



Special/Study Session Meeting
5:00 p.m., Monday, July 24, 2017
Conference Room
23600 Liberty Street
Farmington, MI 48335

FINAL

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on July 24, 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 5:00 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
Attorney Schultz
Treasurer Weber

2. APPROVAL OF AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Councilmember Cowley
SECONDER:	Councilmember Scott
AYES:	Bowman, Cowley, Galvin, Scott
ABSENT:	Mayor Pro Tem Schneemann

3. PUBLIC COMMENT

No Public Comment was heard.

4. COURTHOUSE PROPERTY PROPOSALS

Present: Dan Blugerman, Vice President, Thomas Duke Company

Blugerman advised both developers, Cervi Construction and Yaldo Construction, were asked if they wanted to share any additional details on their proposals for the

courthouse property. He stated Mr. Cervi offered no additions or changes to his proposal. Mr. Yaldo advised his proposal was only a preliminary plan. He indicated the first two units would be built and when half are filled he would start on the next unit.

Schultz stated at this point if there is a proposal the Council is interested in, the process would move forward.

Cowley confirmed one proposal is for rentals and the other is for sale. He asked the City Attorney if a time limit can be placed on the contract.

Schultz responded yes, but no developer is going to build something it can't sell.

Responding to Cowley, Blugerman stated there has been no change in the listing price of \$425,000.

Cowley questioned whether Yaldo would consider reducing the number of units in his proposal.

Blugerman stated Cervi likes his current plan and that Yaldo is interested in maxing out the site.

Responding to Bowman, Blugerman said Cervi had no further comment in regards to converting his project to for sale condominiums. He is in favor of keeping his plan the way it was presented.

Scott stated the proposed enhancement of the townhomes is fundamental. He feels if the City is going to take a lesser price they need a higher quality developer. He stated the design going into the PUD process is critical. He is nervous about the proposed phase-in of the development. He supports units that are for sale. He is less concerned with the density. He would like to see this project moved along. He likes that they sunk part of the townhome down which helps reduce the scale of the building.

Galvin stated there are aspects of the proposals he likes and dislikes. He discussed parts of the City where rentals are appropriate. He stated there are no rentals near the courthouse property. He does not like the proposal of initially renting the units and then selling them at a later time as proposed by Cervi. He liked that the Yaldo proposal was ownership based. He passed out samples of other townhome units in the area and what the Yaldo proposal could look like.

Galvin believes residents are looking for 2-3 story brownstones units. He would like to continue dialogue with Cervi Construction, but he does not want rentals. He doesn't see the need to introduce rentals if they are not already there.

He expressed concern regarding the involvement of City Council in developments and their need to recuse themselves. He stated all councilmembers should participate in the

discussion. He stated the City should find developers that will not have a conflict of interest. He asked should the City give more concrete direction on what they would like to see built on that property.

Cowley noted both proposals are based on a 50% discount on the asking price, as a result significant upgrades should be provided. He expressed concern regarding density and Council should reach some kind of agreement of what is acceptable. He stated the PUD process can be as onerous as Council chooses. He is nervous about the proposal to phase-in units. He does not support rentals on that site.

Bowman pointed out that both developers are known to the City. She doesn't have an issue with the rental aspect given what Cervi Construction has proposed. She stated that proposal is a better fit for the site. She expressed concern regarding the density of the Yaldo proposal. She cannot support nine buildings, three stories each, on that site, especially given the number of vehicles involved. She stated the City must serve the area and consider what is already there.

Scott likes the owner occupied aspect of the townhomes. He stated once apartments are there they will always be apartments. He discussed some of the proposed aspects of the townhomes. He would accept higher density if the quality is much higher. He stated this is a housing product we don't have in the city.

Galvin stated the development of the courthouse property will set the tone for future development going down the hill. City Administration needs to work with the two architects on Council establishing guidelines for what type of townhome the City would like to see on that site

Christiansen provided information on the Vision Plan and Downtown Area Plan that the City had put together for the area.

Galvin pointed out townhomes are shown in the City's development plan for that property.

Christiansen noted the Development Plan shows a concept of 24-30 units on that site.

Cowley asked how many more units would fit on the hill if it is developed. Christiansen responded approximately 150 units.

Bowman is not against the idea of townhomes, however, she is opposed to nine buildings with 43 units on that site.

Cowley could not agree with the proposed density given the increased traffic that would be result.

Scott discussed the difference between high and medium density. He suggested increased green space and higher quality in the townhome proposal.

Blugerman confirmed with Council that they want to see a proposal that includes ownership, higher quality and less density and that discussion would continue with Cervi if his project is ownership based.

Galvin stated the City needs to be cognizant of the other ten acres on the hill. Whatever the City considers for the courthouse property needs to be decided in light of the other ten acres. This product will be synthesized with the other ten acres and surrounding neighborhoods.

Scott expressed concern that we are not following the Vision Plan of the City. We have a real project, but want to push the can down the road.

Cowley would like to see a plan that upgrades the property, reduces density and is ownership based. He wants the project completed in two years.

5. CLOSED SESSION – LAND ACQUISITION AND CONFIDENTIAL COMMUNICATION FROM CITY ATTORNEY

Move to enter closed session to discuss land acquisition and City Attorney confidential communication.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Councilmember Cowley
SECONDER:	Councilmember Bowman
AYES:	Bowman, Cowley, Galvin, Scott
ABSENT:	Mayor Pro Tem Schneemann

Roll Call: Cowley, Galvin, Scott, Bowman

Council took a 5 minute recess.

Council entered closed session at 5:55 p.m.

Move to exit closed session.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Councilmember Bowman
SECONDER:	Councilmember Scott
AYES:	Bowman, Cowley, Galvin, Scott
ABSENT:	Mayor Pro Tem Schneemann

Council exited closed session at 7:50 p.m.

6. OTHER BUSINESS

Christiansen discussed a number of potential and new redevelopment projects in the City, including a Mexican restaurant in the former location of Moy’s Chinese restaurant, new medical office building on Grand River and repurposing of Bellacino’s.

7. COUNCIL COMMENT

No Council Comment was heard.

8. ADJOURNMENT

Move to adjourn the meeting.

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

The meeting adjourned at 8:00 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: September 18, 2017