



Special Council Meeting  
6:00 p.m., Monday, December 14, 2020  
Virtual Meeting via Zoom

**FINAL**

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## SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on December 14, 2020, 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 6:04 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**

City Clerk Mullison  
City Manager Murphy  
City Attorney Schultz  
Director Weber

### 2. APPROVAL OF AGENDA

Move to approve the agenda as presented.

<b>RESULT:</b>	<b>APPROVED AS PRESENTED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Taylor, Councilmember

### **3. PRESENTATION OF RECEIVED RFQS FOR MTC PROPERTY BY CIB PLANNING, INC.**

City Manager Murphy introduced Eric Helzer of Advanced Redevelopment Solutions and Carmine Avantini and Justin Sprague from Community Image Builders who gave a presentation outlining four Requests for Qualifications received from River Caddis, Sherr Development, Robertson Brothers, and PVL Farmington for the development of the Maxfield Training Center property.

Sprague explained the review process and walked Council through a summary sheet that included a tally of total points after review. He compared the relative merits of each application, including incorporating public benefit with a connection to the parks. Helzer explained how the reviewers looked at the developers from an economic viewpoint, with ways to interpret the scoring given with regard to the economic impact to the City and the Brownfield development experience of the developer. Avantini spoke of the interview experience itself.

Bowman noted that there was a timeline that gives additional time to review this material. She was thrilled with the four RFQs that came in and noted that the site was very important to the City. She requested thoughts from each councilmember. Discussion ensued about the specifics of each submittal as well as about an expected timeline for next steps. Topics discussed included costs for different plans, how they will be financed, size and density of the proposed developments, tax capture evaluations and projections, risk and cost of site remediation, owner occupied versus rental considerations, how questions were chosen for the RFQ, the feasibility and cost of grading the hill toward park, parking questions, and creativity in thought processes.

Bowman requested direction from Council as to whether they wanted to narrow down the four choices for a subsequent meeting. LaRussa thanked the consultants for going through info and evaluations and commented that it was a lot to digest. The experience area of the ranking sheet would be his focus right now, though he was concerned that the highest ranked developer would possibly bring the least revenue to city. He indicated that he would like to see one townhome and one apartment developer be chosen to move forward in the process. He was willing to narrow the field for discussion at the next meeting to River Caddis and Robertson Brothers.

DeLind said that he would also support River Caddis and Robertson Brothers, though he would change the order in terms of his interest. Taylor stated that her goal was to choose someone with a plan that would fit into what people in Farmington want. She ruled out both apartment complexes in terms of density, and announced that she favored Sherr Development and Robertson Brothers.

Schneemann was pleasantly surprised that the RFQ offerings were so divergent. He was also surprised about tax revenue consistency. He applauded PVL Farmington's bold vision and would like to see a pro forma. He commended PVL Farmington for working with the church in devising its proposal, but agreed that Robertson and River Caddis are the ones he would like to look into further. He had no issue looking at all four at the next meeting, and commented that all four proposals were obviously very different. He noted that the decision Council will make is due in large parts to what their vision is of the future of Farmington.

Bowman was also pleasantly surprised because she had assumed the proposals would be rental only. As she took a closer look, PVL Farmington struck her with concerns about density,

financing, and timing. She indicated that she would like to hear more from River Caddis and Robertson Brothers, though noting that rentals might promote downtown engagement more. Discussion followed on the merits of whittling down the group of RFQs for the next meeting.

More information on the River Caddis and Robertson Brothers will be provided at the next meeting. All four RFQs will be made available on the City website for public viewing.

#### **4. OTHER BUSINESS**

No other business was heard.

#### **5. PUBLIC COMMENT**

No public comment was heard.

#### **6. COUNCIL COMMENT**

No Council comment was heard.

#### **7. ADJOURNMENT**

**Move to adjourn the meeting.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Taylor, Councilmember
<b>SECONDER:</b>	DeLind, Councilmember

The meeting adjourned at 7:24 pm.

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Sara Bowman, Mayor

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Mary Mullison, City Clerk

Approval Date: December 21, 2020