
Farmington, MI 48335**

**FINAL**

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**SPECIAL MEETING MINUTES**

A special meeting of the Farmington City Council was held on January 9, 2016, in Farmington City Hall, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 8:30 AM by Mayor William Galvin.

**1. CALL TO ORDER**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Sara Bowman	Council Member	Present	
Greg Cowley	Councilmember	Present	
William Galvin	Mayor	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

**City Administration Present**

Director Christiansen  
City Clerk Halberstadt  
City Manager Murphy  
Attorney Schultz

**2. APPROVAL OF AGENDA**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Greg Cowley, Councilmember
<b>SECONDER:</b>	Jeff Scott, Councilmember
<b>AYES:</b>	Bowman, Cowley, Galvin, Schneemann, Scott

**3. PUBLIC COMMENT**

No public comment was heard.

**4. DISCUSSION OF PROPOSALS FOR MAXFIELD TRAINING CENTER**

**A. Motion to recuse Councilmember Schneemann from the discussion.**

<b>RESULT:</b>	<b>APPROVED [4 TO 0]</b>
<b>MOVER:</b>	Greg Cowley, Councilmember
<b>SECONDER:</b>	Jeff Scott, Councilmember
<b>AYES:</b>	Sara Bowman, Greg Cowley, William Galvin, Jeff Scott
<b>RECUSED:</b>	Steve Schneemann

Christiansen provided an overview of two proposals, received by Farmington Public Schools, for redevelopment of the Maxfield Training Center. The purpose of the discussion was to review each proposal in detail and discuss the issue of incentives for this redevelopment. He opened the discussion by referencing a Resolution passed in August 2013 earmarking specific projects to be potentially considered for incentives.

The two proposals up for discussion were from BlueDuck Holdings and Robertson Brothers Homes.

Galvin asked what is needed from Council.

Murphy is looking for guidance as far as what incentives to offer to the developer of Maxfield Training Center. He suggests something similar to what was offered in the Flanders site deal.

Scott expressed concern that there is no financial commitment on the end of BlueDuck Holdings. He believes their plan is very general with no specifics. He feels Robertson Brothers Homes provided more specifics and is ready to go, but that plan does not meet the standard set by the resolution. He doesn't believe it responds to the Vision Plan, and notes there is no indication of access to the park from the MTC site. He isn't willing to offer incentives until the proposal is more conducive to what is in the Vision Plan.

Cowley feels the city does need to provide incentives. He is willing to incentivize where there is ownership. He does not support apartments. He shares Scott's concern regarding both developers. He is concerned that only one proposal addresses the parking solution.

Bowman questioned why there were only two proposals submitted. She wonders if there are ongoing and continuing efforts to market the property. She supports mixed use of ownership and rental properties on the site. She would like to discuss the difference in proposal prices and what is included in those offers. She supports incentives.

Christiansen advised the Maxfield Training Center property is still on the market. Farmington Public Schools had a lot of interest, but only two proposals were submitted by the December 16, 2015 deadline. If neither of these two proposals moves forward, another proposal could be presented.

Galvin mentioned that BlueDuck Holdings provided a proposal for the Courthouse property a few months ago. At that time they had trouble securing financing for that project. He questioned what has changed in their financing structure that they are now able to fund the Maxfield Training Center redevelopment project. Galvin's impression of Robertson Brothers is that they build high-end projects that attract the type of economic demographic and resident that Farmington is accustomed to. He questioned how the

incentive process was going to work with this property.

Schultz mentioned that the incentive process would be similar to the Flanders site redevelopment.

Christiansen agreed that the city would provide up front incentives to motivate the investor/developer. He discussed the different types of incentives offered in the Flanders transaction.

Galvin questioned when the city will see an improvement in the DDA budget and from TIF growth and the city's budget in property taxes. He noted that the more incentives the city provides the longer the city and DDA will realize TIF growth.

Discussion followed regarding when the city will see profit from various property redevelopment and construction deals.

Cowley discussed how the school and city benefit from redevelopment projects. He stated the school system and the city should work together. He believes the schools will benefit more than the city in this redevelopment deal.

Christiansen explained that the next step would be to meet with Farmington Public Schools to let them know of the direction Council would like the city to take.

## 5. ADJOURNMENT

### 1. Motion To Adjourn

The meeting adjourned at 9:10 a.m.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Greg Cowley, Councilmember
<b>SECONDER:</b>	Sara Bowman, Council Member
<b>AYES:</b>	Bowman, Cowley, Galvin, Schneemann, Scott

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William E. Galvin, Mayor

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Susan K. Halberstadt, City Clerk

Approval Date: April 18, 2016