



Special/Study Session Meeting
6:00 p.m., Monday, September 18, 2017
Conference Room
23600 Liberty Street
Farmington, MI 48335

FINAL

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on September 18, 2017, 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 6:00 PM by Mayor William Galvin.

1. ROLL CALL

Attendee Name	Title	Status	Arrived
Sara Bowman	Councilmember	Present	
Greg Cowley	Councilmember	Present	
William Galvin	Mayor	Present	
Steve Schneemann	Mayor Pro Tem	Absent	
Jeff Scott	Councilmember	Present	

City Administration Present

Director Christiansen
City Clerk Halberstadt
City Manager Murphy
City Attorney Schultz

2. APPROVAL OF AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Councilmember Cowley
SECONDER:	Councilmember Bowman
AYES:	Bowman, Cowley, Galvin, Scott

3. PUBLIC COMMENT

No public comment was heard.

4. REVIEW PROPOSALS FOR COURTHOUSE PROPERTY

Christiansen introduced the three developers/investors who have submitted proposals for the courthouse property.

Boji Development- Present: Mike Ciroffa, Francis Boji, and Joseph Boji

Ciroffa stated that Boji Development listened carefully and has tried to meet what the City envisions on the courthouse property.

Joseph Boji proposed 14 single-family, single-story detached condos with 2-car attached garages. He also provided plans for a fully developed hill, including additional parking for the preserved sledding hill that could be deeded back to the City.

Scott liked that the proposal has low density, but wouldn't mind more homes. He inquired as to the size of the homes. Boji responded the range is 1,700-2,500 sq. ft.

Responding to Scott, Bowman clarified that Boji is offering \$50,000 for the property.

Bowman likes the proposal and the density. She likes that Boji looked at the Vision Plan and incorporated the sledding hill.

Cowley also likes the density and the overall project.

Responding to a question by Cowley, Boji stated the homes would sell from the low to mid \$300,000 range and would target baby boomers.

Cowley is interested in parking and accessibility to the homes from Shiawassee and Raphael streets.

Galvin liked that Boji addressed concerns of neighboring homes. He inquired about the open space in the plans. Boji stated that there are no plans, just relief for residents.

Galvin believes the density is appropriate for the area.

DS Homes, LLC- Present: Brian Duggan and Steve Summers

Bowman inquired as to the type of homes being proposed. Duggan stated that DS Homes is flexible, but their current proposal is for 13 single family, single-story owner occupied homes.

Cowley inquired as to the target purchase price of the homes. Duggan responded the range is \$270,000-\$290,000.

When asked by Cowley, Duggan said that they would be interested in developing the school property as well.

Responding to Scott, Duggan stated that they are offering \$250,000 for the Courthouse property.

Scott inquired as to whom they would market the homes.

Responding to Scott, Duggan stated he believes the homes would appeal to baby boomers.

Scott expressed concern that the homes are cookie cutter and are all garage on the front. He is also concerned that the squared footage, 1,200-1,300 sq. ft, is smaller than the previous proposal.

Galvin likes the low density and is happy that the market is listening to Council. He likes the green spaces in the proposal.

Duggan stated they are flexible and willing to go the extra mile and are less concerned about profit.

DA Building- Present: Mike Fellows

Fellows stated the DA Building proposal is for owner-occupied duplexes. The purchase price of the units will be from \$225,000 to \$300,000 and will not be marketed to a specific demographic. The size of the units will be flexible, ranging from 1,350-1,900 square feet. The base design calls for a first floor master bedroom. They are offering \$275,000 for the Courthouse property and their proposal has nothing to do with the school property. He went on to discuss other properties that have been developed by DA Building.

Responding to Cowley, Fellowes said that he is not deterred by the cost/size of the school property if it becomes available.

Fellows stated that this proposal is similar to previous plans he has submitted, but changes have been made.

Scott discussed that financial benefit of higher density.

Bowman inquired about how the variable floor plans work.

Fellows expects to build two duplexes, essentially 4 models, and then build as buyers come forward.

Discussion followed regarding the Planned Unit Development (PUD) process.

Galvin thanked developers for responding to Council's criteria. He believes that the proposals are all solid.

Responding to Galvin, Schultz referred to a resolution previously adopted for process of sale of property.

Scott is looking for more detailed proposals, with time frames established.

Bowman stated that it is nice to see the market responding to Council. She feels the three proposals were good.

Cowley would have a hard time telling tax payers that Council gave away the property. He hopes that whoever gets the property can handle the cost and size of phase 2 of the development, i.e. the school property.

Galvin encouraged the developers to contact city administration to refine their proposals.

5. OTHER BUSINESS

No other business was heard.

6. COUNCIL COMMENT

No Council Comment was heard.

7. ADJOURNMENT

Move to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Councilmember Scott
SECONDER:	Councilmember Cowley
AYES:	Bowman, Cowley, Galvin, Scott

The meeting adjourned at 6:55 PM.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: October 16, 2017