

33000 Thomas Street RFQ Question Responses

1. Will a walking tour of the building be permitted? ***The City of Farmington will host a walk-through of the Maxfield Training Center on Thursday, November 5th from 1-3 pm. Developers and their representatives must pre-register with the City of Farmington by November 3rd to participate. Please contact Director of Economic and Community Development Director Kevin Christiansen at kchristiansen@farmgov.com.***
2. Is there a specific mix of residential product types desired or required? Is there a preference for for-sale vs. rental? ***The desire of the city is to see a high-quality, well-designed development product(s) that fits the urban environment and creates a sense of place for potential residents. We encourage developers to run cost analyses to determine what is financially feasible on the property.***
3. Will the DDA be amenable to covering non-environmental infrastructure costs? ***Whether there is such participation by the DDA depends on the desirability and quality of the proposed development. In addition, the determination would require a cost analysis to determine which expenses could be eligible through the TIF program.***
4. What is the weighting for incorporating two additional parcels for a promenade? ***It is the city's vision to create a walkable downtown with multiple connection points. While the two additional parcels are not specifically part of the development RFQ, they were acquired by the city to be part of the redevelopment of the downtown area. So, identifying creative uses of those parcels as part of a development proposal for the MTC would be considered a positive.***
5. What is the expectation for the number of shared parking spaces on the west portion of the property? Can this parking area be moved to the east side of the site instead? ***As noted in the RFQ, the western parking area is not owned by the city. While the city does have a parking arrangement in place with the property owner, it relates to use of the area in its current configuration. Parking requirements for the development will need to be satisfied, but it is up to the developer to determine how to do that. An arrangement made between the owner of the western parking lot could be considered by the city in determining whether parking requirements are met.***
6. Are there direct Brownfield monies available from the state for removal of the building or must reimbursement come through recapture? ***There may be monies available from state agencies. The city will strongly consider supporting a grant or loan from any state agency for an approved project.***
7. Can school taxes be included in the recapture amount? ***School taxes can be captured and have been included in the memo identified in the memorandum from Advanced Redevelopment Solutions dated May 23, 2020 in the RFQ in the exhibit section.***

8. Will the City stand behind any borrowed funds obtained under a TIF? ***The TIF will reimburse eligible costs associated with the development (to be negotiated in the final development agreement). However, the city will not borrow or incur debt however to support the development.***
9. Explain how the DDA monies combine with Brownfield monies to support a development? ***Both the DDA and the Brownfield Redevelopment Authority have the ability to utilize tax increment financing to support a successful project. To the extent that both participate will be determined as part of the discussion toward a development agreement with the selected developer.***

Can the two homes be removed between Thomas and Grand River? ***Yes. The City's long-range plans include development concepts where those two homes are removed to create connectivity between Grand River and Shiawassee Park.***

10. Will detention be required? ***Storm water management will be required.***