



Special Council Meeting
6:00 p.m., Thursday, January 7, 2021
Virtual Meeting via Zoom

FINAL

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on January 7, 2021, 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 6:00 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

Director Christiansen
DDA Director Knight
City Clerk Mullison
City Manager Murphy
City Attorney Schultz
Director Weber

2. APPROVAL OF AGENDA

Move to approve the agenda as presented.

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

2. DEVELOPER PRESENTATIONS FOR MTC

Council heard presentations on submitted Request for Qualifications for development of the Maxfield Training Center property from Robertson Brothers Homes, River Caddis Development, SDC Ventures, LLC, and PVL Farmington. Each Councilmember had opportunity to ask questions of each developer.

- A. 6:00 p.m. – Robertson Brothers Homes – Tim Loughrin and Darian Neubecker
- B. 6:34 p.m. – River Caddis Development – John McGraw, Wayne Chubb, and Luke Bonner
- C. 7:21 p.m. – SDC Ventures, LLC – Roger Scherr

Bowman called a recess at 8:04. The meeting reconvened at 8:12 pm.

- D. 8:15 p.m. – PVL Farmington – Jeff Scott, Tom Buck, and Dale Inman

Bowman suggested that no action need be taken at this meeting, but that Council, after further thought, could recommend at their next regular meeting that Administration and CIB move to Step 2, which would be to receive additional financing information from selected proponents.

Schneemann thanked Council, Administration, and all developers for their time. He appreciated the openness that allowed everybody to hear the same thing. He stated that he learned a lot tonight. He was struck by the fact that the four proposals were so divergent. He gave kudos to CIB for bringing four solid proposals to Council to consider.

Taylor suggested deliberation be put off to the next meeting so as to have more time to think about all this.

Bowman pointed out that in addition to hearing the proposals, Council also got to meet the people they would potentially be working with apart from the plans and RFQ on paper. She stated that moving a developer to the second phase does not lock in to that developer; it is still just the next phase of a much larger process and reminded the public that Council is just working on choosing the developer, not the plan as yet.

4. OTHER BUSINESS

No other business was heard.

5. PUBLIC COMMENT

Chris Schroer, 23620 Warner, commented negatively on the PVL Farmington presentation and positively on the Robertson Brothers presentation.

6. COUNCIL COMMENT

LaRussa reiterated that this process is a long way away from a final proposal. He said that the complexity of the decision requires evaluating all needs and abilities and the next step exposes which developer partners have the flexibility needed for the project. He is looking for which partners are capable, qualified, and can meet the needs of the community, the needs of the City, and their own needs to make it work for everybody. He expressed excitement about the process so far, and admitted that there was value in having these conversations. This evening's presentations reinforced his assessments already made on the submitted RFQs. He would like to examine the overall economic impact of each development, and would like a more comprehensive economic assessment of each project and what its economic impact might be to Farmington.

7. ADJOURNMENT

Move to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Schneemann, Councilmember
SECONDER:	Taylor, Councilmember

The meeting adjourned at 9:16 pm.

Sara Bowman, Mayor

Mary Mullison, City Clerk

Approval Date: January 19, 2021