



Special Council Meeting
6:00 p.m., Monday, September 21, 2020
Virtual Meeting via Zoom

FINAL

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on September 21, 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 by Executive Order 2020-129 signed by Governor Whitmer on June 18, 2020, 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 6:02 p.m. by Mayor Sara Bowman.

1. ROLL CALL

Attendee Name	Title	Status	Arrived
Sara Bowman	Mayor	Present	
David DeLind	Councilmember	Absent	
Joe LaRussa	Mayor Pro Tem	Present	
Steve Schneemann	Councilmember	Present	
Maria Taylor	Councilmember	Present	

City Administration Present

Director Christiansen
City Clerk Mullison
City Manager Murphy
City Attorney Schultz

2. APPROVAL OF AGENDA

Move to approve the agenda as presented.

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

3. PUBLIC COMMENT

No public comment was heard. Mayor Bowman noted that a communication was received by all members of Council via email on September 21, 2020 by a group calling themselves Farmington Residents for Responsible Development.

4. REVIEW FINAL DRAFT OF REQUEST FOR QUALIFICATIONS

Carmine Avantini and Justin Sprague of Community Image Builders (CIB) presented an updated Request for Qualifications to use in the development of the Maxfield Training Center project. Sprague pointed out changes that had been made reflecting requests made by Council at the previous presentation of the RFQ.

There was initial discussion about how the number of units for the development was arrived at, with Schneemann and Taylor requesting fewer units included in the RFQ. Sprague addressed the method that he and Eric Helzer of Advanced Redevelopment Solutions (ARS) had used to arrive at the suggested number. Avantini reminded Council that leaving an avenue open for other ideas, especially in an RFQ, would allow a broader and more vigorous response from developers, from which Council could make a choice from a larger pool of applicants. He said that Council would be able to choose a developer based on the ideas they brought to the table, and that Council would then be able to use all the tools at its disposal to arrive at a project that would be a true public/private partnership and would be a win-win for both entities. He noted that Council could always turn down projects that didn't meet their expectations. More discussion ensued about the balancing act between financing and profit.

Avantini again cautioned Council about narrowing the RFQ so much that the field of candidates was small and constrained in their submissions. He noted a smaller scope would leave less room for negotiation with developers about the creative interests of the project.

Sprague continued the review. There was discussion around including the adjacent city owned properties in the RFQ, and also as to whether a residential project will move forward in this business climate. Avantini and Sprague stated that they felt there would be competition for this project, as they had already seen some preliminary interest in it. The ramifications of the pandemic on the timing of the project was also discussed.

Bowman noted that this would be a Request for Qualifications, not a Request for Proposals, and until the RFQ is approved, Council could not get to the RFP. She recalled that Avantini had said that the project should be able to be accepted by the public, approved by Council, and financially acceptable to a developer.

LaRussa indicated that he would like to go forward with the RFQ as presented so that both the needs of the community and of the site can be met and he wanted to see the process move forward. Schneemann noted that this document appeared to go beyond an RFQ, since Council would be asking for details and a proposed project, including a design concept. A time frame for next steps was discussed. Schneemann said he had grave concerns but would carry them to the next step. Taylor felt that this RFQ was a "bait and switch" for developers and that she would not support any more than 100 units.

Avantini wrapped up the review by stating that there are a number of objectives in this project: a connection between parks, adding a park, and the correlation between the number of units and the amount of public improvements that can be made. Schneemann agreed that the amenities could not be paid for directly by the developer and cited the millage recently passed as an indication that Council could increase public improvements without resorting to a higher density project. Avantini said that this all would be a balancing act to make this a team-driven project.

Move to accept the RFQ and have City Administration publish it to receive potential interest.

RESULT:	APPROVED [3-1]
MOVER:	LaRussa, Mayor Pro Tem
SECONDER:	Schneemann, Councilmember
AYES:	Bowman, LaRussa, Schneemann
NAYS:	Taylor
ABSENT:	DeLind

5. DISCUSS FORMING A PATHWAYS COMMITTEE

This item was postponed to the September 21, 2020 Regular meeting.

6. OTHER BUSINESS

No other business was heard.

7. COUNCIL COMMENT

No council comment was heard.

8. ADJOURNMENT

Move to adjourn the meeting.

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

The meeting adjourned at 6:59 pm.

Sara Bowman, Mayor

Mary Mullison, City Clerk

Approval Date: October 19, 2020