



FINAL

SPECIAL STUDY SESSION MEETING MINUTES

A Special Study Session meeting of the Farmington City Council was held on June 3, 2013, in Conference Room A, 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 J.T. Buck.

1. ROLL CALL

Attendee Name	Title	Status	Arrived
J.T. Buck	Mayor	Present	
Greg Cowley	Councilmember	Present	
William Galvin	Mayor Pro Tem	Present	
JoAnne McShane	Councilmember	Present	

City Administration Present

Director Christiansen
City Clerk Halberstadt
City Manager Pastue

2. APPROVAL OF AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Greg Cowley, Councilmember
AYES:	Buck, Cowley, Galvin, McShane

3. REVIEW OF OFFERS TO PURCHASE OLD COURTHOUSE PROPERTY

A. Review of Offers to Purchase Old Courthouse Property

Pastue advised the city has received a number of offers on the old 47th District Court property. He stated there is one offer in particular that he would be comfortable in supporting. He stated the offer is from a church that involves the courthouse building, but also separates two acres to the west for other types of development. The offer is \$375,000 for the east half of property which includes the courthouse building. He stated this offer was higher than others received.

Pastue reviewed the financial impact between the offer from the church (Option A) and one from a residential developer (Option B). He stated the offer from the church demonstrated a higher present value.

Christiansen reviewed other offers that have been submitted thus far. He discussed the proposed lot split by the church and reviewed a survey of the property that showed conceptually what the split might look like in terms of residential development and the church property.

Responding to a question from Cowley, Pastue confirmed the City would realize more value from a residential development than the proposal from the church.

Discussion followed regarding the type of residential developments that have been proposed.

McShane advised the city should not be shortsighted on this property, noting there may be other opportunities down the road. She stated senior living should not be ruled out since the need for this type of housing will only grow. She had reservations about the offers received so far. She would like to keep the property on the market another month or two to see what other opportunities may develop.

Responding to a question from Galvin, Pastue stated Council is not required to take a vote on any of the offers as a result of the public hearing.

Galvin would like to see what the public wants as a result of the public hearing. He would also like to see the developers attend the hearing as well.

Galvin asked about the financial ability of the developers who have made offers on the property. Christiansen responded all the developers at their price point would come to the table to close. He believes a residential development poses the greatest financial risk.

Christiansen shared a proposal received that day for a senior living development.

Galvin asked about any discussions with school administration about this property that might fit within their long term plans.

Pastue believes the term goal of school administration is to consolidate all of their administrative functions. He noted this is not part of their current bond proposal.

Discussion followed regarding previous dialogue with school administration regarding the courthouse property that ended with no result. Pastue pointed out they are in a different position now given their long term goal of consolidation. He stated they recognize there is a higher and better use for that property.

Cowley stated he would like to know the intentions of the schools. He believes the highest use for that property is housing.

Buck concurred that more families within walking distance of downtown helps it thrive. He stated housing provides the greatest return on investment for both the city and the downtown.

Discussion followed regarding the broader impact of residential development including more kids in the schools and disposable income spending in the city.

Buck expressed the importance of setting the public hearing date as soon as possible. He pointed out if council takes 120 days to make a decision the city has lost a year of construction time.

Pastue noted that if a decision was made within 90 days construction could begin next year.

Buck pointed out the school situation will be very slow to develop and any coordination with them at this point would cause the city to lose out on thousands of dollars of revenue.

McShane expressed support for residential development as long as it is the right fit and price.

Christiansen reviewed the viability of each of the offers.

Galvin asked about other locations in the city that might keep those developers who made non-residential offers in the community.

Discussion followed regarding other opportunities for development or redevelopment in the community.

Council concurred a public hearing is the next step in the process.

4. ECONOMIC INCENTIVES

Council concurred to delay discussion on economic incentives until a later date.

A. Motion to table discussion on economic incentives until a later date.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	JoAnne McShane, Councilmember
AYES:	J.T. Buck, Greg Cowley, William Galvin, JoAnne McShane

5. CANCELLATION AND RESCHEDULING OF JUNE 17 MEETING

A. Discussion - Cancellation and Rescheduling of June 17 Meeting

Discussion was held regarding cancellation of the June 17th regular meeting due Councilmembers who will be on vacation on that date.

Council discussed setting two special meeting dates on Friday, June 21st and Monday, June 24th. Further discussion was held on the agenda items for each meeting.

6. OTHER BUSINESS

No other business was heard.

7. PUBLIC COMMENT

No public comment was heard.

8. COUNCIL COMMENT

No Council Comment was heard.

9. ADJOURNMENT

Motion to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Greg Cowley, Councilmember
AYES:	J.T. Buck, Greg Cowley, William Galvin, JoAnne McShane

The meeting adjourned at 6:56 p.m.

Mayor J.T. Buck

Susan K. Halberstadt, City Clerk

Approval Date: _____