



Special Council Meeting
6:00 p.m., Monday, June 8, 2020
Virtual Meeting via Zoom

FINAL

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on June 8, 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 2020-48 signed by Governor Whitmer on April 14, 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 6:00 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
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

3. DISCUSSION REGARDING MAXFIELD TRAINING CENTER/CIB

City Manager Murphy introduced Eric Helzer from Advanced Redevelopment Solutions (ARS), along with Carmine Avantini and Justin Sprague from CIB Planning. ARS, as a team member with CIB Planning (CIB) completed a review of various tax increment financing (TIF) incentive items for the proposed Maxfield Training Center Building Redevelopment Project.

Council discussed these due diligence items and reviewed three conceptual project models in order to estimate the projected future taxable value of the project, derive the amount of available tax increment revenues (TIR) under the Downtown Development Authority (DDA) TIF and Brownfield Redevelopment Authority (BRA) TIF, and determine the maximum available amount of TIR ("TIR Capacity") under each project model with a set of City assumptions. These are intended to service eligible debt service for the project allowable DDA and BRA activities, and the analysis was intended to assist the City in determining the extent of support that they may allow for a project with TIRs and the period for tax capture. Furthermore, this would allow potential developers to fill any identified "gaps" in their financing with reimbursed TIRs.

Council also had the opportunity to ask about how the financing numbers were developed, what the effective land use could be, whether a mix of residential to commercial development would be possible, and whether there could be flexibility within the construct. They also touched on parking and public use considerations, and what other models may have been considered.

The project models considered were: 124 Unit Market Rate Apartments, Rental: Midrise multi-story apartments, on-site parking; 80 Unit Market Rate Apartments, Rental: Midrise multi-story apartments, on-site parking; 64 Unit Condominiums, Owner Occupied: Stacked three-story, 2-car garage rowhome/Brownstone.

After more discussion about park connectivity and what process would be used for going forward with decisions on what to do with property, Bowman reminded the public that this meeting was informational only and that these were merely preliminary discussions.

4. OTHER BUSINESS

No other business was heard.

5. PUBLIC COMMENT

No public comment was heard.

5a. COUNCIL COMMENT

Bowman noted that the COVID rules have been relaxed throughout the state. Starting today restaurants are open with diminished capacity and with strict guidelines in place and she hoped the public would graciously adhere to safety protocols. She encouraged face-mask use and for our community to continue to be good citizens and human beings. Bowman looked forward to getting back to all the things that have been put on hold while working through a pandemic.

6. ADJOURNMENT

Move to adjourn the meeting.

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

The meeting adjourned at 7:22 pm.

Sara Bowman, Mayor

Mary Mullison, City Clerk

Approval Date: June 15, 2020