

AGENDA
CITY COUNCIL STUDY SESSION
APRIL 27, 2026 – 5:30PM
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order
2. Roll Call
3. Consideration of approval to enter into a closed session to consider and discuss with Chief Piggott and other representatives of the Farmington Hills Police Department the security measures, including security plans and procedures, which relates to the ongoing security of City Council. (Note: Council will return to open session immediately following the closed session).
4. [Sponsorship Solicitation Services](#) update
5. [Heritage Park Interlocal Agreement](#) update
6. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, Acting City Manager

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/accommodations will be made. Thank you.



DATE: April 21, 2026

TO: Mayor and City Council

FROM: Bryan Farmer, Interim Director of Special Services

CC: Karen Mondora, Acting City Manager
Vickie Sullen-Winn, Communications and Community
Engagement Director

SUBJECT: Sponsorship Solicitation Services Update

On March 24, 2025, the Farmington Hills City Council amended the Sponsorship of Events, Naming Rights and Advertising policy. This policy provides guidance to City administration and contractors regarding proposals and requests for both private sponsorship of City events and for City co-sponsorship of, participation in, or assistance with private events or organizations in the community, and also governs the purchase of naming rights and advertising space within the City to support, coordinate, and manage the process for consistency and uniformity in such matters.

On July 14, 2025, the Farmington Hills City Council approved a contract for sponsorship solicitation services from the Superlative Group.

Over the past several months, City staff from the Special Services Department and Communications and Community Engagement Department met with representatives from the Superlative Group, who performed:

- Site visits
- Asset inventory
- Identifying exposure opportunities
- Local media value analysis
- Quantitative assessment of sponsorship benefits
- Qualitative assessment of sponsorship benefits

On April 27, 2026, the Superlative Group, along with City staff, will provide an update to members of the Farmington Hills City Council. The presentation will include plans for naming rights and sponsorships, an overview of the sales strategy, asset evaluation process for key inventory like The Hawk, and expected sponsorship revenue. Following the presentation to Council, the solicitation of sponsorships on behalf of the City will begin immediately.

Attached is a copy of the presentation to be presented by the Superlative Group.



NAMING RIGHTS & SPONSORSHIP

SALES SERVICES

**SPONSORSHIPS ARE EVOLVING.
WE ARE LEADING THE WAY.**

Prepared for :



OUR FIRM



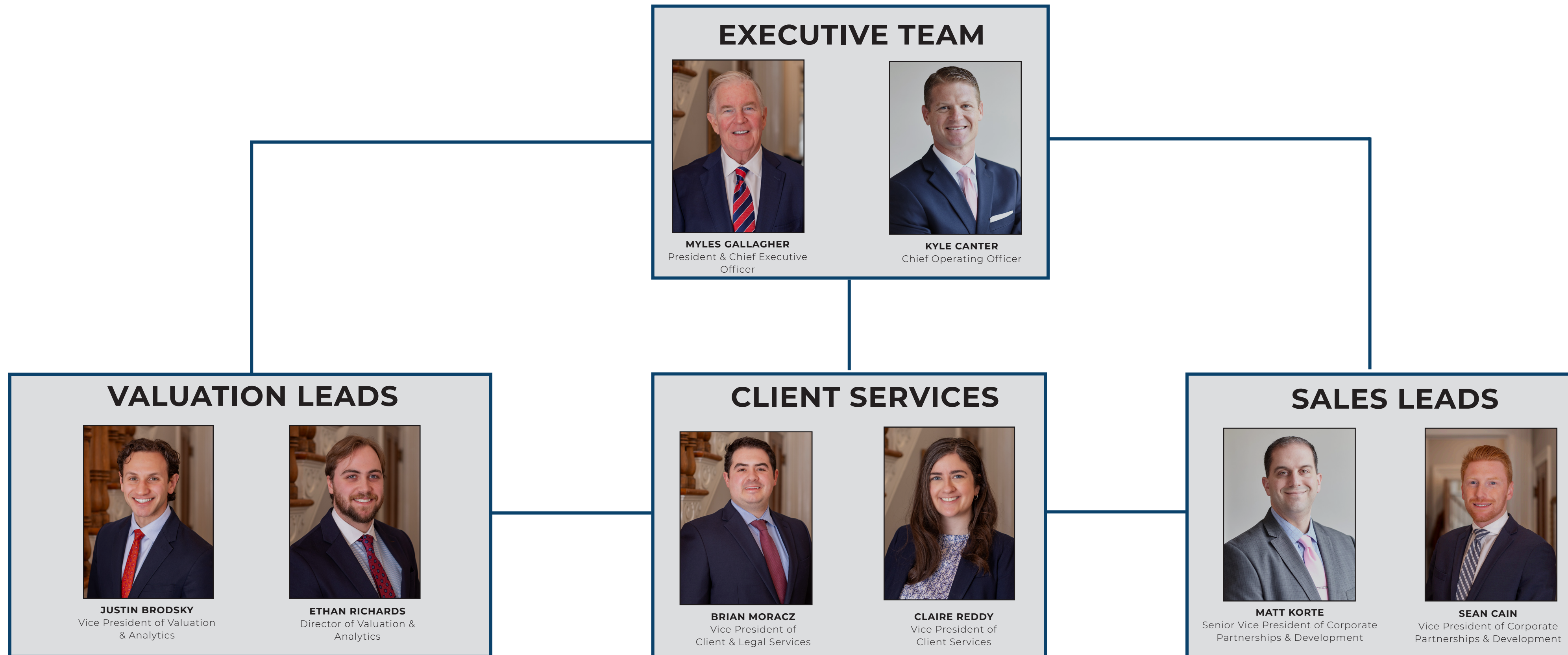
Founded in 1994, Superlative is headquartered in Cleveland with offices in Toronto, Canada, and London, UK.

We are an industry-leading team of sales executives, valuation analysts, attorneys and accountants that lead the sponsorship marketing process from asset identification and valuation through negotiation, closing and auditing of partnerships.

Superlative is the foremost expert in the valuation and sale of Naming Rights and corporate sponsorships for public and private sector clients.

For over 30 years, Superlative has valued and negotiated more than \$4 billion in Naming Rights and corporate sponsorships for our clients.

PROJECT TEAM



SPONSORABLE ASSETS

TOTAL ANNUAL REVENUE: \$540,000

TOTAL POTENTIAL REVENUE OVER 25 YEAR TERM: \$18.9 MILLION

THE HAWK

- The Hawk Presenting Rights - Farmington Hills Community Center
- Athletic Campus at The Hawk
 - Stadium, Field, & Track at The Hawk
 - Pickleball/Tennis Courts at The Hawk
- Recreation Wing at The Hawk
 - Fitness Center & Gym at The Hawk
 - Aquatics Center at The Hawk
 - Multi-Sports Simulators at The Hawk
- Performing Arts Wing at The Hawk
 - Mainstage Theatre at The Hawk
 - Black Box Theatre at The Hawk
- Visual Arts Wing at The Hawk

COSTICK ACTIVITIES CENTER

- New Costick Activities Center - at The Hawk
- Costick Activities Center

FOUNDER'S SPORTS PARK

- Founder's Sports Park Presenting Rights
- Farmington Hills Ice Arena Naming Rights
- Riley Skate Park at Founders Sports Park

OTHER PARKS

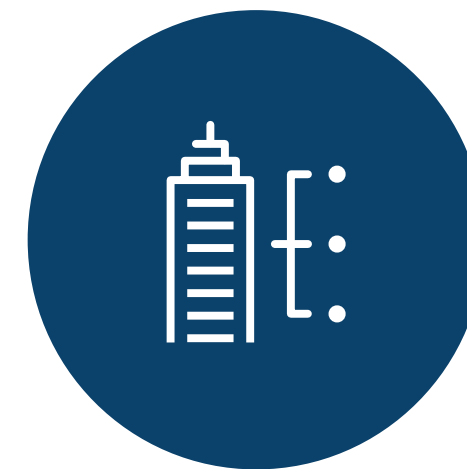
- Heritage Park Naming Rights
 - Nature Center at Heritage Park
 - Riley Archery Range at Heritage Park
- Pioneer Park Naming Rights
- William Grace Dog Park Naming Rights

EVENTS/PROGRAMS

- Summer Concert Series
- Citywide Open House
- Farmington Hills I Do Still
- Other Events based on brand desires

SALES PROCESS

Superlative's primary objective is to generate maximum revenue for our clients. Upon completion of our valuation, Superlative recommends immediately moving forward with a strategic sales campaign, beginning with the client's most valuable opportunities. Prioritizing assets in this manner ensures optimum revenue generation by taking the largest asks to market first. To ensure that coverage is comprehensive, Superlative uses a systematic approach to contact marketing partners.



PROSPECTING



NEGOTIATING & COMPLETING AGREEMENTS



PRESENT AGREEMENTS



CONTRACT FULFILLMENT



MANAGE & AUDIT ONGOING RIGHTS



ACTIVATION & AUDIT



PROGRESS REPORTS

VALUATION PROCESS



QUANTITATIVE ANALYSIS

Quantitative Benefits reflect the ability to effectively measure the return on investment that your organization can expect to receive.



QUALITATIVE ANALYSIS

Qualitative Benefits, or intangible benefits, enhance the value of naming rights and sponsorships and typically fall outside traditional media platforms making them difficult to quantify.



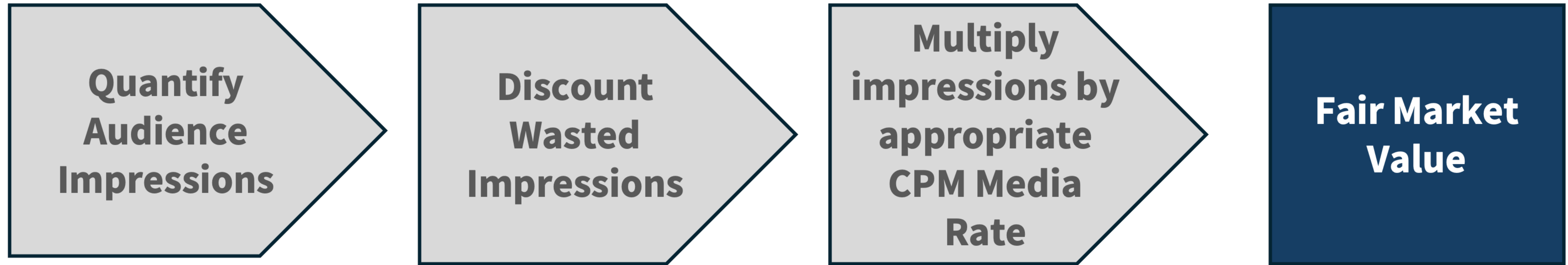
CONTRACT & POLICY ANALYSIS

As part of its analysis, we conduct a thorough contract review prior to completing every Phase I report. The goal of this process is to establish a list of any limitations, processes or existing policies that affect a contract.



INDUSTRY BENCHMARKING

The goal of this process is to identify not only the fair market value of each naming rights and sponsorship opportunity, but also the minimum (floor) and maximum (ceiling) revenue garnered in the marketplace by similar organizations.





OUR EXPERIENCE

CASE STUDY

VIBE CREDIT UNION SHOWPLACE



SUMMARY OF SERVICES

- Hired by Suburban Collection Showplace to conduct a comprehensive asset inventory and valuation to be followed by a strategic sales campaign.
- Tasked with developing Naming Rights to the Showplace as well as Naming Rights to their 7,000-seat entertainment venue.
- Also engaged to sell sponsorships across the Michigan State Fair and the Michigan Golf Show, owned and operated by the Showplace.
- Secured a **multi-million dollar** Naming Rights deal with Vibe Credit Union for **25 years**.

CASE STUDY

ORSA MUSIC HALL



SUMMARY OF SERVICES

- Hired by Detroit's Music Hall Center for the Performing Arts, to evaluate Naming Rights to its Concert Hall expansion project followed by a strategic sales campaign.
- Secured a pouring rights partnership with Coca-Cola worth over **\$360,000 over 10 years**.
- Finalized a Naming Rights agreement with Orsa Credit Union that will generate **over \$20 million** in revenue.

CASE STUDY

ROCKFORD PARK DISTRICT



SUMMARY OF SERVICES

- Selected to serve as the sole Naming Rights and sponsorship consultant for the Rockford Park District's Sportscore Downtown and Sportscore II.
- Secured University of Wisconsin Health as the Naming Rights partner to the Sportscore Downtown at **10 years and \$2.1 million.**
- Also secured MercyRockford Health System on a **10-year, \$1.9 million** Naming Rights agreement to Sportscore I, Sportscore II and the Indoor Sports Center.

CASE STUDY

CITY OF WOODBURY, MN



SUMMARY OF SERVICES

- Selected to secure Naming Rights and sponsorship partners for Minnesota United Football Club's soccer stadium (National Sports Center), indoor multisport complex (Bielenberg Sports Complex) and the team kits.
- Secured a **10-year, \$3 million** Naming Rights agreement to the Beilenberg Sports Complex with HealthEast Care System upon completion of the comprehensive valuation.
- Recently rehired to perform an asset inventory and valuation in connection with the Parks and Recreation Division assets.

CASE STUDY

CITY OF CALGARY, AB



SUMMARY OF SERVICES

- Hired by the City of Calgary's Recreation Department to develop a comprehensive corporate partnership program for their city-owned recreational assets.
- Valued numerous regional complexes for the city, including multi-use facilities, outdoor sports complexes, existing venues and soon-to-be-built spaces.
- Secured a Naming Rights agreement for the premier soccer complex with MaxWell Realty totaling over **\$2.6 million over 20 years.**
- Rehired to perform a valuation of the Belmont Fieldhouse in Calgary.

CASE STUDY

ORLANDO ICE DEN



SUMMARY OF SERVICES

- Hired by Genesis Health Clubs Orlando Sportsplex to perform a comprehensive asset inventory and valuation to be followed by sales in connection with Naming Rights and corporate sponsorships.
- Secured a Naming Rights agreement to the Orlando Ice Den, the ice skating facility located inside the Genesis Health Clubs Orlando Sportsplex, that has the potential to be worth **\$8 million over a 20-year term.**

CASE STUDY

CITY OF SOLON, OH



SUMMARY OF SERVICES

- Hired to conduct a complete asset inventory and valuation in connection with the Solon Community Park and Solon Community Center, including facility Naming Rights and other revenue-generating opportunities.
- Solon Recreation Department has implemented its Master Plan for the Community Park, which calls for several renovations and new park amenities including a new playground area, an expanded event lawn and greenspace, a performance stage, covered bocce courts, two new entry pavilions, twelve pickleball courts, a multi-use classroom space and updates to the multipurpose fields and Cisar Field.
- Recently secured Naming Rights agreement with Swagelok for the outdoor stage at Solon Community Park worth **\$1 million over 5 years.**



WE LOOK FORWARD TO PARTNERING

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United States

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W : www.superlativegroup.com
P : 216.592.9400

**SPONSORSHIPS ARE EVOLVING.
WE ARE LEADING THE WAY.**

HERITAGE OAKS PARK



Farmington Hills, Michigan

BUILDING & FACILITY ASSESSMENT

April 2026

CELEBRATING 60 YEARS OF GROWING GREAT PARKS



OaklandCountyParks.com  



EXECUTIVE SUMMARY

OVERVIEW

All 7 buildings visited inside and out appear to be in fair operating conditions as these facilities are currently being used by the City of Farmington Hills for some activities and events.

Even though these buildings are currently in use, any future change in occupancy or program may require improvements to meet current codes, zoning, and requirements from local building and engineering officials.

Deferred maintenance is the initial area of concern at each facility. It is apparent that few of any capital improvement projects have been undertaken in the past 5 to 10 years at these buildings and in many areas the existing conditions look to be near original in vintage and likely nearing their expected serviceable life cycle. Work Scope items which should have been addressed per the City internal 2018 facility assessment appear to be in many instances delayed and are currently in need of attention. While some items have been repaired or replaced when critical failure (stop working) events required immediate repair and / or replacement.

In addition to the typical maintenance items noted, there are a few critical areas of concern which will need to be addressed before these facilities can be repurposed and occupancy for new programming and open to public occupancy.

1. Structural improvements of public occupancy and building use group.
2. ADA and barrier free accessibility inside and outside of each building to meet current codes and requirements.
3. Life safety improvement and building occupancy exiting will need to be improved at each facility before public occupancy and building use group.

As many of these items are specific or minor in nature there are numerous locations / projects which need attention which can add to a larger scope of work to be planned for in future capital improvement planning. Along with the repairs and corrections of the concerning items, these project work scopes may expand to the level of requiring other improvements to become code compliant, much of this will need to be determined as programming is finalized and full work scopes and CIP budgets are planned.

The other aspects that we frequently observed in all 7 buildings we visited were that existing accommodation may not be completely compliant with or accessible in consideration of the current Michigan Building Codes and ICC Barrier Free Accessibility Codes. While these spaces may have been code compliant when last renovated 25 – 30 years ago and do not necessary required to be upgrade to current codes standards today, the change of occupancy or use group of these spaces or scope of renovations to the building may likely required several areas of the improvement to current code standards.

1. NATURE CENTER / DAY CAMP BUILDING

- The building was constructed in 1992 and renovated in 2002, which is over 25-year-old and many of the interior spaces and finish shows signs of 25-year-old conditions which are approaching the limit of life expectancy.
- Exterior building conditions have weathered and are in greater need of completing larger scale “deferred maintenance” projects and planning.
- None of the interior space appears to be ADA compliant, when original constructed in the 1990 the barrier free understanding was in its infancy and not well understood. Today’s standards are now more defined and common / expected in public building facilities.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- Electrical panel appears to be bolted to tree bark and are not accessible, not sure why, but this should be considering a priority.
- General exit lighting / egress signs and arc flash ratings are acceptable for when it was constructed but if renovations occur many items will be required to bring up to current codes.
- General HVAC equipment is working and towards the end of its life cycle, fresh air and ventilation will be required to be improved in any future work.

2. SPICER HOUSE

- The building is 100 years old and last major renovation was over 40 years ago. Although the age being 100 years the materials and craftsmanship have withstood the test of time and are generally in good condition.
- The largest notice issued in this building is the structural condition in the lower-level basement that has been shored up the floor above and temporarily supported with jacks and beams. This is a concerning condition that will require significant improvement before the main floor spaces can be used for group gatherings and assembly spaces. The structural loading of the first floor is not adequate and will need improvement.
- The interior space, restrooms and corridors are not ADA compliant and will need improvement.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- Exit signs and egress light need to be expanded for this building for assembly occupancy.
- Existing fused electrical panels are operational but are not expandable or repairable and will need to be replaced with new work scopes in the building.
- New boilers have been replaced but fresh air and ventilation does not appear to be meeting current code requirements.

3. STABLES AND ART STUDIO

- The stables are typical horse stables that are being displayed and used as educational spaces. (This is very similar to the lower level of the Ellis Barn at Springfield Oaks and will require many of the same improvements that were completed in space over the past 10 years to meet future similar programming by OCPR)
- The Art studio has been recently renovated and constructed in what appears to be a space used by community groups and day campers. In general, the interiors are adequate.
- The Restroom in this facility is ADA accessible, although the entry doors and garage doors may require some minor accessibility improvements.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- Exist signs and egress lighting and arc flash rating on GFCU outlets are not in place and likely require to be updated with any new projects.
- HVAC does not include any ventilation; this is heating only facility.

4. HERITAGE HISTORY CENTER

- This building (an old house) appears to be not in use and has only one notice improvement for the front steps railing. In general, this building does not appear to have been used by staff or the public in many years and is showing signs of deterioration.
- There is a new boiler in the basement and the water is running; the Second floor is closed off and used as storage.
- The first floor appears to be set up as an exhibition space.
- The greatest concern in this building is the area around the upper East stairs; the walls are floor appears to be shifting and moving. This indicated structural concern and will be required considerable amount of improvements.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- The electricity in this house needs to be replaced, the panel is not large enough, not emergency lighting or existing signs and outlets are non-code compliant.
- The boiler is new for the heating in the house but appears to be heat only now ventilation.
- This is similar to the “Stabler Farm House” park for Washtenaw County Parks which was an old farm house being repurposed into a conference / retreat center for the County, depending on the use and occupancy proposed for the Heritage House there could be a great deal of unknown improvement required for change in occupancy.

5. SPICER BARN

- The barn is used as a storage facility on the lower level and mostly on the upper level.
- Parts of the upper-level barn appear to be used for “Christmas sleight photos.”
- This space is not really code complaint for any use other storage. If the barn is intended to be rented out similar to Ellis barn at Springfield Oaks, a great deal of improvements will be required.
- A robust general maintenance on a yearly basis should be planned at the barn structure to keep it from failing and falling apart.

6. SPLASH PAD RESTROOM

- This building was constructed in 2000 and generally is used and operated all year around.
- The restrooms are not ADA complaint to today’s standards and could be challenged to be improved to current standards due to their adjacent location to the new splash pad facility.
- The mechanical and electrical are original to the building and are likely meeting its end-of-life cycle.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.

7. SPLASH PAD CONCESSIONS BUILDING

- This building was constructed in 2011 and was build simairl to a outdoor storage shed / garage.
- The building is only used for selling snacks during operation of the splash pad and has limited use.
- The entry door jamb and threshold are not ADA and would prevent any employees with mobility issues to entry the building.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- There are no exit signs or emergency lighting in the building.
- There is now HVAC in the building.

LEGEND

PRIORITY RANKING

This column is an estimated identification of importance for when a various project or correction action should be planned and budget for in future OCPR capital improvement programs.

- 1 Critical Importance and immediate corrective action should be completed.
- 2 Important works associated with this deficiency, necessary tasks should be planned for and completed within 1 year or less.
- 3 Current conditions are at the end of their usable life and need to be scheduled for repair, removal, and replacement within the next 2 to 5 years.
- 4 The work associated with this item is nearing the end of its use and needs to be considered in future improvement plans in the next 6 to 8 years.
5. Current conditions are acceptable and should be monitored and maintained as necessary, no immediate or near future action is anticipated.

WORK CATAGORY

This column is a descriptive interpretation of where the work scope importance for each individual corrective action item is considered in relationship to the building governing requirements.

- A Life safety element regarding the building occupants or the public interacting with the building and site amenities.
- B Code requirements for the building and site which may have been acceptable at the time of original construction and occupancy may not be allowed under new code interpretations. These items would be recommended or may be required for improvements with any future renovations or expansion of the facility.
- C Building structural integrity are items which need to be repaired and / or replaced to maintain the existing building physical attributes, function, and operation.
- D Accessibility compliance are items which need to be repaired, improved, or replaced for meeting and the minimum standards for universal accessibility for all building occupants.
- E Appearance are items which may not rise to the level of “building structural integrity” although are in need of attention and repair or replacement before they become detrimental to the physical building integrity.

ESTIMATE CLARIFICATIONS

This is an opinion of construction cost conceptual estimate. This is a working document that should be reviewed by the project team with necessary revisions duly raised and documented as part of the design process when each task and item is prepared for actual construction.

- It is assumed the building area will be occupied during construction with work performed during normal business hours.
 - The estimate assumes no single sourcing of materials, three manufacturers required.
1. The project is estimated for construction at mid-point 2026 of 3rd quarter.
 2. Escalation is difficult and near impossible to predict in the current construction environment.
 - a. Prior to the onsite of COVID 19 construction escalation in Southeast Michigan was holding steady at 3% - 4% per year.
 - b. During the 2020 and 2021 years at the onset of COVID 19 escalation was running at 18% - 21%, along with log led items and supply chain disruption construction budgeting was nearly impossible to accurately predict.
 - c. From 2022 and through 2024 the current market has seen reduction in escalation down to 7% - 8% and has generally held steady for most building items in our local marketplace.
 - d. From 2025 thru the start of 2026 markets have been vulnerable and prices can rapidly increase and decrease with out notice, once again making the ability to accurately estimate construction project difficult.
 - e. It is anticipated that future budget escalation should be reduced to about 4% - 6% per year, although the pre COVID 19 rates are not anticipated or expected to return in the foreseeable future due to market inflation.
 3. Inclusions in " Conceptual Estimate Number"
 - a. Specific construction item as listed or specified.
 - b. Associated work that may be required but is not specifically listed or stated to complete each individual listed item.
 - c. Construction insurance and bonds from a general contractor
 - d. General contractors OH and Profit
 - e. Labor is based on Southeast Michigan prevailing labor wage rates.
 - f. Design contingencies
 - g. Sales tax
 4. Exclusion in the "Conceptual Estimate Number"
 - a. AHJ plan review Fees
 - b. Permit application and fees
 - c. The owner furnished equipment, fixtures, and products.
 - d. Technology and IT infrastructure
 - e. Construction cost for relocation of spaces/departments during construction
 - f. Moving costs
 - g. Removal of contaminated and/or hazardous materials such as asbestos, lead, PCB's, and other hazardous materials.

BUDGET OPINION SUMMARY

A. NATURE CENTER and DAY CAMP

Architectural <i>(\$839,972.00 of deferred maintenance)</i>	\$1,310,972.00
Mechanical	\$232,000.00
Electrical	\$31,700.00

Total Budget Opinion **\$1,574,672.00**

B. SPICER HOUSE

Architectural <i>(\$774,218.00 of deferred maintenance)</i>	\$1,526,518.00
Mechanical	\$142,000.00
Electrical	\$16,000.00

Total Budget Opinion **\$1,684,518.00**

C. SPICER STABLE and ART STUDIO

Architectural <i>(\$21,846.00 of deferred maintenance)</i>	\$185,846.00
Mechanical	\$42,000.00
Electrical	\$5,500.00

Total Budget Opinion **\$233,346.00**

D. HERITAGE HOUSE

Architectural <i>(\$199,269.00 of deferred maintenance)</i>	\$476,627.00
Mechanical	\$56,000.00
Electrical	\$6,000.00

Total Budget Opinion	\$538,627.00
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E. BARN

Architectural	T.B.D.
Mechanical	T.B.D.
Electrical	T.B.D.

Total Budget Opinion	T.B.D.
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F. RESTROOMS at SPLASH PAD

Architectural <i>(\$44,433.00 of deferred maintenance)</i>	\$222,833.00
Mechanical	\$55,000.00
Electrical	\$5,700.00

Total Budget Opinion	\$283,533.00
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G. CONCESSIONS at SHARK SHACK

Architectural <i>(\$3,500.00 of deferred maintenance)</i>	\$23,500.00
Mechanical	\$3,000.00
Electrical	\$2,200.00

Total Budget Opinion	\$28,700.00
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NATURE CENTER and DAY CAMP



BUILDING DATA

- 1992 original building construction
- 2002 exhibit room and basement addition
- 6,925 approximately square feet
- Use Group 'A-3' Assembly – Exhibition Halls / Lecture Halls
- Construction type is 5-B combustible materials

The building renovation of 2002 was the last major renovation and improvements which are now consider 25 years in service and generally nearing the end of typical life cycle for finishes and general maintenance items.

The building is used as a learning center and nature exhibit room space, including one larger dividable traditional classroom space and one larger seasonal gather room space. Additional associated rooms and offices are included in the building with a partial basement storage area under the 2002 addition.

EXECUTIVE SUMMARY

- The building was constructed in 1992 and renovated in 2002, which is over 25-year-old and many of the interior spaces and finish shows signs of 25-year-old conditions which are approaching the limit of life expectancy.
- Exterior building conditions have weathered and are in greater need of completing larger scale “deferred maintenance” projects and planning.
- None of the interior space appears to be ADA compliant, when original constructed in the 1990 the barrier free understanding was in its infancy and not well understood. Today’s standards are now more defined and common / expected in public building facilities.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- Electrical panels appear to be bolted to tree bark and are not accessible, not sure why, but this should be considering a priority.
- General exit lighting / egress signs and arc flash ratings are acceptable for when it was constructed but if renovations occur many items will be required to bring up to current codes.
- General HVAC equipment is working and towards the end of its life cycle, fresh air and ventilation will be required to be improved in any future work.

IMMEDIATE ACTION ITEMS

1. The restrooms in this building are not ADA accessible and should be upgraded and renovated. This could be a \$400,000.00 - \$500,000.00 budget or more, depending on how big the work scope is or what the best solution might be to provide ADA restrooms.

MECHANICAL, PLUMBING and FIRE PROTECTION NOTES

The mechanical and plumbing systems in the Nature Center and Day Camp building appear to be in good overall condition. Three split systems provide heating, ventilating and air conditioning for the building. The existing system is not a typical type of setup for multiple systems interlocked with each other and should be analyzed and re-engineered as part of a significant renovation in the future. The domestic cold water service should also be reworked such that all domestic water branch distribution in the building occurs downstream of the existing backflow preventer per code in lieu of upstream of the existing backflow preventer. No fire protection system exists in the building.

Mechanical

The Nature Center and Day Camp building consists of a large nature center and other miscellaneous rooms used for different activities. The heating, ventilating and air conditioning systems serving the building consist of three split systems including three furnaces and three outdoor grade mounted condensing units. Two furnaces are located in the basement and one furnace is located on the first floor. One furnace located in the basement is approximately eight years old and one furnace is approximately twenty four years old. Field observation could not determine the age of the furnace located on the first floor. All three furnaces appear to be in good condition. The access side of the two furnaces located in the basement are located within very close proximity to the basement wall which makes maintenance on them very difficult. The two furnaces located in the basement consist of duct mounted humidifiers. Ducted outdoor ventilation air mixes with ducted return air entering the two furnaces located in the basement. Field observation could not determine whether ducted outdoor ventilation air is connected to the return air to the furnace located on the first floor. Supply air ductwork from all three furnaces are interlocked together creating one supply air distribution system for the entire building with the exception of two activity rooms located on the south side of the building. The two activity rooms do not include any heating, ventilating and air conditioning with the exception of one wall mounted electric heater located in the east activity room. Based on the supply air ductwork layout per existing drawings, it appears as though supply air from the two furnaces located in the basement flow against supply air from the furnace located on the first floor if all three furnaces are operating at the same time. This is not a typical type of setup for multiple furnaces utilizing one supply air ductwork distribution system. The three furnaces are assumed to be controlled by three wall mounted thermostats located on the first floor. It is unknown however how the temperature controls are interfaced with each other and when the three furnaces operate. Only one of three furnaces was operational at time of field observation. The type of new heating, ventilating and air conditioning system which would be best suited for the building as part of a significant renovation would be analyzed and determined in the future. Per existing drawings, the men's and women's toilet rooms are exhausted by one roof mounted exhaust fan.

Plumbing

The domestic cold water service enters the building inside the mechanical room located on the first floor. The domestic cold water enters one water meter and backflow preventer. One domestic cold water branch however exists between the water meter and backflow preventer which is not code compliant. All domestic water serving the building should be distributed downstream of the backflow preventer. Backflow preventers ensure that water flows only in one direction and prevents contaminated water from reversing flow and polluting clean, potable water supply in both the building and public water system.

The domestic cold water is distributed to various types of plumbing fixtures located in the building including mop sink, laundry sink, electric water coolers, drinking fountain, washing machine, miscellaneous sinks, furnace humidifiers, exterior wall hydrants and manually operated water closets, urinals and lavatories located in men's and women's toilet rooms. All plumbing fixtures appear to be in good working condition.

Domestic cold water also serves one gas fired water heater located in the mechanical room on the first floor. Domestic hot water is distributed to the mop sink, laundry sink, washing machine, miscellaneous sinks and lavatories. The water heater appears to be in good condition.

One gas meter is located outdoors.

Fire Protection

The Nature Center and Day Camp building does not consist of a fire protection system.

ELECTRICAL NOTES

The Nature Center Day Camp is electrically in good condition but does have some items that need to be corrected. The top item to be addressed is the inaccessibility of the main distribution panel, there is a tree trunk mechanically security in front of the distribution panel. This needs to be removed. Egress lighting in the basement needs to be added if it is going to be used for storage.

Power

The building is fed from a pad mounted transformer near Spicer. The feeder comes into a 400A, 120/208V, 3 phase distribution panel.

The distribution panel feeds out to 3 circuit breaker panel boards throughout the building and the HVAC equipment.

The main distribution panel is currently inaccessible due to tree bark half secured in front of it. This does not allow access to the distribution panel.

The circuit breakers appear to be in fair condition, but there is no evidence of any preventative maintenance being completed, not any arc flash labels on any of the equipment. Electrical distribution equipment should be thermally scanned on a semi-annual basis and have arc flash labels attached to all electrical equipment.

The basement area needs to have GFI receptacles in lieu of the standard type per code.

In the Nature center display area, there are extension cords plugged into other extension cords. This is a safety hazard due to possible overheating.

Lighting

The lighting was fluorescent throughout the building, except for the track lighting in the nature center display area, which used incandescent or LED spotlights.

The lighting was mainly manually controlled with no motion sensors installed except for the main lobby and toilets.

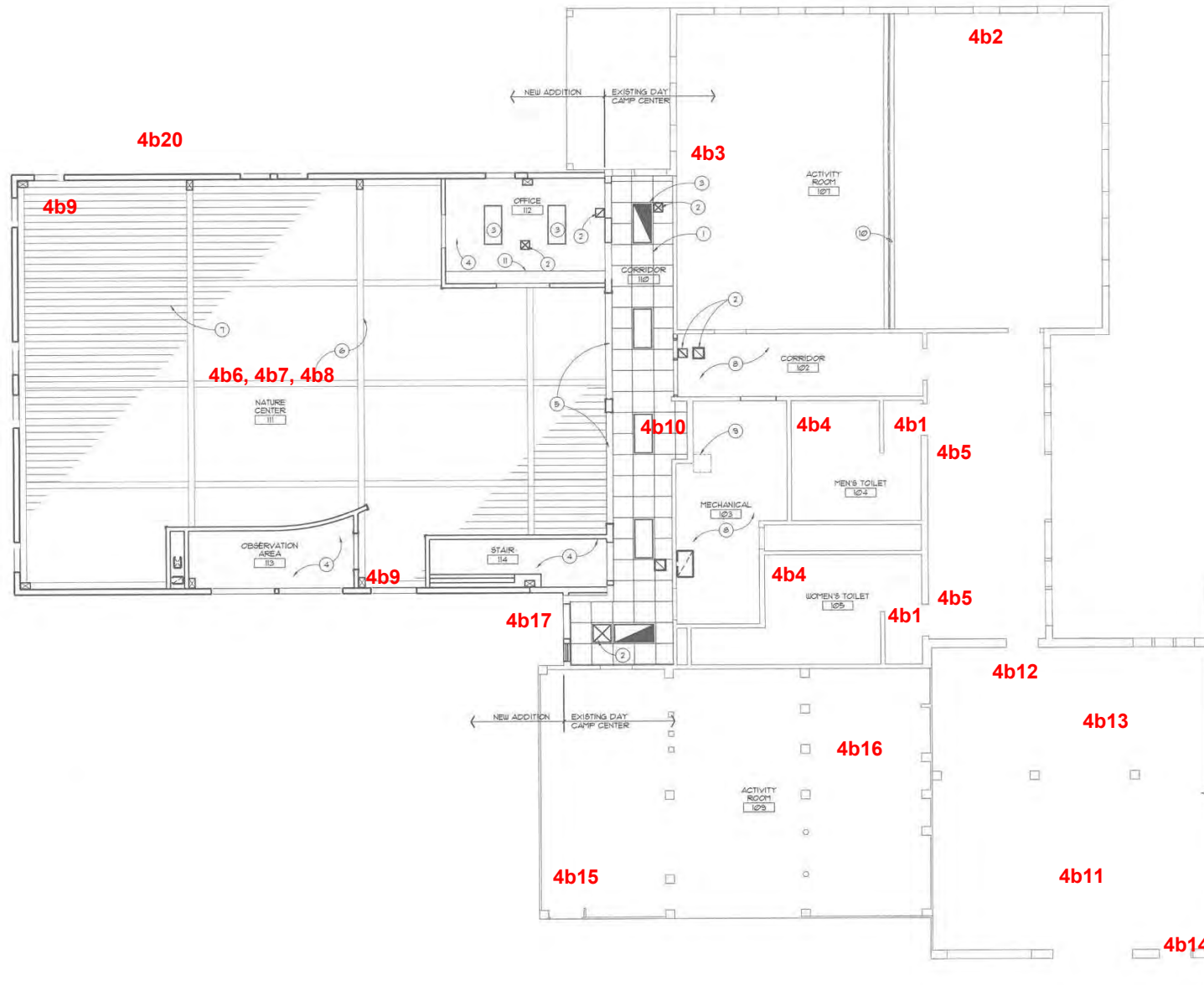
As an energy saving matter, it is suggested to retrofit the lighting with LED lamps and install motion sensors to control the lighting.

Egress lighting on the first floor seemed to meet code, but the basement area had no egress lighting. Egress lighting needs to be installed in the basement.

Auxiliary systems

The building has a fire alarm system and appears to have adequate cover for fire alarm devices.

OCPR - HERITAGE OAKS - NATURE CENTER (FCA) FACILITY CONDITION ASSESSMENT							
ARCHITECTURAL							
ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	QUANTITY	BUDGET ESTIMATE
00a	N/A	Farmington Hills 2018 "Assets Detail Report"	1	E	Required RENEWAL items as noted in the 2018 facility report by City of Farmington Hills which were to be updated in 1-5 years from 2018 (completion by 2022) which have not been completed as of 2026 site visits and walk-throughs	Estimated from 2018 report escalated for 8 years	\$893,972.00
1a	4b1	Entry door and corridor to restrooms are not ADA sized for clear space width	1	B	Reconfigure the entry door locations (possible to add ADA automatic operators for solution)	400 sq ft	\$7,500
2a	4b2	Exterior windows are in need for general maintenance, typical at all windows	3	E	New painting interior and exterior of windows, provide new backer rod and sealant around all perimeters inside and out	26 locations	\$15,000
3a	4b3	Home made / fabricated locking storage cabinets	3	E	These cabinets are starting to show signs of wear and tear and are creating edges and swings that could be danger	25 lf	\$6,000
4a	4b4	Restrooms are not fully ADA accessible and clear space are not current	2	B	The space in the barrier free toilet compartments are not measured to ADA standards, remodel and space partitions, and fixtures	2 rooms	\$125,000
5a	4b5	Restrooms doors thresholds are taller than allowed and not sloped.	2	B	Existing thresholds are tall and create a barrier for ADA access across from the floor to the threshold	2 door	\$1,500
6a	4b6, 4b7, 4b8	Nature Room heavy timber wood trusses and columns are showing signs of "splitting", the wood has shirked and dowels have opened up, gaps in the bearing points. (pulling apart)	1	C	Required to have 3rd party structural testing and possible repairs to add new steel plate splints and bolts to hold together the existing heavy timber. Full structural analysis and repairs are required	4 trusses , multiple locations	\$40,000
7a	4b9	Interior partition walls shifting from structural columns	3, 4	E	Gypsum drywall patch and repair and add expansion joint , caulk and painting	8 locations	\$8,000
8a	4b10	Nature Room drinking fountain configurations are not ADA for height, location and clear space	1	B	Replace 2 drinking fountains with new double combo unit that meets current ADA code requirements	1 location	\$10,000
9a	N/A	Various areas of wood floor, gyp board ceiling, base molding and crown molding that have wore out or damaged and need general maintenance, repair and replacement.	3	E	General differed maintained on interior finishes that have wore out and are at the end of life usage	Multiple Locations	\$16,000
10a	4b11, 4b12	Day camp activity room, no exit signs and EBU's	1	A, B	Provide new exit signs and emergency egress lighting per code requirements	1 room	\$8,000
11a	4b13	Damaged electrical conduit and boxes	1	C	General maintenance to repair and replace	1 location	\$3,000



OCPR – Heritage Oaks Park
 NATURE CENTER / DAY CAMP
FLOOR PLAN



OCPR – Heritage Oaks Park
NATURE CENTER / DAY CAMP

ELEVATIONS

4b1

Restroom entry doors clear space



4b2

Windows general maintenance



4b3

Wood framed casework



4b4

Non-ADA restrooms, clearance



4b5

ADA threshold at restrooms height



4b6

Heavy timber structure cracks and splitting



4b7

Heavy timber structure cracks and splitting



4b8

Heavy timber structure cracks and splitting



4b9

Interior wall gaps and openings



4b10

Drinking fountains ADA clearances



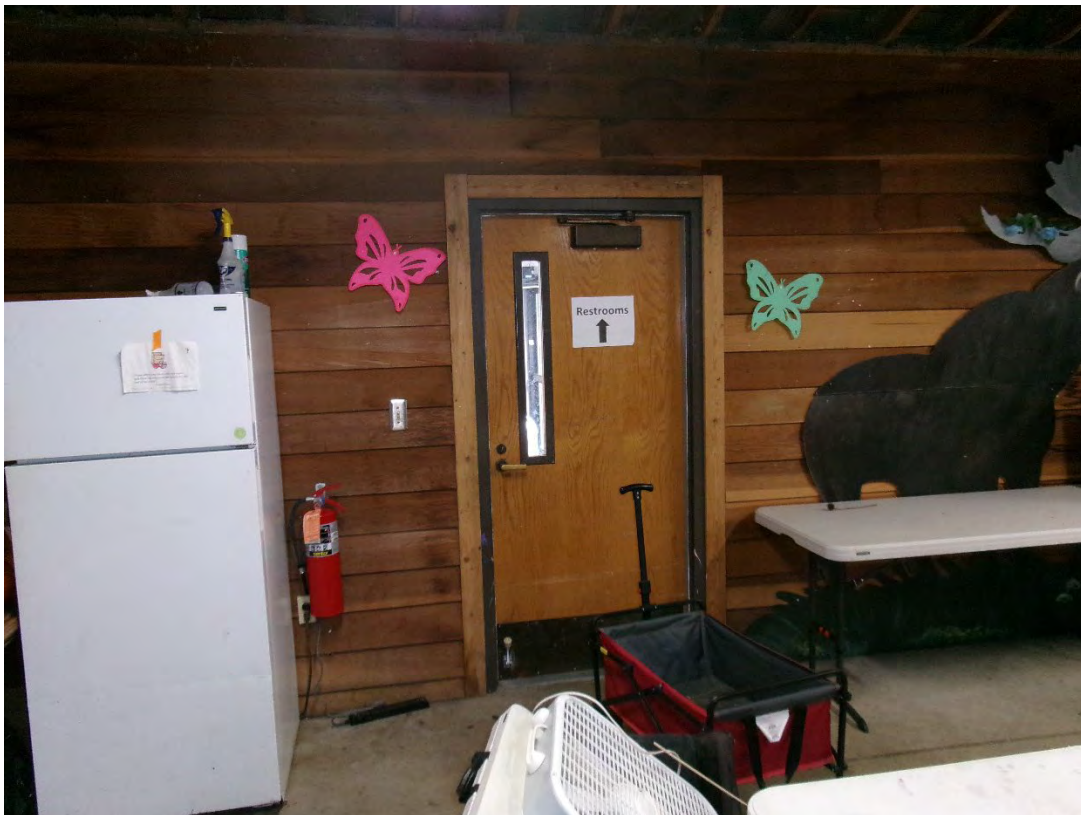
4b11

Exit signs and egress lighting



4b12

Exit signs and egress lighting



4b13

Damaged electrical



4b14

Exterior door gaps



4b15

Covered electric panel and equipment



4b16

Mezzanine structural framing



4b17
Roof leak



4b18
Basement egress door, signage and lighting



4b19

Basement egress door, signage and lighting



4b20

Basement storage



4b21

Crawl space access



4b22

Exterior siding



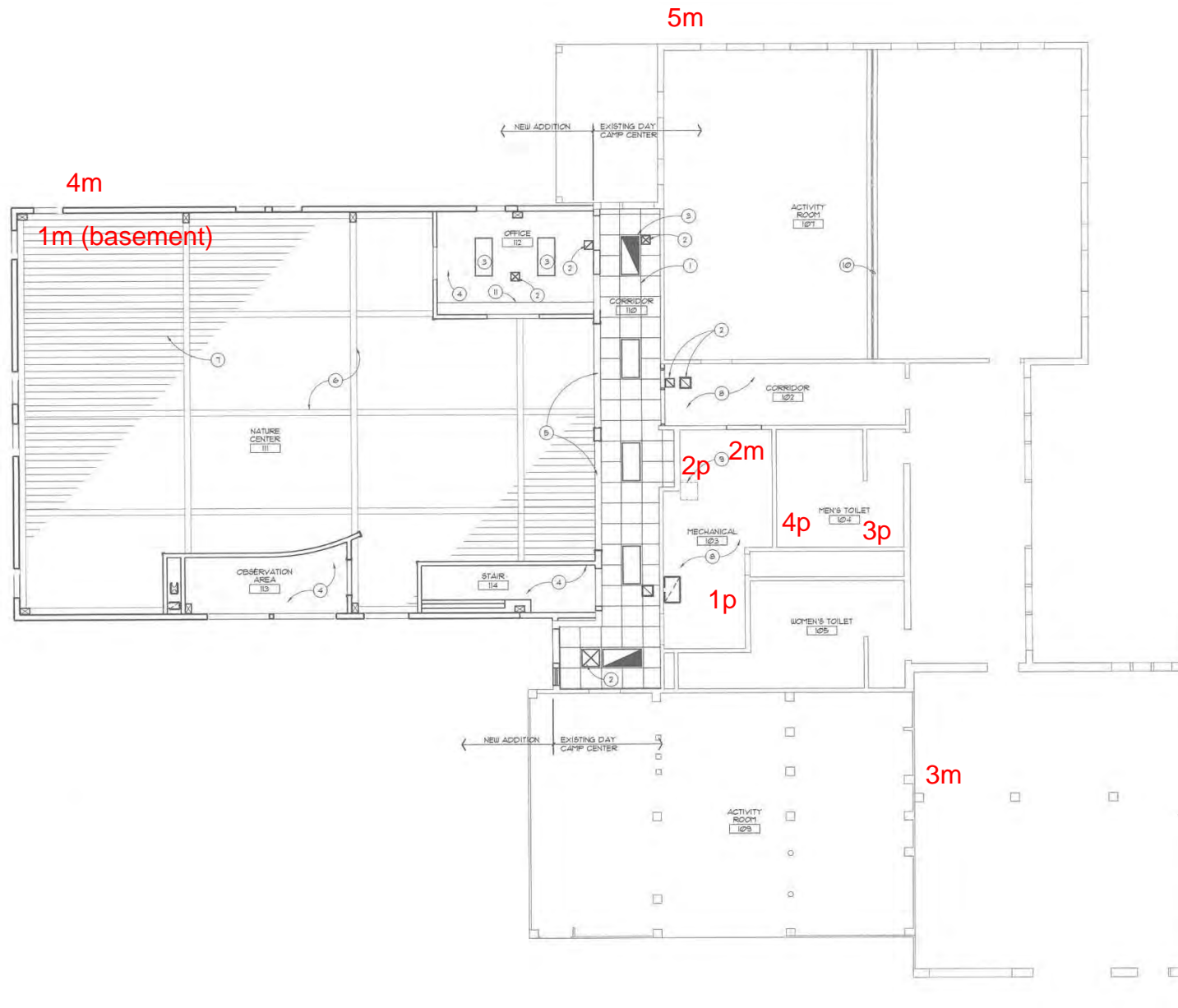
4b23

Exterior siding



HERITAGE PARK NATURE CENTER/DAY CAMP BUILDING FACILITY CONDITION ASSESSMENT (FCA) REPORT
MECHANICAL and PLUMBING

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	COST
1m, 2m	Photo	Two furnaces in basement and one furnace in first floor mechanical room appear to be in good condition.	3		Replace with code compliant heating, ventilating and air conditioning system in conjunction with item no. 4m, 5m.	\$200,000
3m	Photo	Wall heater appears to be in fair condition.	3		Replace with new wall heater.	\$3,000
4m, 5m	Photo	Three outdoor condensing units serving three furnaces appear to be in good condition.	3		Replace with code compliant heating, ventilating and air conditioning system in conjunction with item no. 1m, 2m. Cost is included in item no. 1m, 2m.	NA
1p	Photo	Backflow preventer not installed directly downstream of domestic cold water meter prior to any domestic cold water serving the building.	2	B	Add new backflow preventer directly downstream of existing water meter.	\$5,000
2p	Photo	Domestic hot water heater appears to be in good condition.	4		Domestic hot water heater is approximately ten years old. Total life expectancy is approximately fifteen years.	\$7,000
3p, 4p	Photo	Plumbing fixtures appear to be in good condition in mens and womens toilet rooms.	4		Replace with new low flow fixtures in mens and womens toilet rooms.	\$17,000
					TOTAL MECHANICAL COST	\$232,000



OCPR – Heritage Oaks Park
 NATURE CENTER / DAY CAMP

FLOOR PLAN



ITEM NO. 1m



ITEM NO. 2m



ITEM NO. 3m



ITEM NO. 4m



ITEM NO. 5m



ITEM NO. 1p



ITEM NO. 2p



ITEM NO. 3p

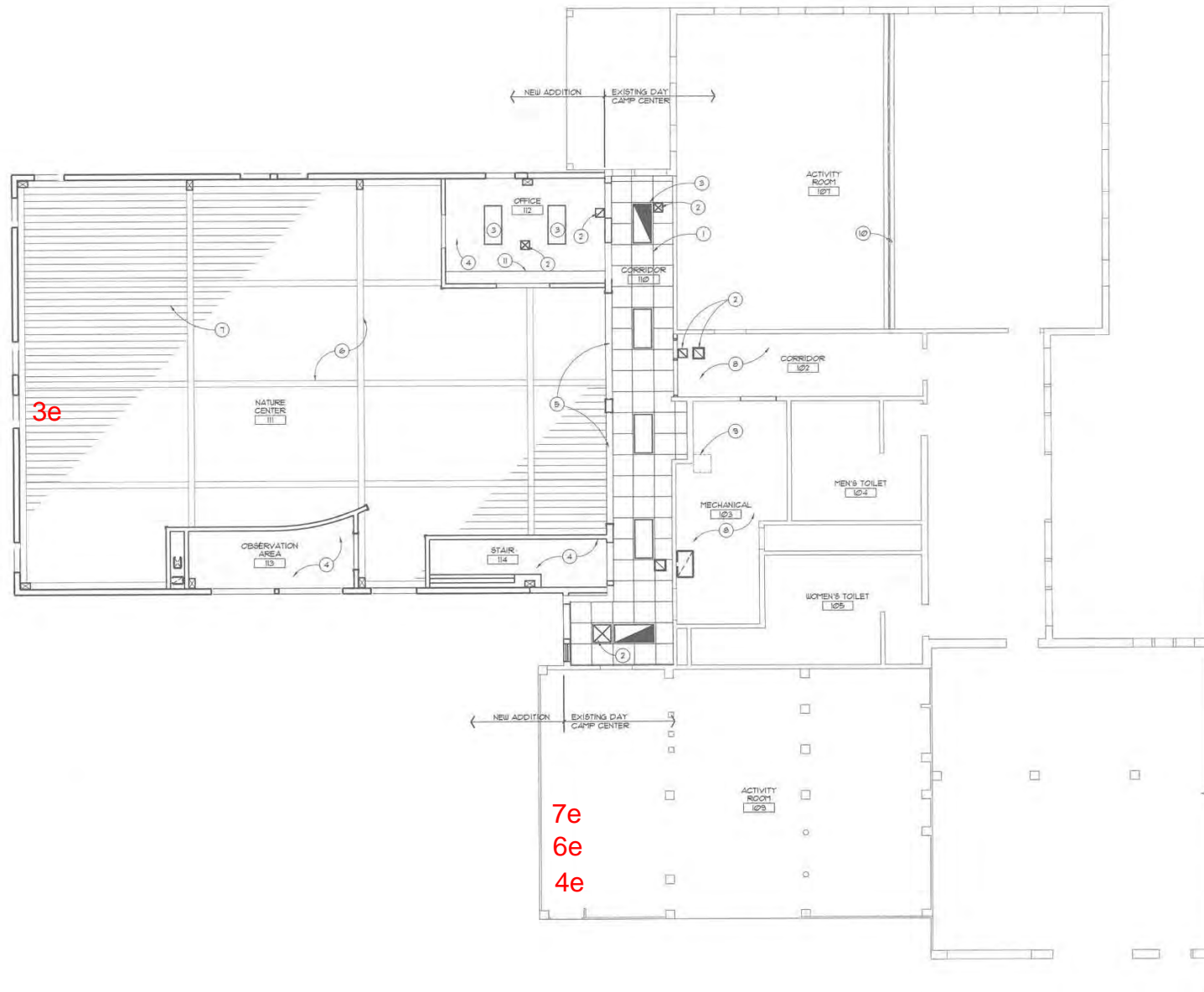


ITEM NO. 4p

HERITAGE PARK NATURE CENTER/DAY CAMP BUILDING FACILITY CONDITION ASSESSMENT (FCA) REPORT

ELECTRICAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	COST
1e	No	No GFI receptacles in the basement area. This is required in damp and wet areas.	1	A	Replace all the receptacles in the basement area with GFI type.	\$500
2e	No	No EBUs or exit signs were installed in the basement or the exterior activity areas.	1	A	Provide EBUs and exit signs to meet code in the basement area of the nature center.	\$4,000
3e	Photo	Excessive use of extension cords in the nature center in two locations.	2	B	Add addition Receptacles so extension cords can be removed.	\$1,800
4e	Photo	The main distribution panel in premanently blocked by a large section of tree bark.	1	B	Remove the tree bark half from the front of the main distribution panel. It mechanically secured at the top and bottom.	\$400
5e	No	Linear fluorescent lamps are mainly in use.	5	E	Replace existing linear fluorescnt lamps with LED linear lamps. This will improve energy efficcency.	\$18,000
6e	Photo same as 7e	There is no evidence of electrical testing of the panel boards. It is recommended to perform infrared testing and tighten lugs as required along with exercising breakers on a semiannual basis.	2	B	All electrical distribution items should have thermal scans evry two years. Hire a testing company to do a infrared thermal scan of all the distribution equipment.	\$4,000
7e	Photo	No arc flash labels were on any panels.	1	B	Hire an engineering firm to do the calculations for each piece of electrical distribution equipment. Attach labels to the panels.	\$3,000
					TOTAL ELECTRICAL COST	\$31,700



OCPR – Heritage Oaks Park
 NATURE CENTER / DAY CAMP

FLOOR PLAN



ITEM NO. 3e



ITEM NO. 4e



ITEM NO. 7e

SPIECER HOUSE



BUILDING DATA

- 1925 original building construction
- 1985 building renovations
- 4,000 approximately square feet
- Use Group mixed used 'B' Business – Civic Administration / Educational above the 12th Grade and 'A-3' Assembly – Lecture Halls / Conference Centers
- Construction type is 5-B and 3-B combustible materials

The building was originally constructed in 1925, over 100 years old now and has extensive renovations completed in 1985 over 40 years ago were the last major renovation and improvements which are now consider 25 years in service and generally nearing the end of basic life cycle for finishes and general maintenance items.

The building is used for business use groups, events and conference meeting rooms, and historical tours are also provided in the building. The building was constructed for residential purposes in 1925 and is now currently being used as commercial building for public use.

EXECUTIVE SUMMARY

- The building is 100 years old and last major renovation was over 40 years ago. Although the age being 100 years the materials and craftsmanship have withstood the test of time and are generally in good condition.
- The largest notice issued in this building is the structural condition in the lower-level basement that has been shored up the floor above and temporarily supported with jacks and beams. This is a concerning condition that will require significant improvement before the main floor spaces can be used for group gatherings and assembly spaces. The structural loading of the first floor is not adequate and will need improvement.
- The interior space, restrooms and corridors are not ADA compliant and will need improvement.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- Exit signs and egress light need to be expanded for this building for assembly occupancy.
- Existing fused electrical panels are operational but are not expandable or repairable and will need to be replaced with new work scopes in the building.
- New boilers have been replaced but fresh air and ventilation does not appear to be meeting current code requirements.

IMMEDIATE ACTION ITEMS

1. The structural floor system needs to be reinforced and supported, it's currently failing and has temporary jacks, this floor is not designed for Assembly Space loads and will need to be re-designed and rebuilt. This could be \$750,000.00 to \$1 Million depending on how large an area needs to be replaced.
2. There are no ADA toilet rooms in this building and not enough toilet rooms, we will need to add new toilet rooms, this could be \$400,000.00 to \$800,000.00 budget.
3. The electrical is old "fuses" and this will need to be upgraded to larger and current equipment. This could be \$500,000.00 to \$750,000.00.

MECHANICAL, PLUMBING and FIRE PROTECTION NOTES

The mechanical, plumbing and fire protection systems in the Heritage House building appear to be in good overall condition. Two heating hot water boilers and radiators provide heating for the building. The building does not consist of any cooling and code required outdoor ventilation air. The domestic cold water service should be verified to determine if a code required backflow preventer exists.

Mechanical

The Spicer House building consists of two heating hot water boilers located in the basement. One boiler appears to serve approximately one half of the building while the other boiler appears to serve the other half of the building. Both heating hot water boilers appear to have been installed within the last ten years and appear to be in good condition. One boiler emergency pushbutton is located at stair leading down to basement for emergency shutoff of boilers.

Heating hot water is distributed to radiators located throughout the building through a heating hot water piping distribution system located in the basement and crawl space. Some radiator covers are damaged.

Two thermostats are located on the first floor. It is assumed that each thermostat is interlocked with one boiler which results in two temperature zones for the entire building. All rooms in each zone are therefore controlled by the temperature of the space where the thermostat is located. Upon a call for heat, all rooms in that zone receive heating hot water, whether required or not. This type of zoning results in poor temperature control in the entire building.

Exhaust flue from one boiler appears to exit the building through a previously constructed chimney. Field observation could not determine whether the exhaust flue is continuous through the entire chimney to the outdoors as required or not.

One inline supply air fan and one duct mounted electric heater are installed in the basement. Ducted outdoor ventilation air passes through the supply air fan and duct heater and is distributed to the first floor through one supply air duct. Field observation could not determine which room the supply air duct serves. The supply air fan and duct heater appear to be in good condition.

Two toilet rooms are located on the first floor. One toilet room consists of one exhaust fan and one toilet room does not consist of any exhaust fan. Two toilet rooms are also located in the basement however both toilet rooms do not appear to be operational.

The building does not consist of any cooling and code required outdoor ventilation air. Any heating, ventilating and air conditioning upgrades which may be considered in the future will likely not be efficient due to the age and construction of the building. Properly sealed buildings and proper wall and roof design and construction are critical for preventing outdoor air infiltration and indoor air exfiltration and maintaining acceptable indoor environmental control. The type of heating, ventilating and air conditioning system best suited for the building would be analyzed and determined in the future based on programming of the building.

Plumbing

The location of the domestic cold water service into the Spicer House building and associated water meter and backflow preventer assembly could not be determined.

Domestic cold water is distributed to plumbing fixtures located in the toilet rooms consisting of manually operated water closets and lavatories. Domestic cold water also serves one electric water cooler located outside the toilet rooms and one gas fired water heater. All plumbing fixtures appear to be in good working condition.

Domestic hot water is generated by one gas fired water heater located in the basement. Domestic hot water is distributed to the lavatories in the toilet rooms and miscellaneous sinks located throughout the building. The water heater appears to be in good condition.

One gas meter is located outdoors.

Fire Protection

The Spicer House building does consist of a fire protection system. The fire protection system appears to serve the basement and attic only.

ELECTRICAL NOTES

The Spicer House, electrically was in fair to poor condition due mostly to the age of the electrical system. Some of the wiring is original and does not have ground wires and should be looked at for replacement. One of the electrical panels is an original fusible panel board that should be replaced. Egress lighting will need to be addressed if the building is used for gatherings.

Power

The building is fed from a pad mounted transformer near Spicer. Two feeders come into the building to the two panelboards.

A damaged LB fitting was observed on the exterior of the building, which needs to be repaired.

The building wiring system is NM (Romex) which is acceptable for this type of structure. It is unknown if all wiring had an equipment ground.

One modern type panelboard (circuit breaker type) is in the basement. The other panelboard is an old Edison fuse type panelboard.

The basement circuit breaker board is in good condition.

The first-floor fusible panelboard should be replaced due to exposed electrical parts and the ability to replace fuses with the wrong size fuse.

There is no evidence of any preventative maintenance being completed, nor any arc flash labels on any of the equipment. Electrical distribution equipment should be thermally scanned on a semi-annual basis and have arc flash labels attached to all electrical equipment.

The basement area and toilet rooms need to have GFI receptacles in lieu of the standard type per code.

There are extension cords running from other rooms. It is suggested to add more receptacles to meet today's needs.

Lighting

The lighting was mainly incandescent or had LED replacement lamps.

The lighting was all manually controlled with no motion sensors installed.

Egress lighting needs to be reviewed. There were egress lighting inverters in the basement but it could not be determined if the present egress light levels were being met with the inverters.

Auxiliary systems

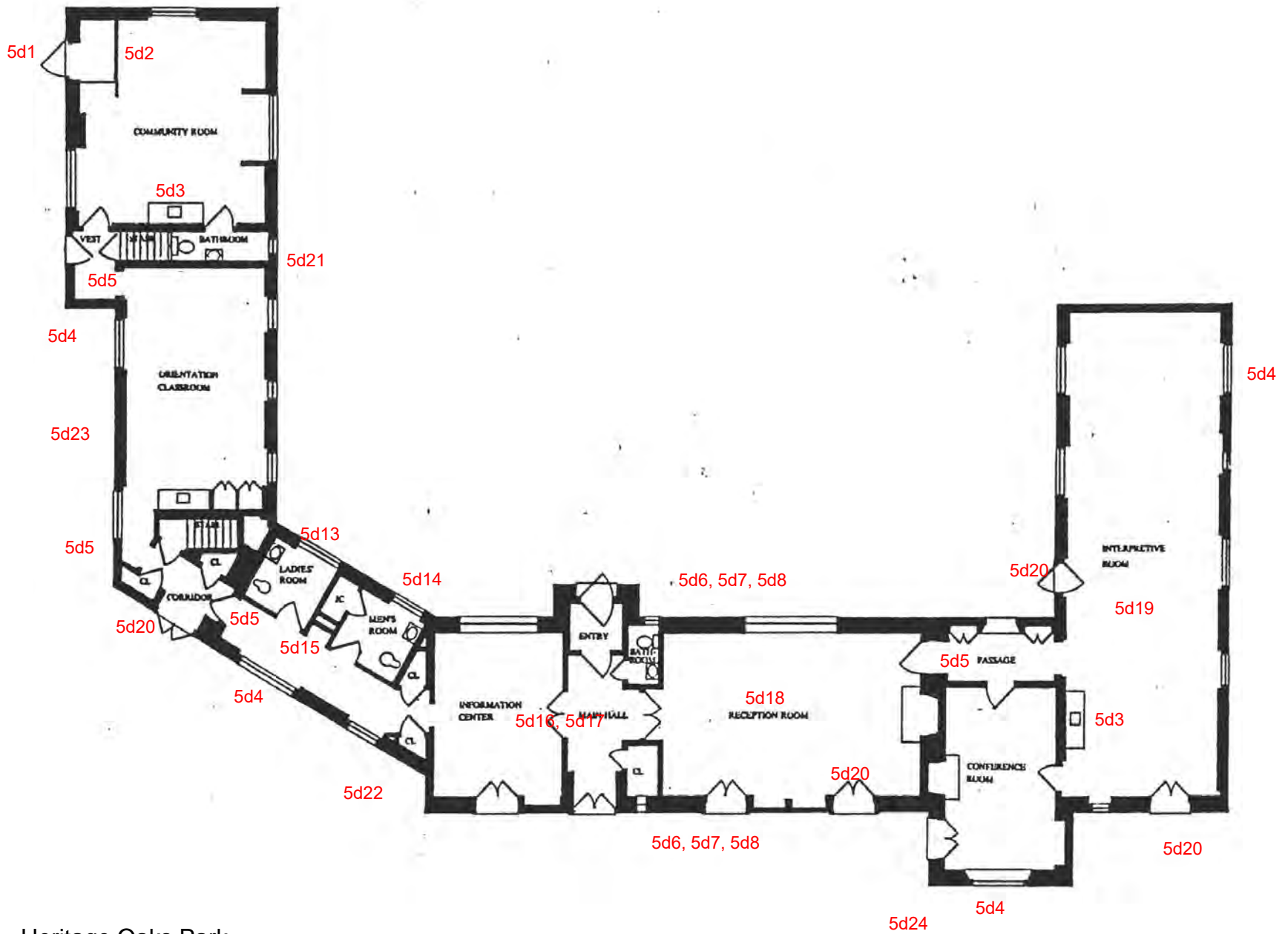
The building has battery operated smoke detectors in some rooms. There was no fire alarm panel observed.

OCPR - HERITAGE OAKS - SPICER HOUSE (FCA) FACILITY CONDITION ASSESSMENT
 ARCHITECTURAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	QUANTITY	BUDGET ESTIMATE
00a	N/A	Farmington Hills 2018 "Assets Detail Report"	1	E	Required RENEWAL items as noted in the 2018 facility report by City of Farmington Hills which were to be updated in 1-5 years from 2018 (completion by 2022) which have not been completed as of 2026 site visits and walk-throughs	Estimated from 2018 report escalated for 8 years	\$774,218.00
1a	5d1	Northeast entry door swing direction and hardware not ADA. This are of the building is used as a conference room and the main entrance is not accessible	2	B	Replace door hardware, provide automatic door for ADA	1 unit	\$2,500
2a	5d2	Northeast entry area is at grade and is 1 step down on the interior of the room , no foyer / air lock, no ADA accessibility to inside the building, trip hazard in this area.	1	A, B	Provide level floor system with conference room, create an interior foyer air lock for the space and provide a ADA ramp from inside of the building to the exterior grade.	300 sq ft	\$15,000
3a	5d3	Sink base is falling apart, in ned of renewal as a "hostess / coffee" station . Height is not ADA	3	E	Remove and replace with new casework and sink base .	20 lf	\$4,800
4a	5d4	Existing windows are single pain metal framed glass , not enegery efficient , causes condisation and finishes damage around interior of windo opening (typical at all windows) finned tube boiler radation heat is located under all windows , may not be efficient or meet code for fresh air intake	3	E	General maintenance and repair of all exterior window openings, provide glass replacement with new insualted glass system and thermally broke frames. (May require "historical" solution)	28 units	\$75,000
5a	5d5	Existing corrdiors and doorways in the buildiong are small and narrow, these generally do not meet ADA requirments for clear space	2	B	Remove cross corridor doors from corridor, provide automatic door operators where doors are required, develpe some clear space in other rtooms for ADA	3 set of doors	\$9,000
6a	5d6, 5d7, 5d8	Temporary jack supports are holidn up a double 2x8 header in the basement which is supporting each end of the floor joist for the all of the basement areas	1	A, B, C	The orignal structrual floor framing is not working and has failed. Any new proposed occupancy needed to be reinforced for 100 psf loading of the upper floor	2,000 sq ft	\$100,000
7a	5d9	Automatic sprinkler fire protection system , needs to be reviewed by certified firm and designed for a full "assembly" occupancy . General mainteance and testing required for yearly certification	1	A, B	The existing fire protection system is only covering partital building and would need to be expanded for a full building coverage	4,000 sq ft	\$150,000
8a	5d10	Existing building heating boiler system are relatively new to the 100 year old building, need to be general mainteance and repairs	2	B	Boiler heating system requires general yearly mainteance	3 units	\$15,000
9a	5d11	Existing electrcial services are old fuses system	1	B	Any new work in the building or major renovation may require the existing eletrical to be upgraded, this could lead to significant power system replacment and upgrades throughout the facilitiy	full building	T.B.D.
10a	5d12	Attic fire suppression system	1	A, B	Verify the extned of the system in the cold attic and the type of system to be dry system to prevent freezing	full attic area	T.B.D.

ARCHITECTURAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	QUANTITY	BUDGET ESTIMATE
11a	5d13, 5d14	Mens and Womens uisex toilet rooms are not ADA accessible	3	C, E	existing toilet rooms are too small and do not provide the full required ADA clear space, romms need to be reconfigured larger or relocated. (There are only 2 accesible toilet rooms to server th entire building .) The other toilet rooms in the Northeast wing and the second floor are not accessible and do not meet code for clearances.	2 locations	\$200,000
12a	5d15	Location of drinking fountian is not ADA accessible	3	C, E	the alcove where the drinking fountain is locasted make obstruction for clear space requirments, reloate to new location or build out flush with wall	1 unit	\$4,000
13a	5d16, 5d17	Interior finishes needs repair on floor tile, paint, wall paper peeling, palster water damage	2	E	General mainteance and repairs of interior finishes , entry foyer and main coat room and lobby, main living room, main South end meeting room, small library room , Northeast conference room	4,000 sq ft	\$50,000
14a	5d18, 5d19	Main entry living room, conference room, has no exit signages or emergency lighting	1	A, B	provide new exit signs and emergency egress lighting for assembly occupancy space	600 sq ft	\$10,000
15a	5d20	Exterior doors , ADA hardware, weatherstripping, thresholds, broken glass, and interior and exterior finishines.	1	A, B	Mainteance staff only for storage, stairs are difficult to walk on and access, (possibly included with updated interiio finishes from the 1st floor if ppossible)	9 locations	\$14,000
16a	5d21	Attic access stairs and small appartment is not accessible or usable by public	3	E	repair water damage and leakage locations , replace ceiling tile and insulation	300 sq ft	\$8,000
17a	5d22, 5d23	Exterior stucco finishes cracking and cleaning	3	E	repairs of cracks and flaking surfaces are required in a few Areas, cleaning of the suirface is required, general mainteance , caulking and rspration of the exteriio stucco will be required in the next 2-5 years	25,000 sqft	\$80,000
18a	5d24	Exterior tudor wood trim tuck pointing and stucco repair	3	E	repairs and tuck pointing of wood trim and stucco edge, general mainteanve required at all locations	5,000 lf	\$15,000
							\$1,526,518.00



OCPR – Heritage Oaks Park
 SPICER HOUSE

FLOOR PLAN

5d1
Northeast entry door



5d2
Northeast entry floor / landing



5d3

Non-ADA casework and sink base



5d4

Single glazed / glass windows



5d5

Corridor width and doors, ADA hardware



5d6

Basement floor jack supports



5d7

Basement floor jack supports



5d8

Basement floor jack supports



5d9

Automatic fire suppression system



5d10

Boiler systems



5d11

Electrical fuses systems



5d12

Attic fire suppression systems



5d13

Men's and Women's non ADA toilets



5d14

Men's and Women's non ADA toilets



5d15

Non ADA drinking fountain



5d16

Interior finishes repair and replacement



5d17

Interior finishes repair and replacement



5d18

Living room exit sign and egress lighting



5d19

Conference room exit sign and egress lighting



5d20

Exterior door finishes, broken glass, hardware, weather seal, thresholds



5d21

2nd floor stairs and access



5d22

Exterior finishes and stucco



5d23

Exterior finishes and stucco



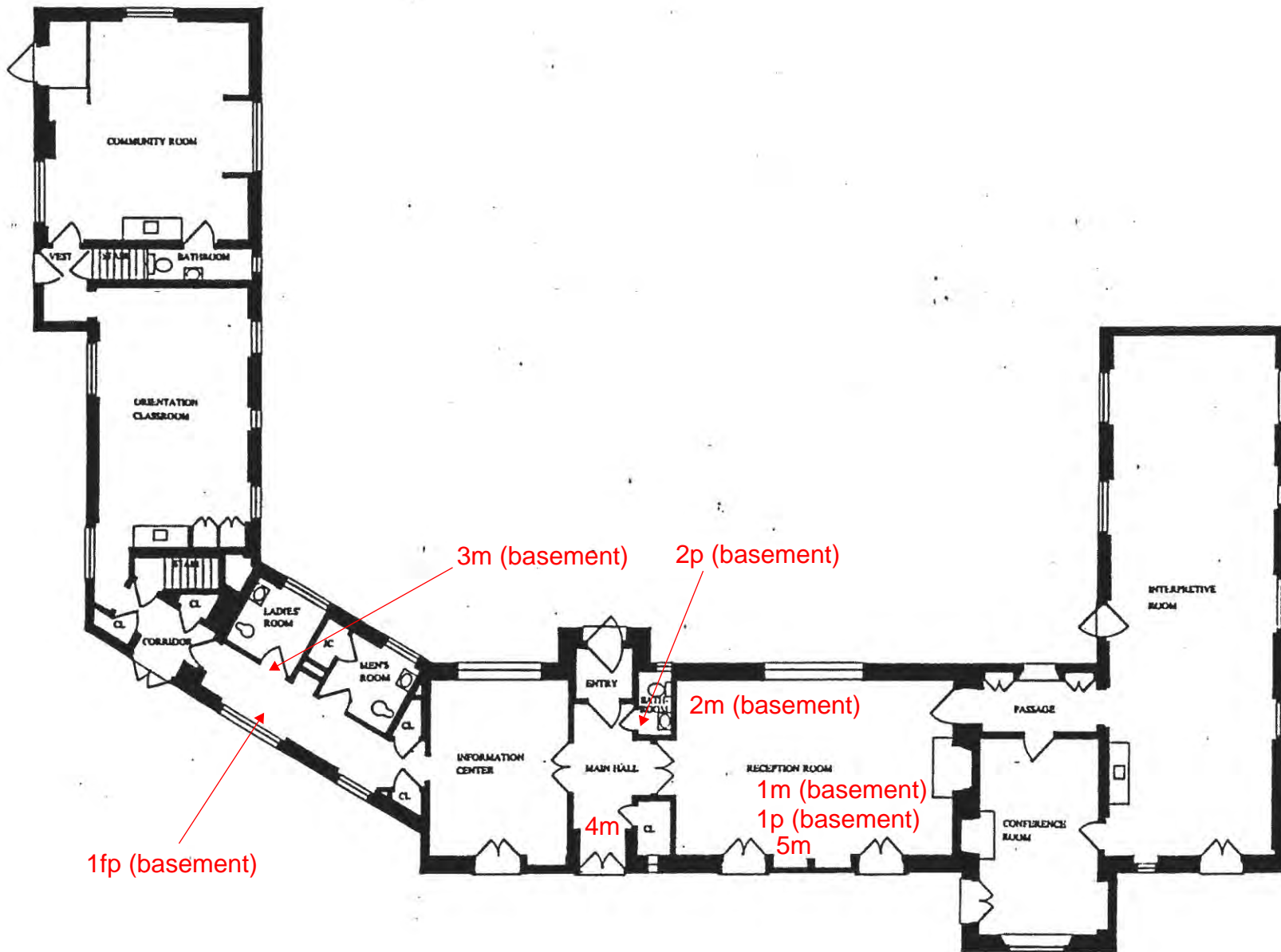
5d24

Exterior wood trim / tuck pointing



HERITAGE PARK SPICER HOUSE BUILDING FACILITY CONDITION ASSESSMENT (FCA) REPORT
MECHANICAL and PLUMBING

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	COST
1m	Photo	Heating hot water boiler appears to be in good condition.	4		Heating hot water boiler is approximately ten years old. Total life expectancy is approximately twenty years.	\$40,000
2m	Photo	Supply fan/in-line electric heater appear to be in good condition however it is unknown whether the system is still active or not.	3		Supply fan/in-line electric heater is approximately thirty five years old. Total life expectancy is approximately twenty years.	\$25,000
3m	Photo	Heating hot water boiler appears to be in good condition.	4		Heating hot water boiler is approximately ten years old. Total life expectancy is approximately twenty years.	\$30,000
4m, 5m	Photo	Radiators throughout building for the most part appear to be in good condition with the exception of some radiator covers which are damaged.	3		Cast iron radiators have a very long life expectancy. Recommend exterior cleaning and interior flushing to improve efficiency.	\$40,000
1p	Photo	Domestic hot water heater appears to be in good condition.	3		Domestic hot water heater is approximately ten years old. Total life expectancy is approximately fifteen years.	\$7,000
2p	Photo	Toilet in basement does not appear to be in operation.			No knowledge of any corrective action required at this time.	NA
1fp	Photo	Fire protection system appears to be in good condition.			No knowledge of any corrective action required at this time.	NA
					TOTAL MECHANICAL COST	\$142,000



O CPR – Heritage Oaks Park
 SPICER HOUSE

FLOOR PLAN



ITEM NO. 1m



ITEM NO. 2m



ITEM NO. 3m



ITEM NO. 4m



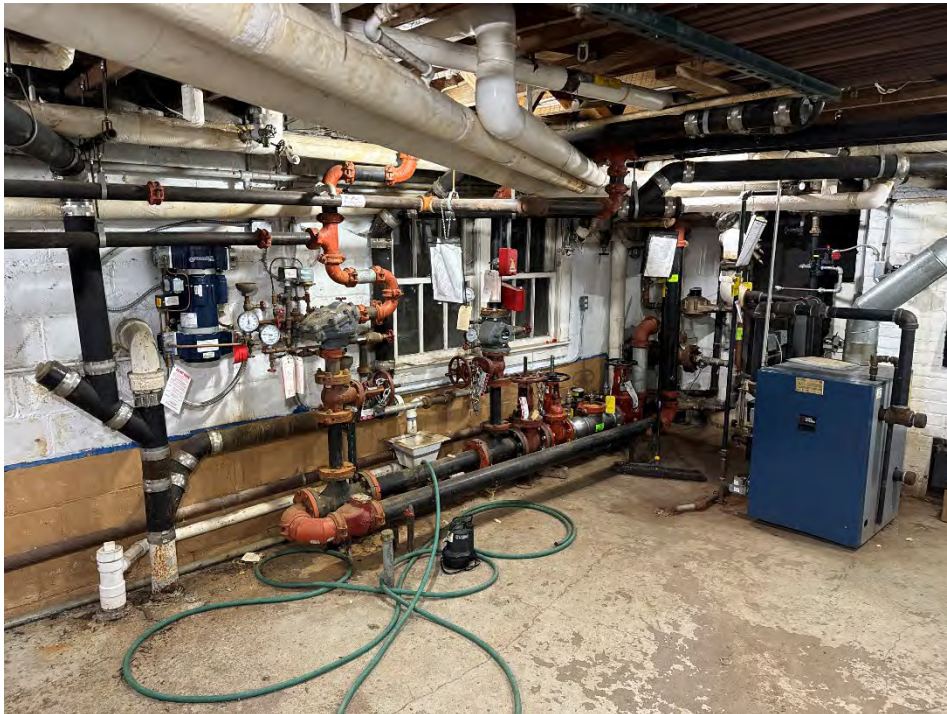
ITEM NO. 5m



ITEM NO. 1p



ITEM NO. 2p



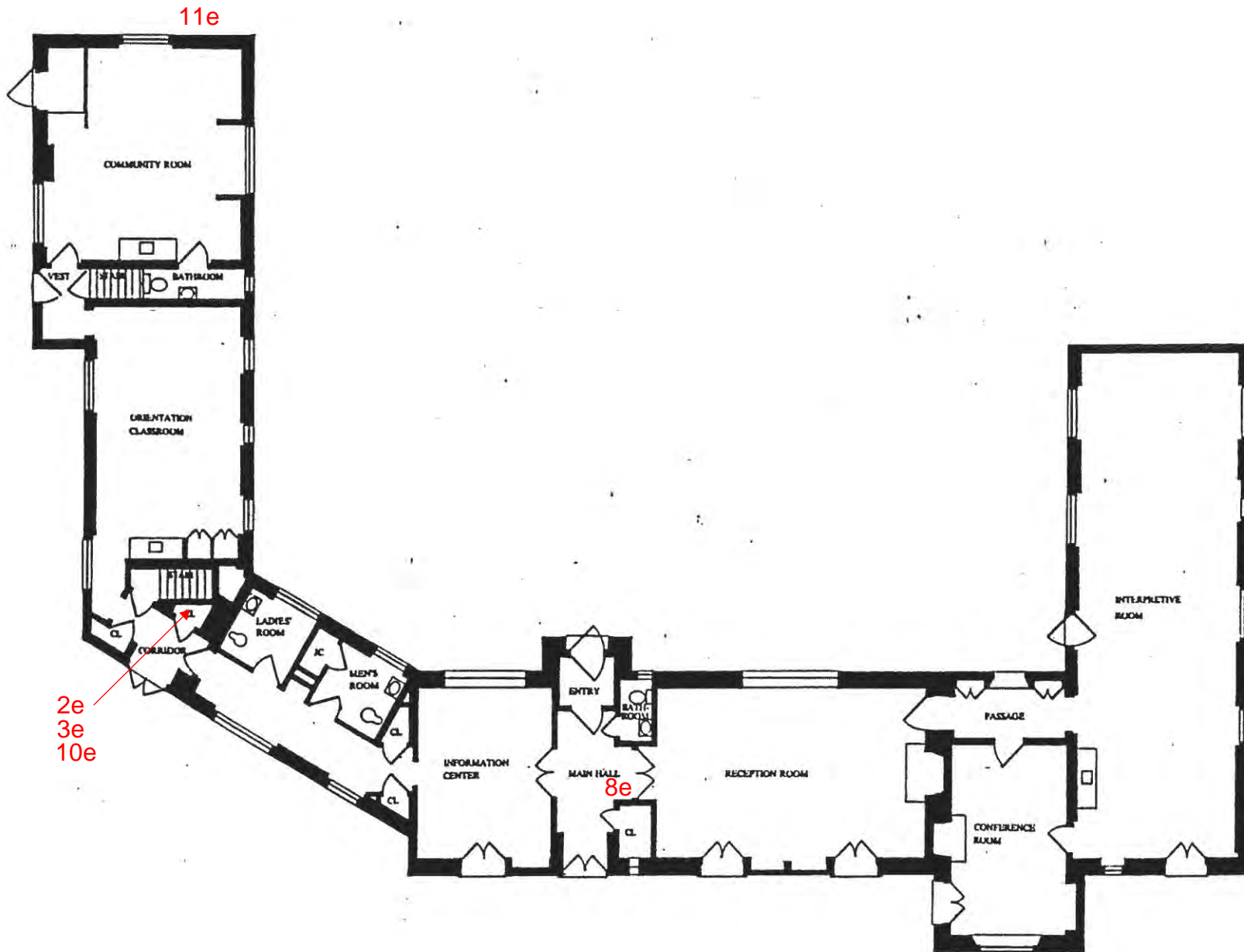
ITEM NO. 1fp

HERITAGE PARK SPICER HOUSE BUILDING FACILITY CONDITION ASSESSMENT (FCA) REPORT

ELECTRICAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	COST
1e	No	No electrical testing on any of the panel boards has been completed. It is recommended to perform infrared testing and tighten lugs as required along with exercising breakers on a semiannual basis.	2	B	All electrical distribution items should have thermal scans evry two years. Hire a testing company to do a infrared thermal scan of all the distribution equipment.	\$4,000
2e	Photo	Panels did not have proper arc flash required labeling.	1	B	Hire an engineering firm to do the calculations for each piece of electrical distribution equipment. Attach labels to the panels.	\$3,000
3e	Photo	The panel schedules in the panel boards were not complete. Loads should be identified.	2	B	Hire an electrician to trace the circuits in the panel an identify the loads and mark them on the schedule.	\$1,600
4e	No	There were no occupancy sensors in the building. All lighting was controlled manually.	5	B	This was not required when the house was built, but todays codes for the use of Spicer House (commercial), occupancy sensors are required.	NA
5e	No	It is suggested to measure the egress lighting to make sure it meets code.	1	A	The emergency battery units do not appear to be adequetly spaces. It is suggested to have someone measure the egress lighting levels and add EBUs as required.	\$7,500
6e	No	Receptacles are sparse through out the building. Receptacles for three garbage disposals were not GFI type and need to be replaced.	1	A	Replace the existing three disposal receptacles.	\$900
7e	No	Receptacles in the two newer toilet rooms need to be changed out to GFI type.	1	B	Replace the two receptacles with GFI type.	\$600

8e	Photo	It was observed that an extension cord was ran from one room into a closet to a plug strip. The cord ran under a door. Additional receptacles should be added where they are needed.	2	B	The Spicer house does not meet the current requirements for residential placement of receptacles. The buildig is now being used for commercial uses and there code requirements for fewer receptacles, accept in areas noted as conference rooms; where there are requirements for receptacles to plug in computers.	NA
9e	No	Receptacles in the basement need to be changed to GFI type.	1	A	Replace all the receptacles in the basement area with GFI type.	\$500
10e	Photo	One of the panelboards appears to be original when the house was built. It is an Edison type of fuse panel. The panel is operational, but the danger with this type of panel is that larger fuses can be used in any socket.	2	A	The fusible panel should be replaced with a modern circuit breaker panelboard.	\$6,000
11e	Photo	There is a 2" LB fitting on the exterior of the building that has seperated frm the PVC conduit. Allowing water to get into the conduit.	1	A	Repair the LB fitting/ conduit so that water does not get into the conduit and weken the wire insulation.	\$500
					TOTAL ELECTRICAL COST	\$16,000

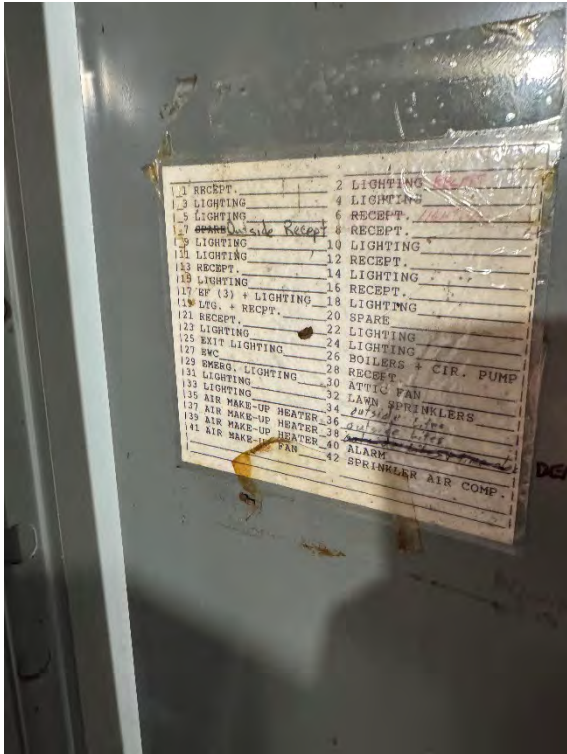


OCPR – Heritage Oaks Park
 SPICER HOUSE

FLOOR PLAN



ITEM NO. 2e



ITEM NO. 3e



ITEM NO. 8e



ITEM NO. 10e



ITEM NO. 11e

STABLES and ART STUDIO



BUILDING DATA

- 1918 original building construction
- 2010 building renovations
- 3,500 approximately square feet
- Use Group mixed used 'E' Educational – more than 5 children, 'B' Business – Civic Administration and 'A-3' Assembly – Lecture Halls, 'U' Utility – live stock / barns, 'S-2' Low Hazard Storage – maintenance garage
- Construction type is 5-B combustible materials

The building is the 1918 horse stable from the house and in 2010 building was renovated with the middle section of approximately 500 square feet becoming used for art studio / classroom space. The North end of the building is presented as a horse stable exhibit space while the South end of the building is used as a maintenance garage.

EXECUTIVE SUMMARY

- The stables are typical horse stables that are being displayed and used as educational spaces. (This is very similar to the lower level of the Ellis Barn at Springfield Oaks and will require many of the same improvements that were completed in space over the past 10 years to meet future similar programming by OCPR)
- The Art studio has been recently renovated and constructed in what appears to be a space used by community groups and day campers. In general, the interiors are adequate.
- The restroom in this facility is ADA accessible, although the entry doors and garage doors may require some minor accessibility improvements.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- Exit signs and egress lighting and arc flash rating on GFCU outlets are not in place and likely require to be updated with any new projects.
- HVAC does not include any ventilation; this is heating only facility.

IMMEDIATE ACTION ITEMS

1. The site access to the building is not ADA, the Art Studio needs additional site work to arrive and enter this building. Budget might be \$100,000.00 to \$150,000.00 for site work.
2. Need to add exit and egress signs and lighting. Budget \$50,000.00

MECHANICAL PLUMBING and FIRE PROTECTIONS NOTES

The mechanical and plumbing systems in the Spicer Stable and Art Studio building appear to be in good overall condition. One gas fired unit heater and one gas fired radiant heater provide heating for the building. The building does not consist of any cooling and code required outdoor ventilation air. The domestic cold water service should be verified to determine if a code required backflow preventer exists, No fire protection system exists in the building.

Mechanical

The Spicer Stable and Art Studio building is divided up into one maintenance/storage room, one art studio, one toilet room, one general storage room and one attic storage room. The maintenance/storage room consists of a newer gas fired unit heater which was installed in approximately 2025. The art studio consists of one gas fired radiant heater which is controlled by a wall mounted thermostat. The toilet room consists of one wall mounted electric unit heater and exhaust fan. The general storage room consists of one exhaust fan. The attic storage room does not consist of any mechanical systems.

The building does not consist of any cooling and code required outdoor ventilation air. Heating is provided only in the maintenance/storage room and art studio. Any heating, ventilating and air conditioning upgrades which may be considered in the future will likely not be efficient due to the age and construction of the building. Properly sealed buildings and proper wall and roof design and construction are critical for preventing outdoor air infiltration and indoor air exfiltration and maintaining acceptable indoor environmental control. The type of heating, ventilating and air conditioning system best suited for the building would be analyzed and determined in the future based on programming of the building.

Plumbing

The location of the domestic cold water service into the Spicer Stable and Art Studio building and associated water meter and backflow preventer assembly could not be determined. Domestic cold water is distributed to plumbing fixtures located in the toilet room consisting of one manually operated water closet and lavatory. Domestic cold water also serves one electric water cooler located outside the toilet room, one laundry type tub located in the art studio and one gas fired water heater located above the toilet room. All plumbing fixtures appear to be in good working condition.

Domestic hot water is generated by one gas fired water heater. Domestic hot water is distributed to the lavatory in the toilet room and laundry type tub. The water heater appears to be in good condition. No plumbing systems exist in the maintenance/storage room, general storage room and attic storage room.

One gas meter is located outdoors.

Fire Protection

The Spicer Stable and Art Studio building does not consist of a fire protection system.

ELECTRICAL NOTES

The Stable / Art Studio is in good condition. There were only a couple of codes items that needed to be addressed; the addition of a GFI in the toilet, replacement of a failed tamper resistant receptacle, and the addition of egress lighting in the storage areas.

Electrical

Power

The building is fed with a 200A, 120/240V, single phase underground utility feed.

The feeder goes to 200A circuit breaker type panel. This panel feeds everything in Stables/ Art Studio and the Spicer Barn and Archery.

All of the receptacles observed in the Art studio are were tamper proof.

All observed wiring was in conduit.

The toilet room in the art studio needs to have a GFI receptacle to meet present code.

There was one tamper proof receptacle in the Art Studio that had a thermal issue and needs to be replaced.

There is no evidence of any preventative maintenance being completed, nor any arc flash labels on any of the equipment. Electrical distribution equipment should be thermally scanned on a semi-annual basis and have arc flash labels attached to all electrical equipment.

All receptacles observed in the Stables were GFI receptacles.

Lighting

The lighting in the Art Studio/ Maintenance/ and loft storage were fluorescent and manually operated.

The stables had incandescent jelly jar type lights and were manually controlled.

There was egress lighting in the Art Studio that appeared to meet code.

The maintenance/ stables/ loft Storage had little to no egress lighting and should be added.

Auxiliary systems

There were smoke detectors, pull stations, and horn/ strobes in all area

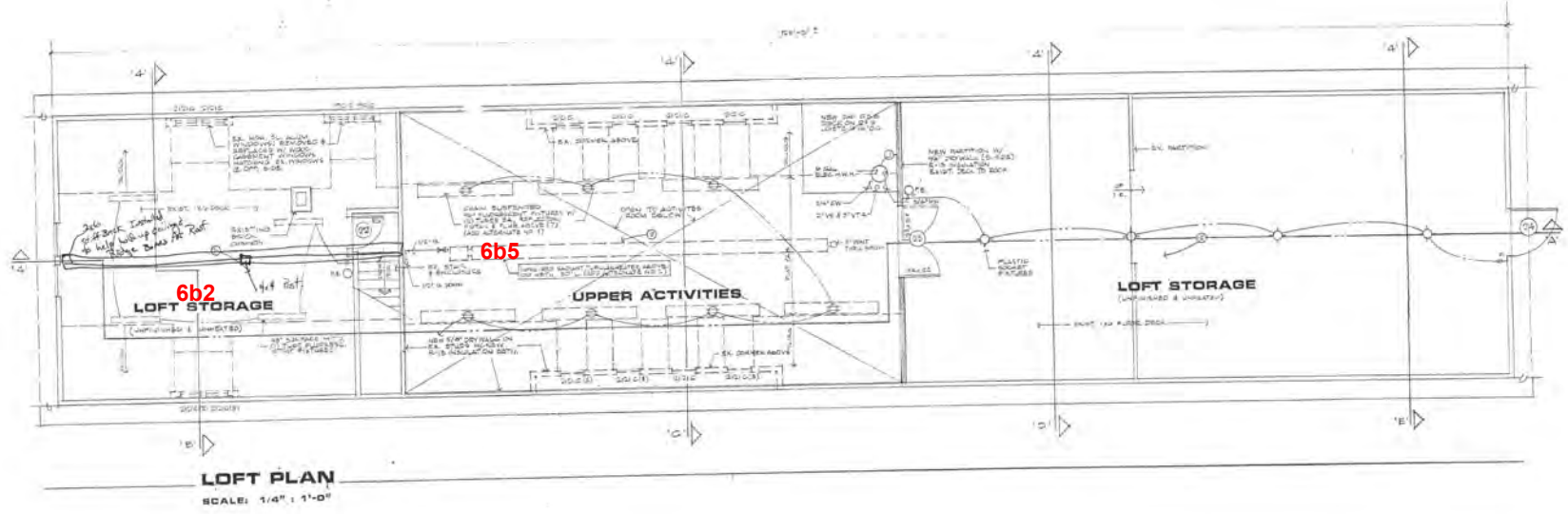
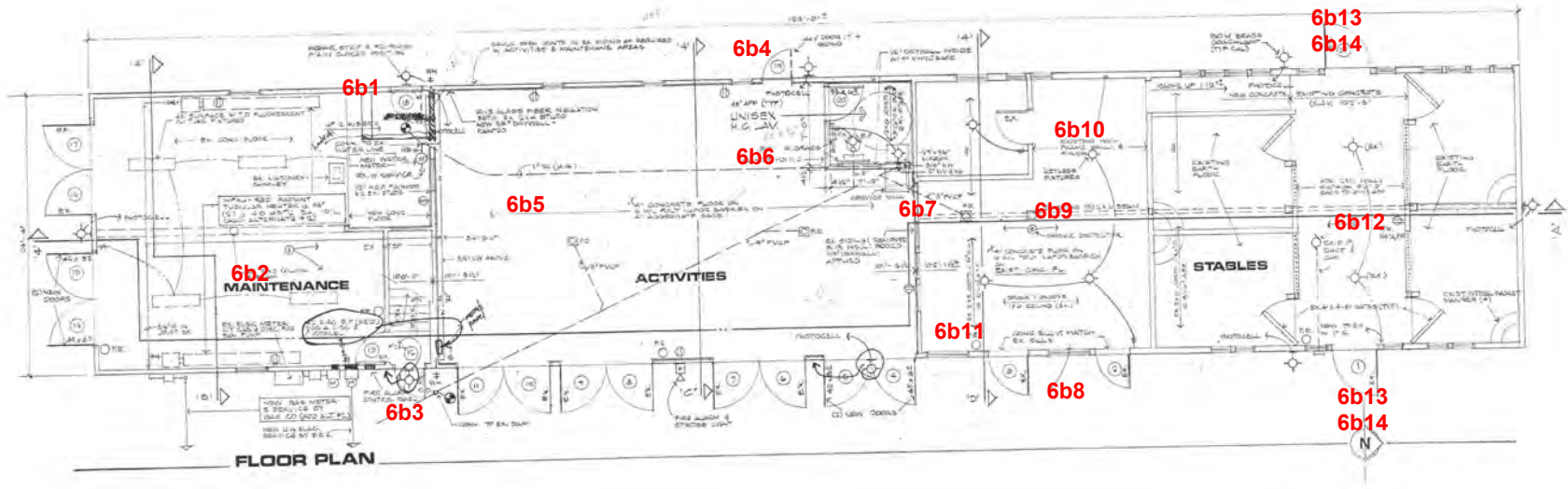
OCPR - HERITAGE OAKS - ART STUDIO AND STABLES (FCA) FACILITY CONDITION ASSESSMENT

ARCHITECTURAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	QUANTITY	BUDGET ESTIMATE
00a	N/A	Farmington Hills 2018 "Assets Detail Report"	1	E	Required RENEWAL items as noted in the 2018 facility report by City of Farmington Hills which were to be updated in 1-5 years from 2018 (completion by 2022) which have not been completed as of 2026 site visits and walk-throughs	Estimated from 2018 report escalated for 8 years	\$21,846.00
1a	6 e1	GARAGE - the west entry is not ADA accessible, door hardware and steps	3	B	remove existing steps and provide slope ramp, replace all door hardware	2 units	\$8,000
2a	6 e2	GARAGE - the building is 5B construction (combustible) this area is filled with storage on the first floor and in the upper loft area, the storage is compacted and hazardous	2	B	Remove all unnecessary storage to different location, more organized area in a safely constructed building. Storage may be too close to the gas fire unit heater in the lower room	800 sq ft	T.B.D.
3a	6 e3	GARAGE - East entrance door is tight, non ADA	3	B	Replace door hardware, provide exterior pavement and walk for accessibility	1 location	\$5,000
4a	6 e4	ART STUDIO - main East entry door is not fully ADA, the exterior site is not accessible and the interior clear space for the door is not accessible.	2	B	Provide automatic door operators to offer ADA clearances, replace exterior sidewalk and clear space for ADA	1 location	\$12,000
5a	6 e5	ART STUDIO - Gas fire radiant heater ceiling hung, proper exhaust and clearances	1	A, B	Need to verify the fresh air code requirements for "classroom" type of space. Radiant gas fired heater is not normal systems for this type of space.	1 unit	\$20,000
6a	6 e6	ART STUDIO - Egress doors, exit signs and EBU's	1	A, B	The room being used as a "classroom" assembly space only has one exit, typically 2 exits are required. The one exit does not have exit signs and no emergency lighting is located in the room. Add an additional exit, exit signs and emergency lighting	1 room	\$15,000
7a	6 e7	ART STUDIO - ADA accessibility limited at the coat / cubbie storage room.	2	B	The room that is used for coats and student cubbies is not ADA accessible. This room has a step up at the entry, provide a new accessible ramp for access	1 location	\$8,000
8a	6 e8	ART STUDIO - miscellaneous exit doors are non accessible, appeared to be locked with "special knowledge"	1	A, B	Occupied space where coats are stored have special locked exits, change out door hardware and provide new egressing and exiting	2 locations	\$4,000
9a	6 e9	ART STUDIO - Wood structural columns and beams are showing signs of splitting, twisting and cracking	2	C	verify current structural loading of these old wood members, provide splicing, repair, or replacement for structural stability	2 columns / 3 beams	\$10,000
10a	6 e10	ART STUDIO - disconnect / broken fire alarm and smoke heads	1	A, B	Repair and replace damaged and non-working fire alarms and smoke head, verify system is correctly working	3 locations	\$3,000

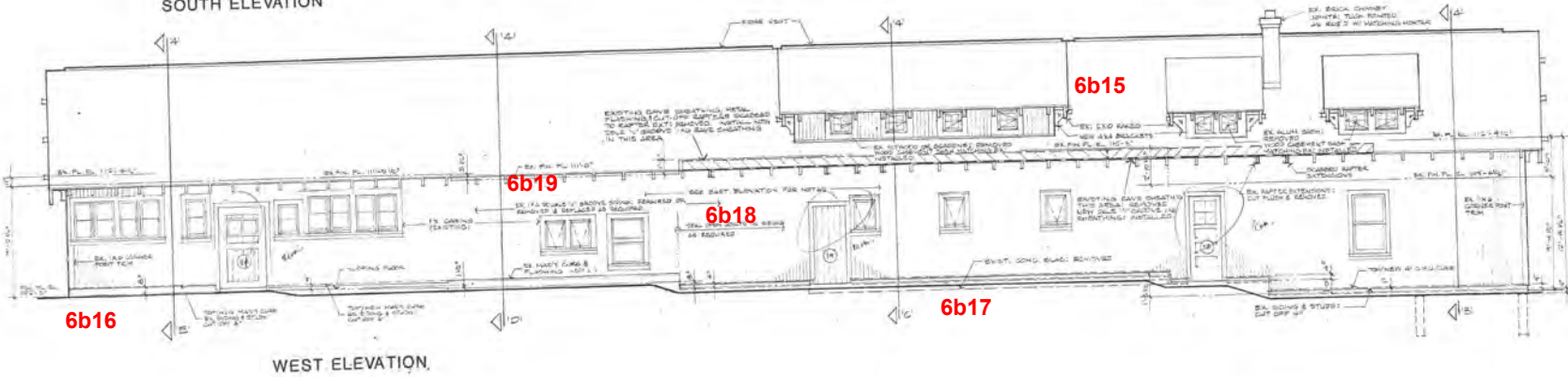
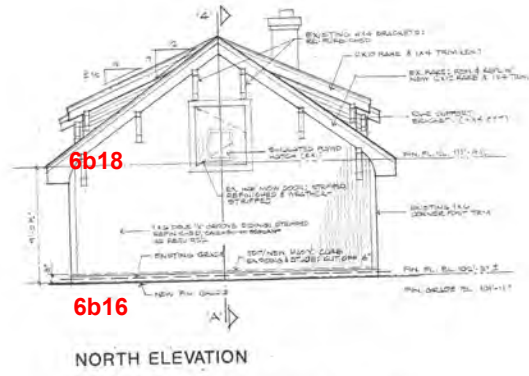
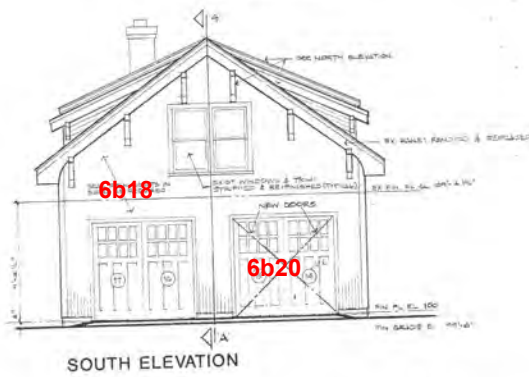
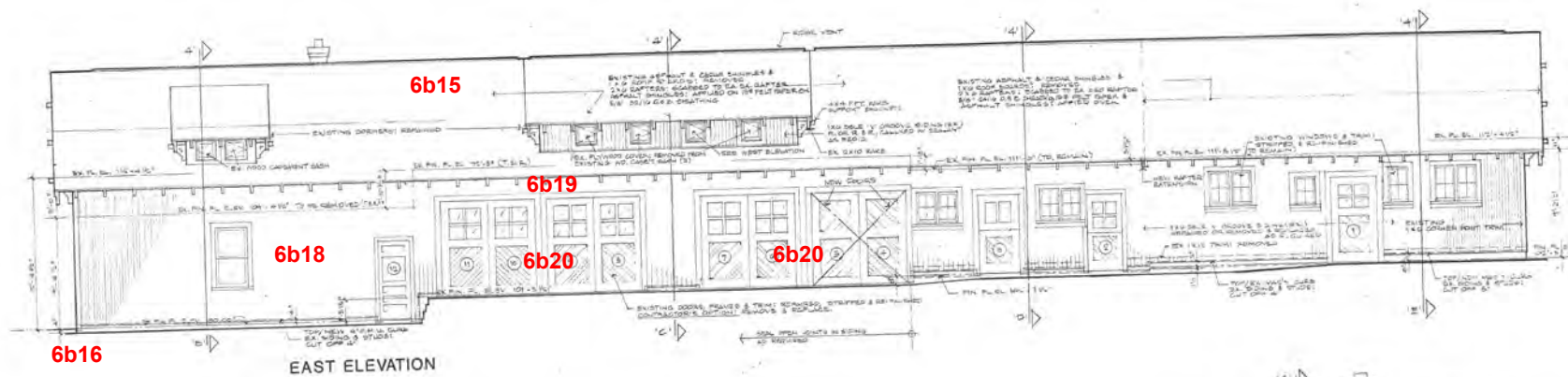
OCPR - HERITAGE OAKS - ART STUDIO AND STABLES (FCA) FACILITY CONDITION ASSESSMENT
 ARCHITECTURAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	QUANTITY	BUDGET ESTIMATE
11a	6 e11	ART STUDIO - old / original wood windows, painting and repair	3	C	only in the main art studio have the windows been replaced, the other existing windows in the building are old (original) and are in need of repair for rotted wood, new prime and painting and re-caulking of glazing seal	20 windows at North End areas	\$25,000
12a	6 e12	STABLES - Flooring is uneven , sloped and inside the stables are dirt or plywood covered floors	2	D	Areas of the floor are difficult to walk on due to the variance of the slopes and uneven surfaces. If the area is used for public tours or events than the floor should be rebuilt to meet code requirements	600 sq ft	\$10,000
13a	6 e13, 6 e14	STABLE - interior exit doors have small paved ramps which are not accessible	2	D	remove ramps / step areas at each door with new floor construction	2 furnace units and AC unit replacement	\$2,000
14a	6 e15	Exterior asphalt shingles roofing scheduled to be replaced	5		New asphalt shingles are located on roof and will be installed when snow is gone		
15a	6e16, 6 e17	Exterior wood siding has areas of rotted wood along lower / grade elevations	3	C	Patch and repair or remove boards in areas of holes, damage and rotted wood	1,000 sq ft	\$7,500
16a	6 e18	Exterior siding to be powerwashed and painted	3	E	Power wash the moss and debris and dirt from siding and soffit, monitor the paint finishes and prepare to sand, prime and repaint entire building	8,000 sq ft	\$24,000
17a	6 e19	Exterior eaves at East and West elevations are uneven	4	E	Verify the structural framing of the eaves and roof decking, repair , resupport and rebuild as required for structural stability	250 lf	\$7,500
18a	6 e20	Oversize exterior doors do not operate easily and do not close tight leaving opening into the interior of the building	3	E	These doors all need to be adjusted and possible hardware, weather seal and flashing added to operate with ease and close completely and securely	6 Locations	\$3,000
							\$185,846.00



OCPR – Heritage Oaks Park
STABLES / ART STUDIO / MAINTENANCE GARAGE

FLOOR PLAN



OCPR – Heritage Oaks Park
 STABLES / ART STUDIO / MAINTENANCE GARAGE
ELEVATIONS

6e1

ADA accessibility at door and entrance



6e2

Overloaded storage areas



6e3
Non-ADA door hardware



6e4
Art studio entrance ADA clear space



6e5
Gas fired radiant heater



6e6
Egress doors, exit signs and emergency lighting



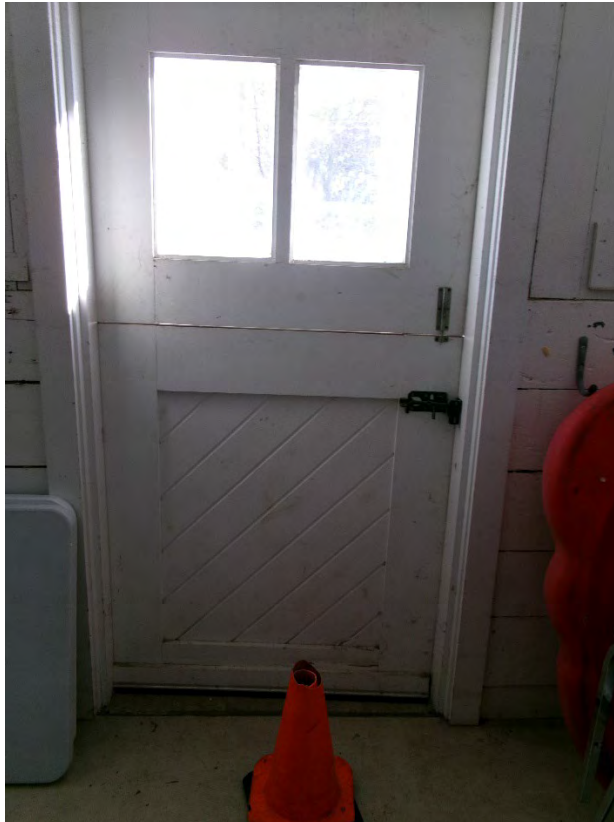
6e7

ADA accessibility, non-compliant door hardware



6e8

ADA accessibility door hardware



6e9

Wood structural column and beams



6e10

Broken fire alarm system



6e11

Wood window systems



6e12

Uneven flooring



6e13

Interior door ramps / steps



6e14

Interior door ramps / steps



6e15

New asphalt shingles



6e16

Wood siding rot / damage



6e17

Wood siding rot / damage



6e18

Clean / wash exterior siding



6e19

Roof eaves structural support



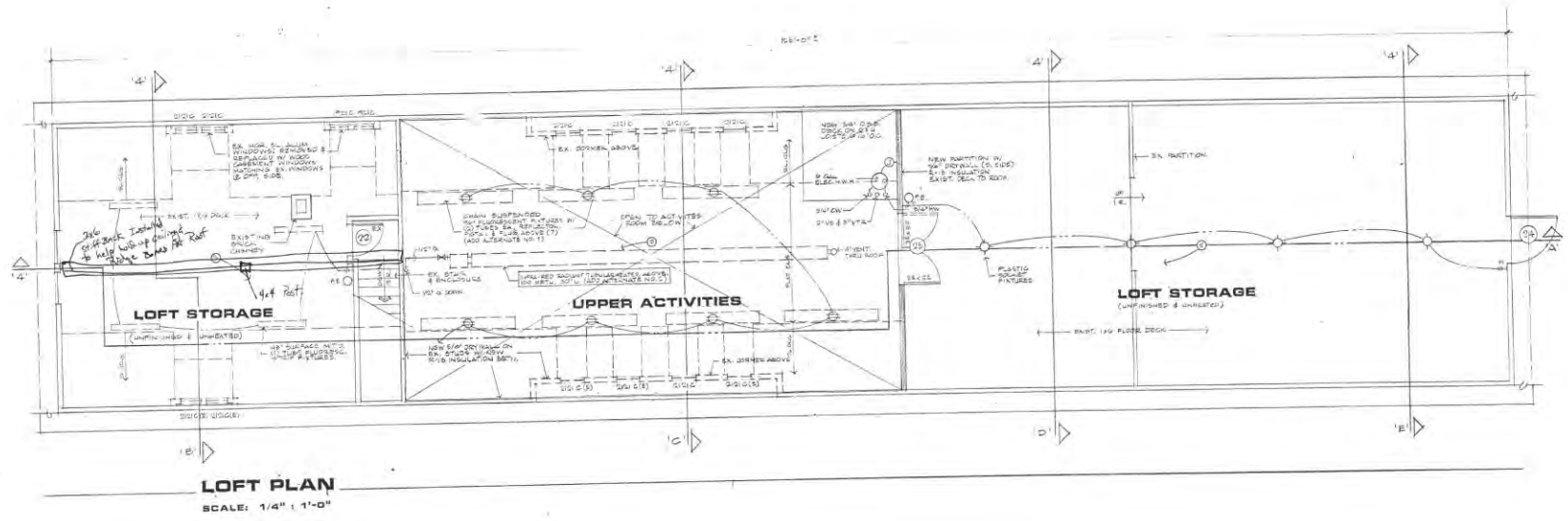
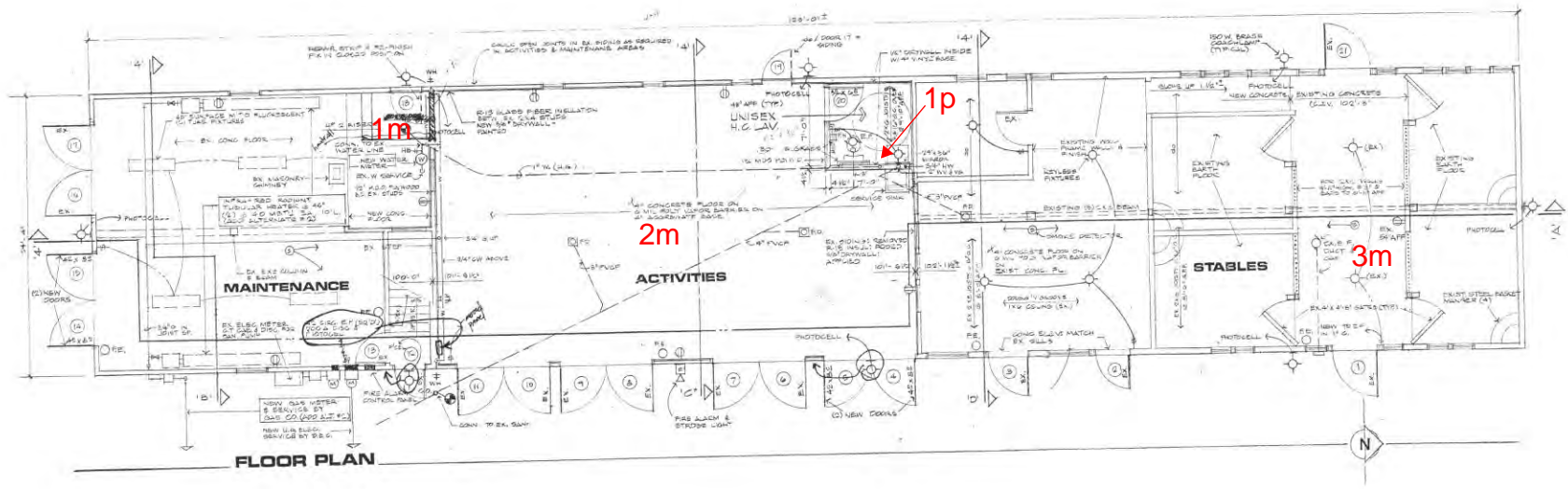
6e20

Large wood doors, function / security



HERITAGE PARK STABLES ART STUDIO BUILDING FACILITY CONDITION ASSESSMENT (FCA) REPORT
 MECHANICAL and PLUMBING

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	COST
1m	Photo	Gas fired unit heater appears to be in good condition.	4		Gas fired unit heater is approximately one year old. Total life expectancy is approximately ten years.	\$5,000
2m	Photo	Gas fired radiant heater appears to be in good condition.	4		Gas fired unit heater is approximately five years old. Total life expectancy is approximately fifteen years.	\$30,000
3m	Photo	Exhaust fan appears to be original to the building however it is unknown whether the system is still operational or not.			No knowledge of any corrective action required at this time since it is unknown whether the exhaust fan is operational or not.	NA
1p	Photo	Domestic hot water heater appears to be in good condituion.	3		Domestic hot water heater is approximately ten years old. Total life expectancy is approximately fifteen years.	\$7,000
					TOTAL MECHANICAL COST	\$42,000



OCPR – Heritage Oaks Park
 STABLES / ART STUDIO / MAINTENANCE GARAGE

FLOOR PLAN



ITEM NO. 1m



ITEM NO. 2m



ITEM NO. 3m

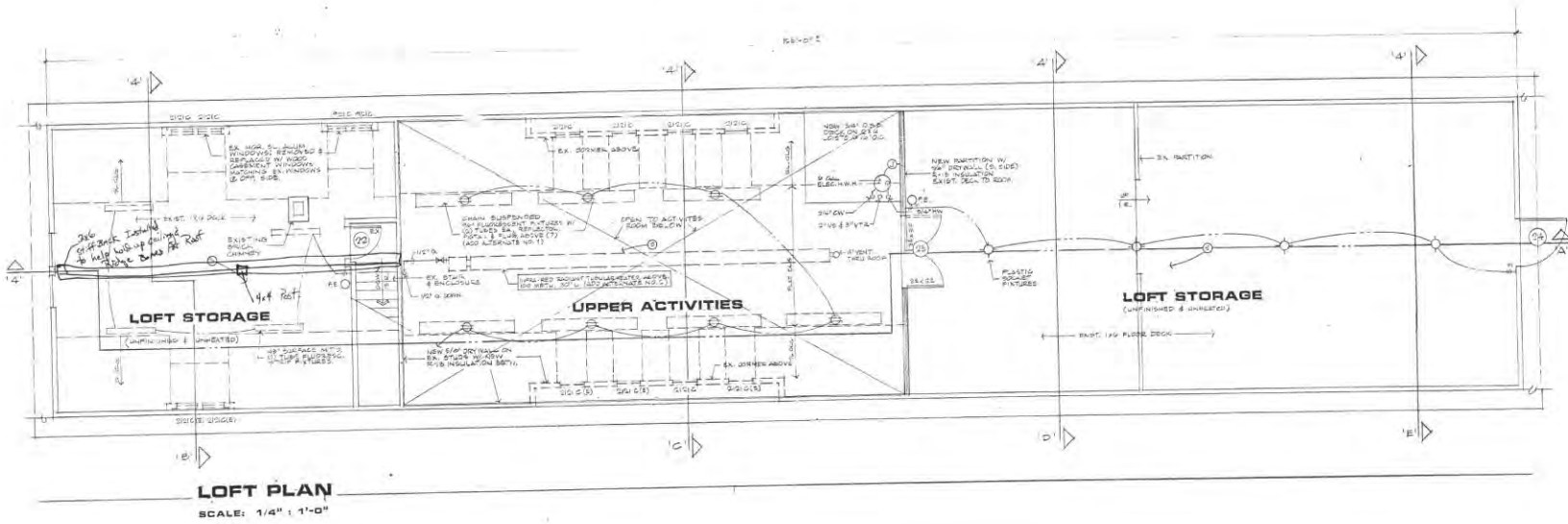
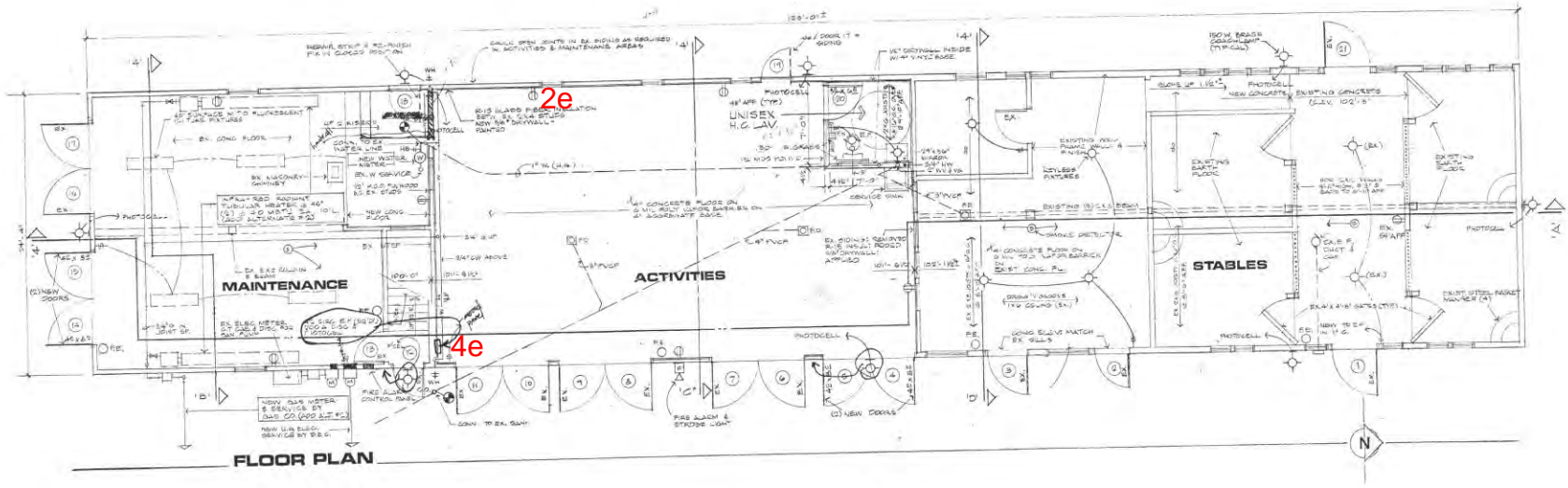


ITEM NO. 1p

HERITAGE PARK STABLES ART STUDIO BUILDING FACILITY CONDITION ASSESSMENT (FCA) REPORT

ELECTRICAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	COST
1e	No	The toilet room has no receptacle in it. Code requires one GFI receptacle.	2	B	Add a GFI receptacle to the toilet rooms.	\$400
2e	Photo	There was a tamper proof receptacle that looks like it had an arc, that should be replaced in the Art Studio area.	1	A	replace the existing tamper proof receptacle.	\$100
3e	No	No electrical testing on any of the panel boards has been completed. It is recommended to perform infrared testing and tighten lugs as required along with exercising breakers on a semiannual basis.	2	B	All electrical distribution items should have thermal scans evry two years. Hire a testing company to do a infrared thermal scan of all the distribution equipment.	\$1,000
4e	Photo	Panels did not have proper arc flash required labeling.	1	B	Hire an engineering firm to do the calculations for each piece of electrical distribution equipment. Attach labels to the panels.	\$1,000
5e	No	The maintenance/ stables/ loft Storage had little to no egress lighting.	1	B	Egress lighting needs to be added to these spaces.	\$3,000
					TOTAL ELECTRICAL COST	\$5,500



OCPR – Heritage Oaks Park
 STABLES / ART STUDIO / MAINTENANCE GARAGE

FLOOR PLAN



ITEM NO. 2e



ITEM NO. 4e

HERITAGE HISTORY CENTER



BUILDING DATA

- 1867 original brick house construction
- 1918 original house was moved to its current location
- 1940's – 1960's used as dormitory for farm workers on Spicer farm
- 1960's small building addition added to the house

- 1,400 approximately square feet

- Use Group 'A-3' Assembly - Museums

- Construction type is 5-B combustible materials

The building is registered on Farmington Hills historical commission as a historical structure and is currently used as the historical museum and history center for educational purpose and community tours.

EXECUTIVE SUMMARY

- This building (an old house) appears to be not in use and has only one notice improvement for the front steps railing. In general, this building does not appear to have been used by staff or the public in many years and is showing signs of deterioration.
- There is a new boiler in the basement and the water is running; the Second floor is closed off and used as storage.
- The first floor appears to be set up as an exhibition space.
- The greatest concern in this building is the area around the upper East stairs; the walls are floor appears to be shifting and moving. This indicated structural concern and will be required considerable amount of improvements.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- The electricity in this house needs to be replaced, the panel is not large enough, not emergency lighting or existing signs and outlets are non-code compliant.
- The boiler is new for the heating in the house but appears to be heat only now ventilation.
- This is similar to the “Stabler Farm House” park for Washtenaw County Parks which was an old farm house being repurposed into a conference / retreat center for the County, depending on the use and occupancy proposed for the Heritage House there could be a great deal of unknown improvement required for change in occupancy.

IMMEDIATE ACTION ITEMS

1. There is structural issues in this building around the stairs at the first and second floor, repairs are required, budget would be \$100,000.00
2. The building is not accessible ADA, the toilet room, the front entry , stairs and steps should all be renovated. Budget of about \$250,000.00

MECHANICAL PLUMBING and FIRE PROTECTION NOTES

The mechanical and plumbing systems in the Heritage House building appear to be in good overall condition. One heating hot water boiler and baseboard radiators provide heating for the building. The building does not consist of any cooling and code required outdoor ventilation air. The domestic cold water service does not consist of a code required backflow preventer and should be added in the immediate future. No fire protection system exists in the building.

Mechanical

The Heritage House building consists of one heating hot water boiler located in the basement. The heating hot water boiler appears to have been recently installed and appears to be in good condition. Heating hot water is distributed to baseboard radiators located throughout the building through a heating hot water piping distribution system. The heating hot water piping is not insulated resulting in heat loss through the heating hot water piping.

The toilet room consists of one ceiling mounted exhaust fan.

The building does not consist of any cooling and code required outdoor ventilation air. Any heating, ventilating and air conditioning upgrades which may be considered in the future will likely not be efficient due to the age and construction of the building. Properly sealed buildings and proper wall and roof design and construction are critical for preventing outdoor air infiltration and indoor air exfiltration and maintaining acceptable indoor environmental control. The type of heating, ventilating and air conditioning system best suited for the building would be analyzed and determined in the future based on programming of the building.

Plumbing

The domestic cold water service enters the building in the basement. The domestic cold water service enters a water meter and serves the building. The domestic cold water system does not include a code required backflow preventer. Backflow preventers ensure that water flows only in one direction and prevents contaminated water from reversing flow and polluting clean, potable water supply in both the building and public water system.

Domestic cold water is distributed to plumbing fixtures located in the toilet room consisting of one manually operated water closet and lavatory. All plumbing fixtures appear to be in good working condition.

Domestic cold water also serves one electric water heater located in the basement. Domestic hot water is distributed to the lavatory in the toilet room.

One sump and sump pump is located in the basement.

One gas meter is located outdoors.

Fire Protection

The Heritage House building does not consist of a fire protection system.

ELECTRICAL NOTES

Electrical Executive Summary

The Heritage and History Center building has a number of code items that need addressing. A few of those items deal with grounding, egress lighting, and exposed electrical wiring. None of the items are big cost items but they do need to be addressed.

Electrical

Power

The building is fed with a 100a, 120/240V, single phase overhead utility line.

The feeder goes to 100A circuit breaker type panel in the basement. This panel feeds a sub panel on the second floor.

Numerous receptacles were ungrounded and/or missing covers.

All observed wiring was Romex type. Most of the Romex did not have an equipment ground conductor.

The first-floor toilet room needs to have its receptacle changed to a GFI receptacle to meet present code.

The sump pump in the basement is fed from an overhead outlet without a GFI or cover. A new receptacle should be added on the wall to feed the sump pump.

There is no evidence of any preventative maintenance being completed, nor any arc flash labels on any of the equipment. Electrical distribution equipment should be thermally scanned on a semi-annual basis and have arc flash labels attached to all electrical equipment.

Lighting

The lighting was mainly track type fixtures with incandescent lamps or ceiling mounted incandescent fixtures. All controls were manual.

There was no egress lighting observed. Exit signs and egress lighting needs to be added to meet code.

Auxiliary systems

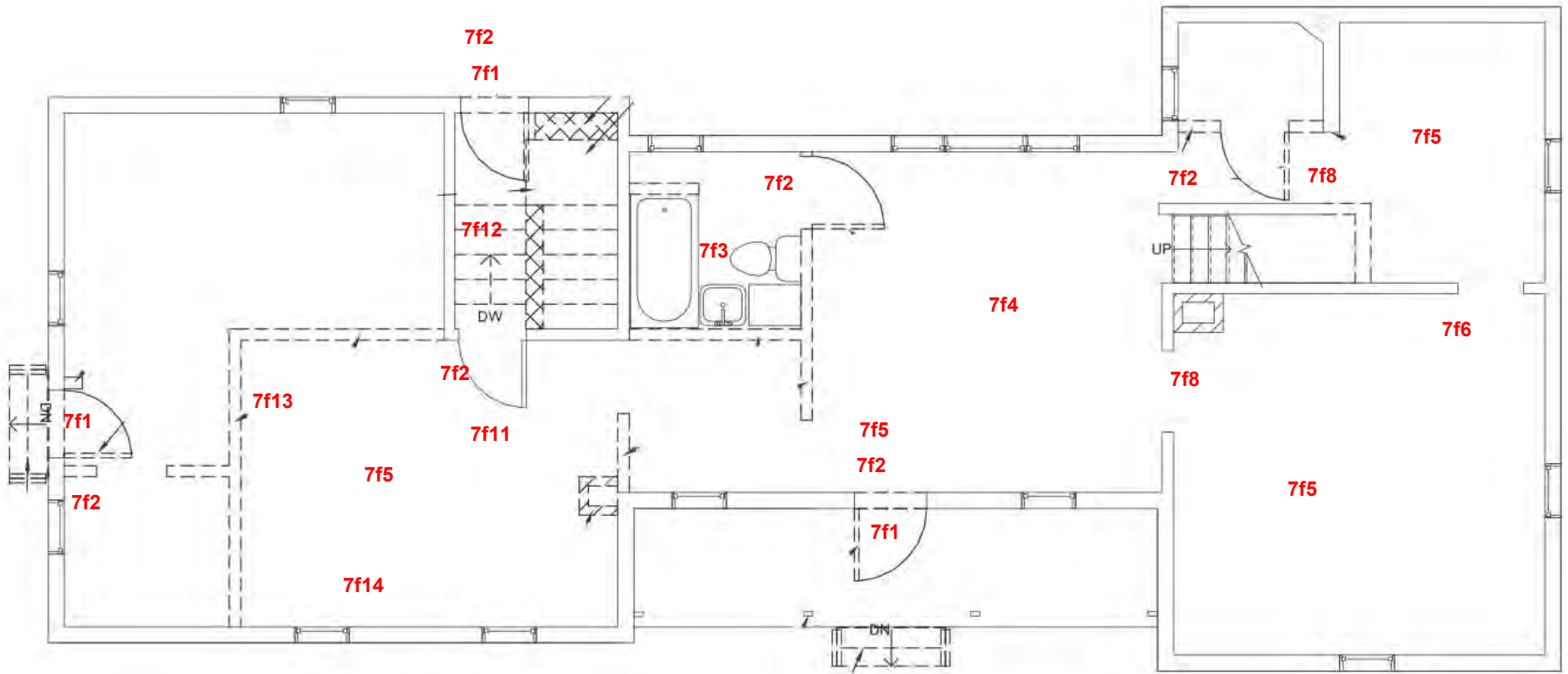
A number of smoke detectors had their batteries removed. These need to be replaced with new smoke detectors.

ARCHITECTURAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	QUANTITY	BUDGET ESTIMATE
00a	N/A	Farmington Hills 2018 "Assets Detail Report"	1	E	Required RENEWAL items as noted in the 2018 facility report by City of Farmington Hills which were to be updated in 1-5 years from 2018 (completion by 2022) which have not been completed as of 2026 site visits and walk-throughs	Estimated from 2018 report escalated for 8 years	\$199,269.00
1a	7f1	Stile and rail exterior solid wood doors and frames should be cleaned, repaired as needed and refinsihed	3	C	Doors appear to be in good working conditon, strating to show signs of wear and in need of general mainteance	2 units	\$3,000
2a	7f2	ADA hardware on all doors	1	A, B	Original door harware is not ADA accessible, should be changed for future public access and programing	6 locations	\$1,800
3a	7f3	ADA toilet room	1	B	The existing toilet room is residentail and not ADA accessible	1 location	\$50,000
4a	7f4	Interior finishes, carpet, wall paper and painting	3	C	Interior finishes are old and damaged, these appears to be in need for replacment, updating and replacing.	full building	\$20,000
5a	7f5	Life Safety items are outdated and not working	1	A, B	Need to replace or provide new fire alaram system, smoke and CO2 detectors, exit signs and emergency lighting throuhg out the building befre allowing public use and access to the existing building.	Multiple Locations	\$15,000
6a	7f6, 7f7	Damaged plaster at walls and ceilings, multiple locations	2	C, E	Many visuable cracks in the walls and ceilings, these are possible caused by water damage from leaky roofing and windows or shifting and seattling floors and walls from structural damage. Additional analysis needs to b e completed before public occupancy is used in the building	Multiple Locations	T.B.D.
7a	7f8	Structrual sloping of floors and walls	1, 2	A, B, D	Floors are sloping due to age and extra weight on joist , these joist need to be reported for 100 PSF loading, exteiero walls are framed wider than current standards, walls should be infilled framed to meet current code requirments (this is alsos notice at the second floor)	full building	\$50,000
8a	7f9	Second floor stairs do not have a handrail along the stairs.	2	A, B	Need to provide a code compliant handrail / gurad rail up styairs and at top landing. (The existing staris are narrow in width so there is imited space for a handrail)	1 location	\$5,000
9a	7f10	Water damage at wood window frame, sill and jamb	2	C	The window is leaking and has rotted away and needed to be be replaced to match existing	1 location	\$5,000
10a	7f11	Ktchen floor is sloping toawrds the basement stairs	2	C	Proviode structural improvements to existing flooring and joist framing supports	1 area location	\$12,000
11a	7f12	Signs of "critters" in the building	1	C, E	clean and repair damage walls, floor and finioshes after pest control has clean out the existing , sealed up holes and entry points	Multiple Locations	\$10,000
12a	7f11	Step into the kitchen from the main entry door and room area	3	C, E	The kitchen end of the building is lower than the rest of the building, this is not ADA access, this needs to be repaired and infilled with new framing.	2 set of doors	\$8,058

ARCHITECTURAL

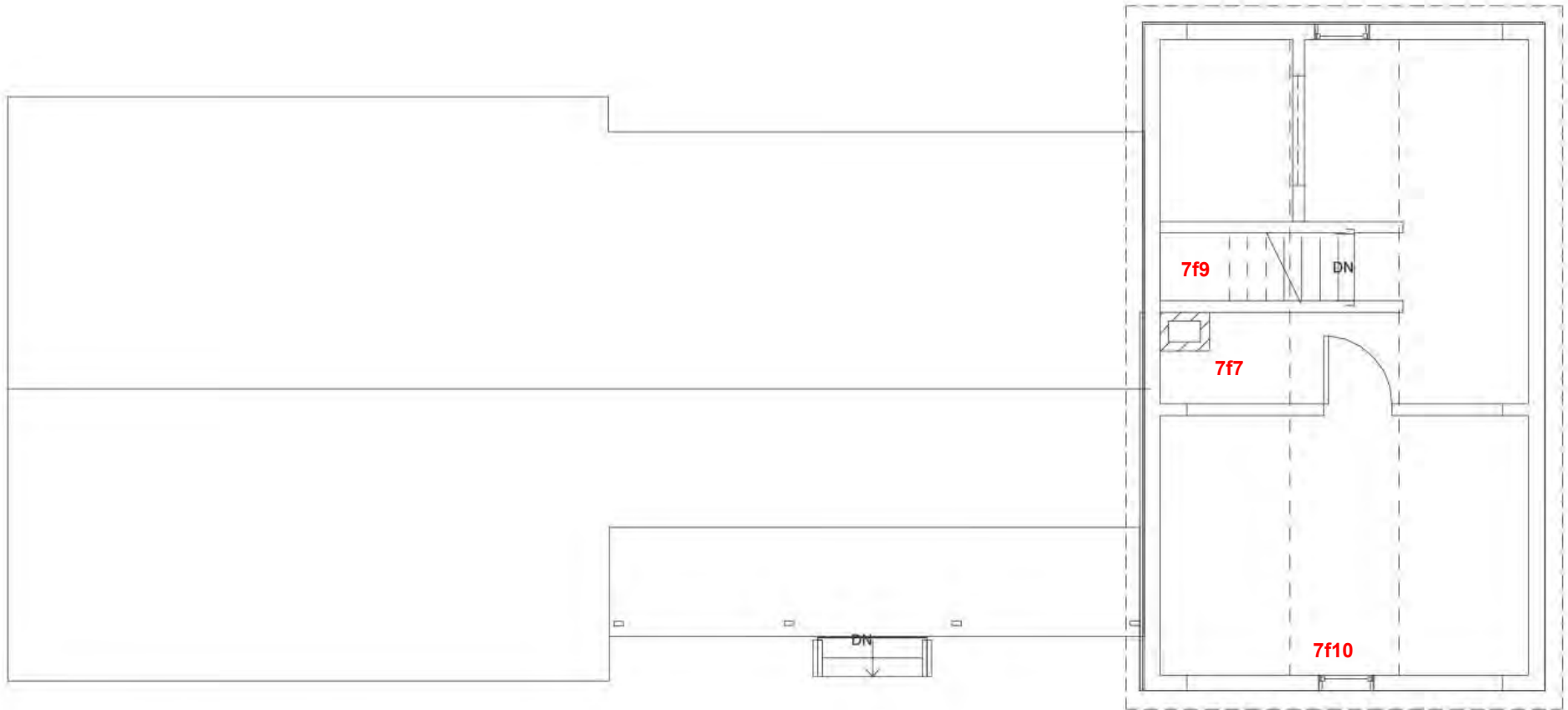
ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	QUANTITY	BUDGET ESTIMATE
13a		The kitchen casework is damaged	3	E	Repair, remove and refish existng casework to match historical stlye	40 LF	\$14,000
14a	7f13, 7f14	ceiling in kitchen is cracked and damaged	3	E	repair ceiling and repaint, (after structrual improvemts are completed for entire building)	200 sq ft	\$6,000
15a	7f15, 7f16, 7f17	Basment equipment appears to be newer (boiler, sump pump, hot water tank, copper piping)	5		Noted as newer equipment for the building	full building	
16a	7f18	signs of interior water damage in the basement	2	C	repair water damage and leakage locations , waterproof the exterior foundation, seal up the exterior siding	600 sq ft	\$25,000
17a	7f19	Exterior front porch decking, railing and steps are rotting and not per code	1, 2	B, C	The existng front porch matrerail is failing, the configuration of the porch and hadnrail is not per code for comercial building	200 sqft	\$13,000
18a	7f20	Exterior wood windows need to be be painted	2, 3	D	The wood frames need to be scraped, sanded, primed and repainted. Replace and repair any rotted wood, glazing leaks of stops.	All locations	\$20,000
19a	7f21, 7f22	Alum siding needs to be cleaned and repair or replace damage metal	3, 4	E	All exterior siding should be cleaned and moss removed, all bent and damaged areas are to be replaced and all edges and corners to be checked for security, provide bottom edge drip and flashing	All Elevations	\$10,000
20a	7f23	Remove and repalce boarder up basement windows and openings	2, 3	E	The basment access is blocked with wood infill which is rotting and needs to eb replaced with secure propoer walls, this is allowing water and critters access	All Elevations	\$6,000
21a	7f24	Exterior doors, stairs and landing for emergency exit	1	A	The existing door is not code compliant for stairs, exit , landing and hand rail	West Elevation	\$3,500
							\$476,627.00



GROUND FLOOR PLAN

OCPR – Heritage Oaks Park
 HERITAGE HOUSE HISTORY CENTER

1st FLOOR PLAN



UPPER FLOOR PLAN

OCPR – Heritage Oaks Park
HERITAGE HOUSE HISTORY CENTER

2nd FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

OCPR – Heritage Oaks Park
HERITAGE HOUSE HISTORY CENTER

ELEVATIONS

7f1

Solid wood door finishes and repairs



7f2

ADA door hardware



7f3
ADA toilet room



7f4
Interior finishes



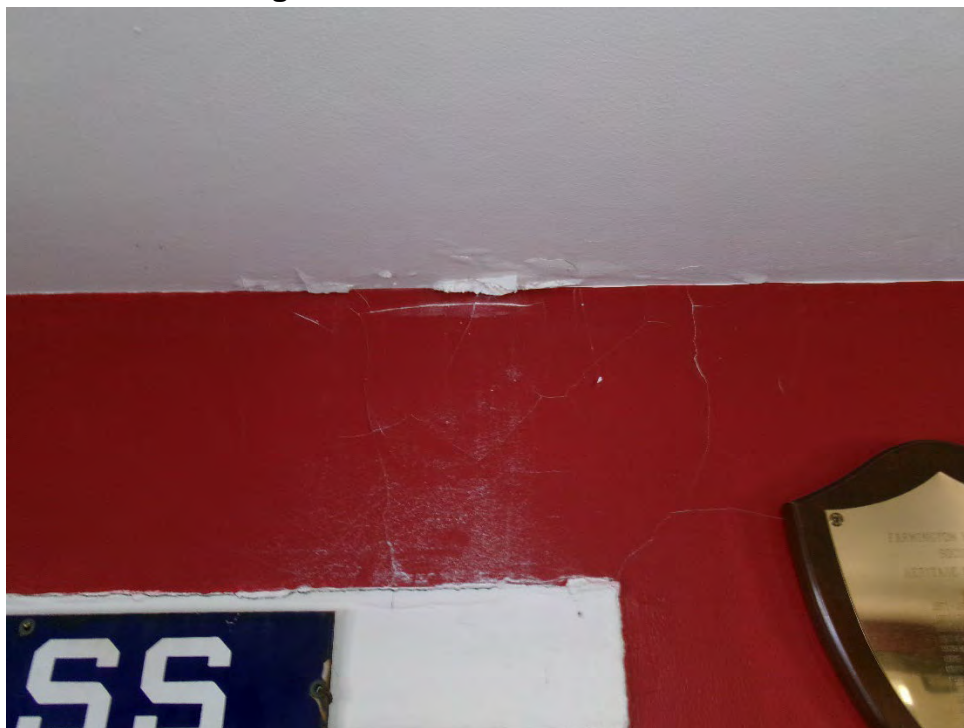
7f5

Fire alarm and life safety items



7f6

Damaged plaster walls and ceilings



7f7

Damaged plaster walls and ceilings



7f8

Structural sloped walls / ceilings / floors



7f9

Handrail at stairs



7f10

Interior window water damage



7f11

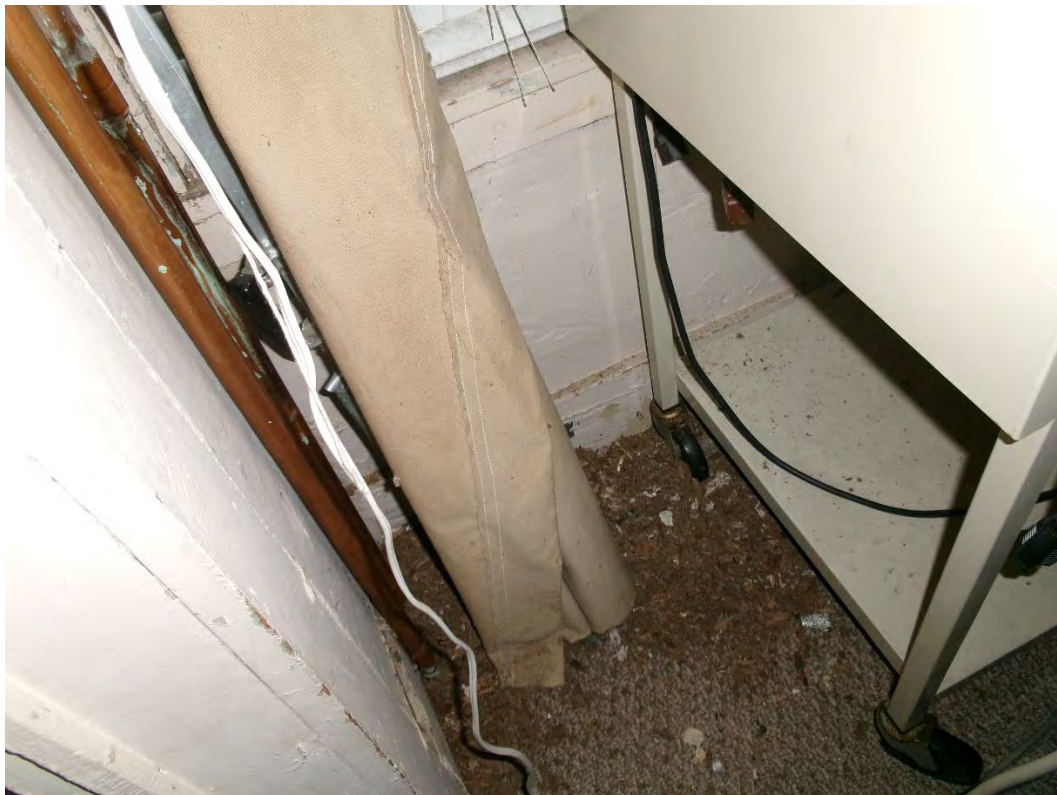
Kitchen floor slope

Step ADA barrier into kitchen



7f12

Critters / pest control in house



7f13

Kitchen ceiling crack / damage



7f14

Kitchen ceiling crack / damage



7f15
New boiler



7f16
New sump pump



7f17

New hot water tank / electrical



7f18

Sign of water in basement



7f19

Front porch / steps / handrail



7f20

Exterior window paint



7f21

Damaged exterior aluminum siding



7f22

Damaged exterior aluminum siding



7f23

Boarded opening into basement



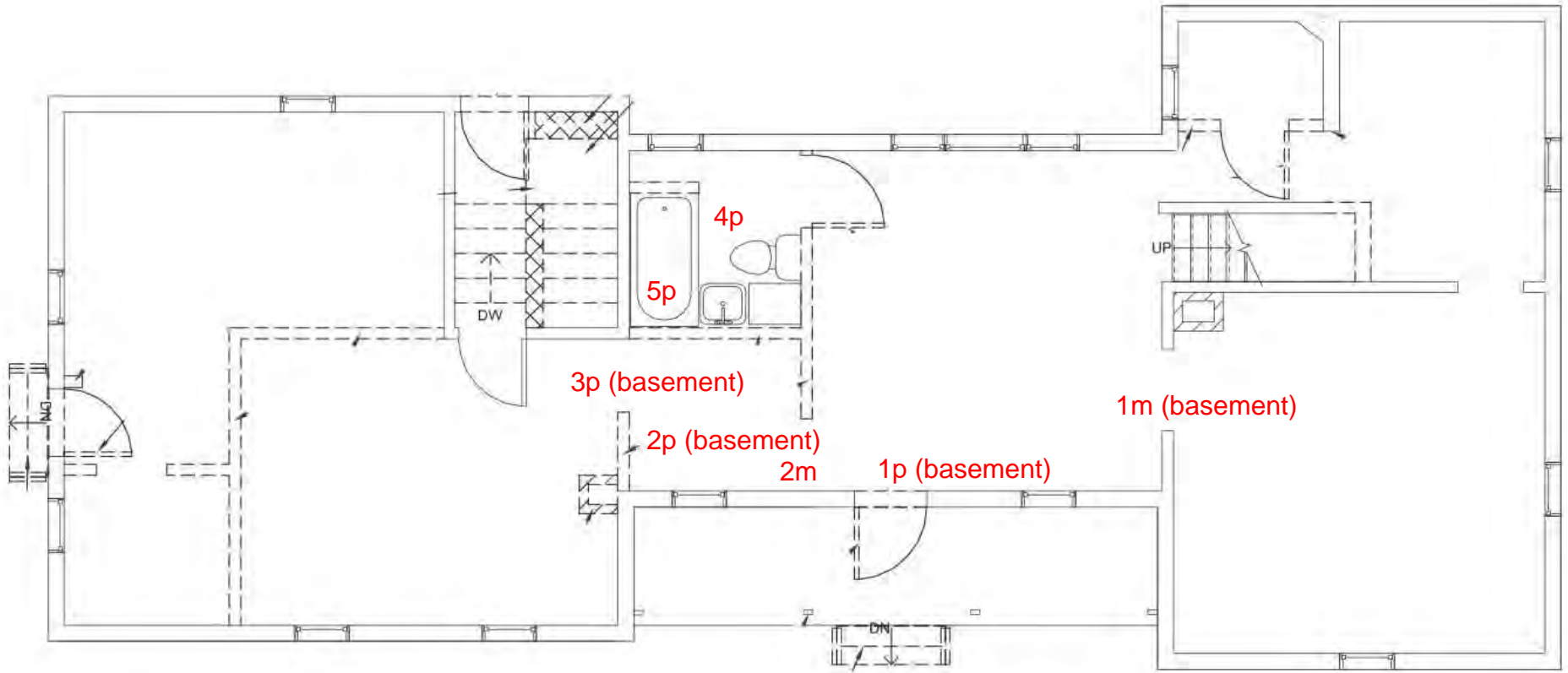
7f24

Exit door steps



HERITAGE PARK HERITAGE AND HISTORY CENTER BUILDING FACILITY CONDITION ASSESSMENT (FCA) REPORT
MECHANICAL and PLUMBING

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	COST
1m	Photo	Heating hot water boiler appears to be in good condition.	4		Heating hot water boiler is approximately five years old. Total life expectancy is approximately twenty years.	\$30,000
2m	Photo	Baseboard radiation located throughout building appears to be in good condition.	4		Replace any damaged covers.	\$10,000
1p	Photo	Domestic hot water heater appears to be in good condition.	4		Domestic hot water heater is approximately five years old. Total life expectancy is approximately fifteen years.	\$7,000
2p	Photo	Sump pump appears to be in good condition.	4		Sump pump is approximately five years old. Total life expectancy is approximately ten years.	\$2,000
3p	Photo	Code required backflow preventer not installed on incoming domestic cold water service.	2	B	Add new backflow preventer.	\$5,000
4p	Photo	Water closet appears to be in good condition with the exception of crack in tank cover.	3		Replace with new low flow fixture.	\$1,000
5p	Photo	Lavatory appears to be in good condition.	3		Replace with new low flow fixture.	\$1,000
					TOTAL MECHANICAL COST	\$56,000



GROUND FLOOR PLAN

OCPR – Heritage Oaks Park
HERITAGE HOUSE HISTORY CENTER

1st FLOOR PLAN



ITEM NO. 1m



ITEM NO. 2m



ITEM NO. 1p



ITEM NO. 2p



ITEM NO. 3p



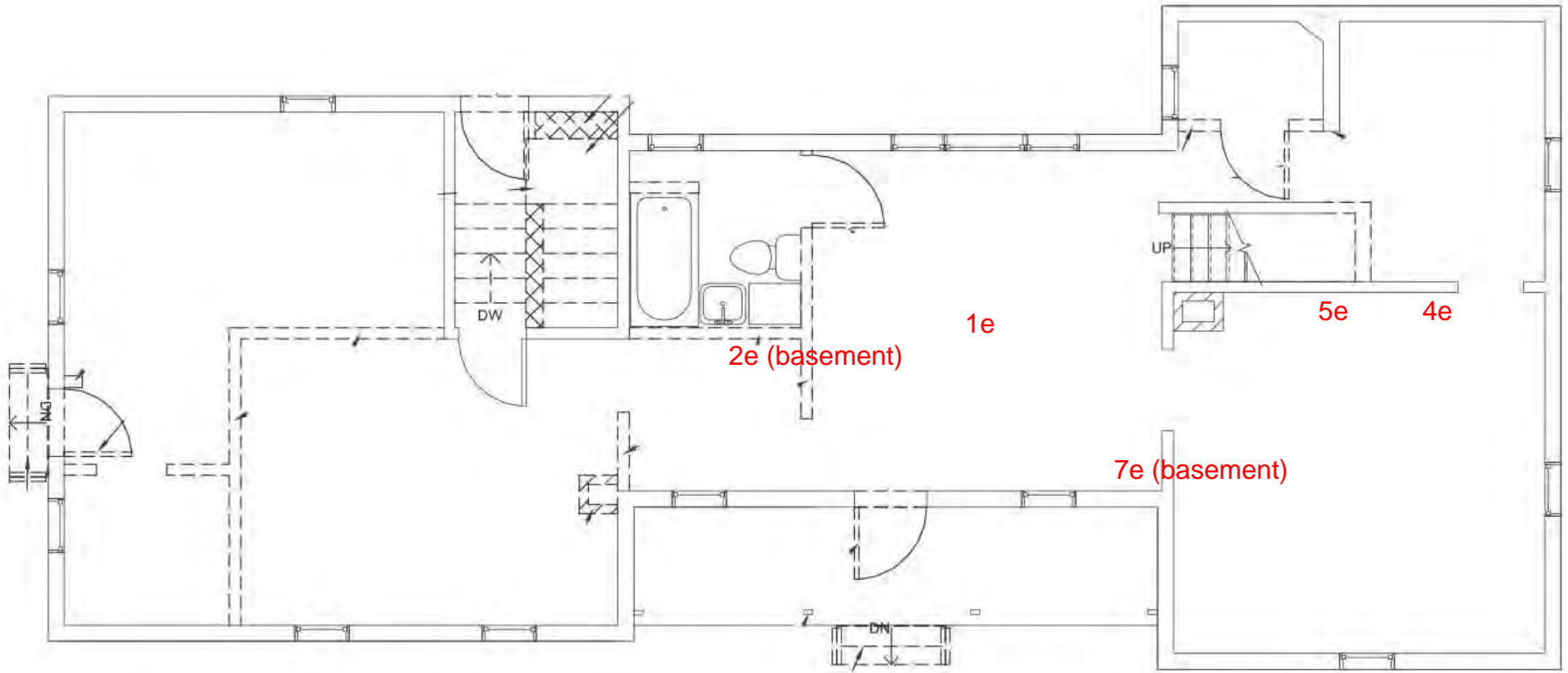
ITEM NO. 4p



ITEM NO. 5p

HERITAGE PARK HERITAGE AND HISTORY CENTER BUILDING FACILITY CONDITION ASSESSMENT (FCA) REPORT
ELECTRICAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	COST
1e	Photo	A couple of smoke detectors were observed with their batteries removed.	1	A	Replace all the smoke detectors with 10 year battery life smoke detectors.	\$300
2e	Photo	The sump pump in the basement is fed from an over head plug with no plate and is not GFI. A new GFI receptacle should be installed on the wall near the sump pump.	1	B	Add GFI receptacle and cover plate on wall.	\$400
3e	No	First floor bathroom needs a GFI receptacle to replace the existing.	1	A	Replace the existing receptacle with a GFI receptacle.	\$100
4e	Photo	There were numerous receptacle covers missing	1	A	Provide coverplates on all the receptacles to prevent accidental shocks.	\$200
5e	Photo	Numerous ungrounded receptacles were noted around the old house. All receptacle should be checked for ground wires.	2	B	Replace all of the ungrounded receptacles with GFI receptacles. Verify that 3 prong receptacles have ground wires ran to them.	\$1,000
6e	No	No electrical testing on any of the panel boards has been completed. It is recommended to perform infrared testing and tighten lugs as required along with exercising breakers on a semiannual basis.	2	B	All electrical distribution items should have thermal scans every two years. Hire a testing company to do a infrared thermal scan of all the distribution equipment.	\$1,000
7e	Photo	Panels did not have proper arc flash required labeling.	1	B	Hire an engineering firm to do the calculations for each piece of electrical distribution equipment. Attach labels to the panels.	\$1,000
8e	No	No egress lighting or exit signs.	1	A	Provide EBUs and exit signs at all needed locations to meet code.	\$2,000
					TOTAL ELECTRICAL COST	\$6,000



GROUND FLOOR PLAN

OCPR – Heritage Oaks Park
 HERITAGE HOUSE HISTORY CENTER

1st FLOOR PLAN



ITEM NO. 1e



ITEM NO. 2e



ITEM NO. 4e



ITEM NO. 5e



ITEM NO. 7e

SPICER BARN



BUILDING DATA

- 1880 original building construction
- 1997 erected by Michigan Historical Center, Michigan Department of State
- Historical Marker # L2005
- 2,000 approximately square feet, Upper and Lower floors
- Use Group mixed used 'U' Utility – Barns / Livestock Shelter
- Construction type is 5-B combustible materials

The building includes a concrete block grain silo, and an attached chicken coop on at the upper level on the Southside and an attached stud barn at the lower level on the Northside.

The barn, which dates to the 1880s, was purchased from an Eight Mile farm by the late Eleanor Spicer in the 1930s. The Spicers used the structure as a cattle barn. It is made of hand-hewn beams, while some of its supports are trees that still bear bark.

EXECUTIVE SUMMARY

- The barn is used as a storage facility on the lower level and mostly on the upper level.
- Parts of the upper-level barn appear to be used for “Christmas sleight photos.”
- This space is not really code complaint for any use other storage. If the barn is intended to be rented out similar to the Ellis barn at Springfield Oaks, a great deal of improvements will be required.
- A robust general maintenance on a yearly basis should be planned at the barn structure to keep it from failing and falling apart.

IMMEDIATE ACTION ITEMS

1. This building is not ready for public occupancy of any type and only general maintenance and security improvements should be made to keep the building as a storage barn. If programming similar to the Ellis Barn is proposed in this old barn then a multi-projects should be planned for with multiple large budgets included depending on the planned programming.

MECHANICAL PLUMBING and FIRE PROTECTION NOTES

The Spicer Barn does not consist of any mechanical, plumbing or fire protection systems in the building.

Mechanical

The Spicer Barn does not consist of any mechanical systems.

Plumbing

The Spicer Barn does not consist of any plumbing systems.

Fire Protection

The Spicer Barn does not consist of a fire protection system.

ELECTRICAL NOTES

The barn has very little electrical in it. The electrical distribution system is in fair shape. The lighting in the lower level is in good condition.

Electrical

Power

The barn is fed with 50A underground feed from the Stables/ Art Studio.

The 50A feeder feeds a 4-circuit panel. This panel feeds receptacles, lights in the barn, and an exterior pole light.

The panel and incoming junction box were in fair condition.

There is no evidence of any preventative maintenance being completed, nor any arc flash labels on any of the equipment. Electrical distribution equipment should be thermally scanned on a semi-annual basis and have arc flash labels attached to all electrical equipment.

All receptacles observed were GFI receptacles.

Lighting

The lighting in the barn is from Christmas lights strung from the structure.

The lower level has incandescent vapor tight jelly jars with manual switching.

There was egress lighting in the main barn nor the lower level.

Auxiliary systems

There was no fire detection system observed.

OCPR - HERITAGE OAKS - SPICER BARN - (FCA) FACILITY CONDITION ASSESSMENT

ARCHITECTURAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	QUANTITY	BUDGET ESTIMATE
1a	8c1	The original "red" barn and silo is nearly 150 years old and is not ready in its current condition to be occupied or used for events or rentals.	1, 2	A	Improvements will be required before public occupancy can be planned for this structures (water tightness of roof and siding, structural analysis of floor loading, egress and exit lighting, ADA access between floors, restrooms, combustible materials)	full building	T.B.D.
2a	8c2, 8c3	All exterior wall siding has gaps and openings in boards, this is not weather tight or critter tight.	1	A	Repair and replace all missing and damaged boards and siding to provide historical walls for weather tight and keep out critters	full building	T.B.D.
3a	8c4	Roofing corrugated decking, the metal is in fair condition, the supporting joist and purlins are irregular and should be verified for load capacity	1	A, B	Provide structural analysis on the existing wood framing and construction, verify water tightness	full building	T.B.D.
4a	8c5, 8c6	Floor structure needs to be verified for loading capacity. If the barn is rented for "assembly" events the load capacity needs to met code and occupancy limits may need to be placed on the space.	1	A, B	Provide structural analysis on the existing wood framing and construction	full building	T.B.D.
5a	8c7	Masonry foundation walls, (exterior lower level walls) have CMU damage, cracks and movement	1	A, B	Provide structural analysis on the existing walls and foundation system for any future proposed occupancy and use group .	full building	T.B.D.
6a	8c8	All doors are not ADA accessible or barrier free. Existing doors into the upper level barn are traditional sliding barn doors, lower level doors are swing doors. The site is not ADA accessible with sidewalks, grade or parking.	1	A, B	Base on future proposed programming , provide ADA access to the building and upper level floor area.	full building	T.B.D.
7a	8c9	Large holes in the exterior of the building	1	A, B	Larger holes and openings, should be covered up, patched and repaired with new wood siding and boards to match existing construction to keep the walls form falling apart and continue damage.	full building	T.B.D.
8a		Minimum power and lighting in the building. No exit signs or emergency egress lighting.	1	A, B	Power , lighting, exiting and egress improvements will be required before public occupancy for rentals and events	full building	T.B.D.
9a		Exterior painting	1	A, B	Provide new coat of exterior painting for all siding, soffits, trim and edge boards, replace rotted wood. This is general maintenance and prevent future damage	full building	T.B.D.
10a		North and South side chicken coupe and stud barns	1	A, B	Doors, structure, holes on the interiors and exteriors, siding, foundation, lighting and foundation all need to be repaired	full building	T.B.D.

8c1

Spicer Barn – 150-Year-Old



8c2

Exterior wall siding gaps



8c3
Exterior wall siding gaps



8c4
Roof framing / structural loading



8c5

Floor structural framing and loading



8c6

Floor structural framing and loading



8c7

CMU exterior wall / foundation cracking



8c8

ADA accessibility / doors / site access



8c9

Exterior wall holes



9d10

CMU silo and roof



HERITAGE PARK SPICER BARN FACILITY CONDITION ASSESSMENT (FCA) REPORT

ELECTRICAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	COST
1e	No	No electrical testing on any of the panel boards has been completed. It is recommended to perform infrared testing and tighten lugs as required along with exercising breakers on a semiannual basis.	2	B	All electrical distribution items should have thermal scans evry two years. Hire a testing company to do a infrared thermal scan of all the distribution equipment.	\$1,000
2e	Photo	Panels did not have proper arc flash required labeling.	1	B	Hire an engineering firm to do the calculations for each piece of electrical distribution equipment. Attach labels to the panels.	\$1,000
					TOTAL ELECTRICAL COST	\$2,000



ITEM NO. 2e

SPLASH PAD - RESTROOMS



BUILDING DATA

- 2000 original building construction
- 600 approximately square feet
- Use Group 'U' Utility – Restrooms (accessories to the outdoor splash pad and playground)
- Construction type is 5-B combustible materials

The building provides Men's and Women's restrooms along with a shared maintenance mechanical / electrical support room. The building is open to the public and is used year around and is heated facility.

EXECUTIVE SUMMARY

- This building was constructed in 2000 and generally is used and operated all year around.
- The restrooms are not ADA compliant to today's standards and could be challenged to be improved to current standards due to their adjacent location to the new splash pad facility.
- The mechanical and electrical are original to the building and are likely meeting its end-of-life cycle.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.

IMMEDIATE ACTION ITEMS

1. The current restrooms are not ADA accessible.
2. The best solution might be to make more restrooms similar to Red Oaks splash pad.
3. The number of required fixtures for the splash pad is currently not enough. It might be a better solution to build new restroom room / comfort station building closer to the splash pad that included multiple "family changing rooms" and group restrooms with ADA accessibility. Budget \$750,000.00 to \$1,000,000.00 for new restroom building
4. The existing restroom building could remain and only require basic maintenance.
5. Plan for new lighting and replacement of the HVAC as the existing equipment is in the end-of-life cycle for use. Budget \$100,000.00 to \$200,000.00

MECHANICAL PLUMBING and FIRE PROTECTION NOTES

The mechanical and plumbing systems in the Restrooms at Splash Pads building appear to be in good overall condition. Ventilation is provided for air circulation in the toilet rooms and heating is provided to allow for year round use of the building. The ventilation system consists of a mixing of return air from the toilet rooms and outdoor air. The domestic cold water service does not consist of a code required backflow preventer and should be added in the immediate future. The existing gas meter is located directly near an outdoor air intake louver which could result in gas fumes entering the building in case of a gas leak. Code required domestic water also does not exist in the building. No fire protection system exists in the building.

Mechanical

The restrooms at splash pads building is divided up into one men's toilet room, one women's toilet room and one mechanical room. The heating and ventilating system serving the building consists of one inline supply air fan and one duct mounted gas fired furnace. Ducted outdoor ventilation air mixes with ducted return air from the toilet rooms, passes through the supply air fan and duct furnace and is distributed to the toilet rooms and mechanical room through a supply air ductwork distribution system. The duct furnace is controlled by one wall mounted thermostat located in the women's toilet room.

The men's and women's toilet rooms and mechanical room also consist of individual roof mounted gravity relief vents which naturally ventilate the rooms of any excess air which does not return back to the heating and ventilating system. No mechanical means of exhaust exist in the toilet rooms and mechanical room.

One combustion air duct is located in the mechanical room as a source of combustion air for the duct furnace.

The supply fan and duct furnace are located in a very small and congested mechanical room which makes maintenance on equipment very difficult.

The overall mechanical system is recommended to be reviewed and re-engineered accordingly to comply with current typical industry design standards and codes for toilet rooms in the event of any significant upgrades to the toilet rooms.

Plumbing

The domestic cold water service enters the building inside the mechanical room. The domestic cold water service splits and enters two separate water meters, one which serves plumbing fixtures in the building and one which serves the outdoor irrigation system.

The domestic cold water system does not include a code required backflow preventer. Backflow preventers ensure that water flows only in one direction and prevents contaminated water from reversing flow and polluting clean, potable water supply in both the building and public water system.

The domestic cold water is distributed to plumbing fixtures located in the men's and women's toilet rooms consisting of manually operated water closets, urinals and lavatories and wall hydrants. The domestic cold water is also distributed to one outdoor wall hydrant and one outdoor electric water cooler/bottle filler. All plumbing fixtures appear to be in good working condition.

Floor drains exist in the men's and women's toilet rooms.

The duct furnace utilizes natural gas as its fuel source. The existing gas meter is located outdoors in the rear of the building near the outdoor air intake louver for the building ventilation system. Gas meters are recommended to be located away from outdoor air intake louvers in the event of a gas leak at the gas meter resulting in gas fumes entering the building.

Code required domestic hot water for lavatories does not exist in the building.

Fire Protection

The restroom at splash pads building does not consist of a fire protection system.

ELECTRICAL NOTES

Electrically, the Restrooms were in good condition. There were two main items that need to be addressed. The first item is the need to add egress lighting to the Restrooms. The second is the lack of working clearance in front of the electrical panel in the mechanical room.

Electrical

Power

The building is fed with a 100A, 120/240V, single phase underground feed.

The feeder goes to 100A circuit breaker type panel. This panel feeds the toilets and Snack Shack.

The existing panel is in the mechanical room and does not have the proper working clearance. There is not a good location to move the panel to.

All observed wiring was in conduit or MC cable.

The toilet rooms need to have their receptacles changed to GFI receptacles to meet present code.

There is no evidence of any preventative maintenance being completed, nor any arc flash labels on any of the equipment. Electrical distribution equipment should be thermally scanned on a semi-annual basis and have arc flash labels attached to all electrical equipment.

All receptacles observed were GFI receptacles.

Lighting

The lighting in the toilet rooms is linear fluorescent and on 24 hours.

The fluorescent lamps should be looks at changing to LED lamps and the controls should be looked at adding motion sensors.

There was no egress lighting in the restrooms. EBUs should be added to the restrooms.

Auxiliary systems

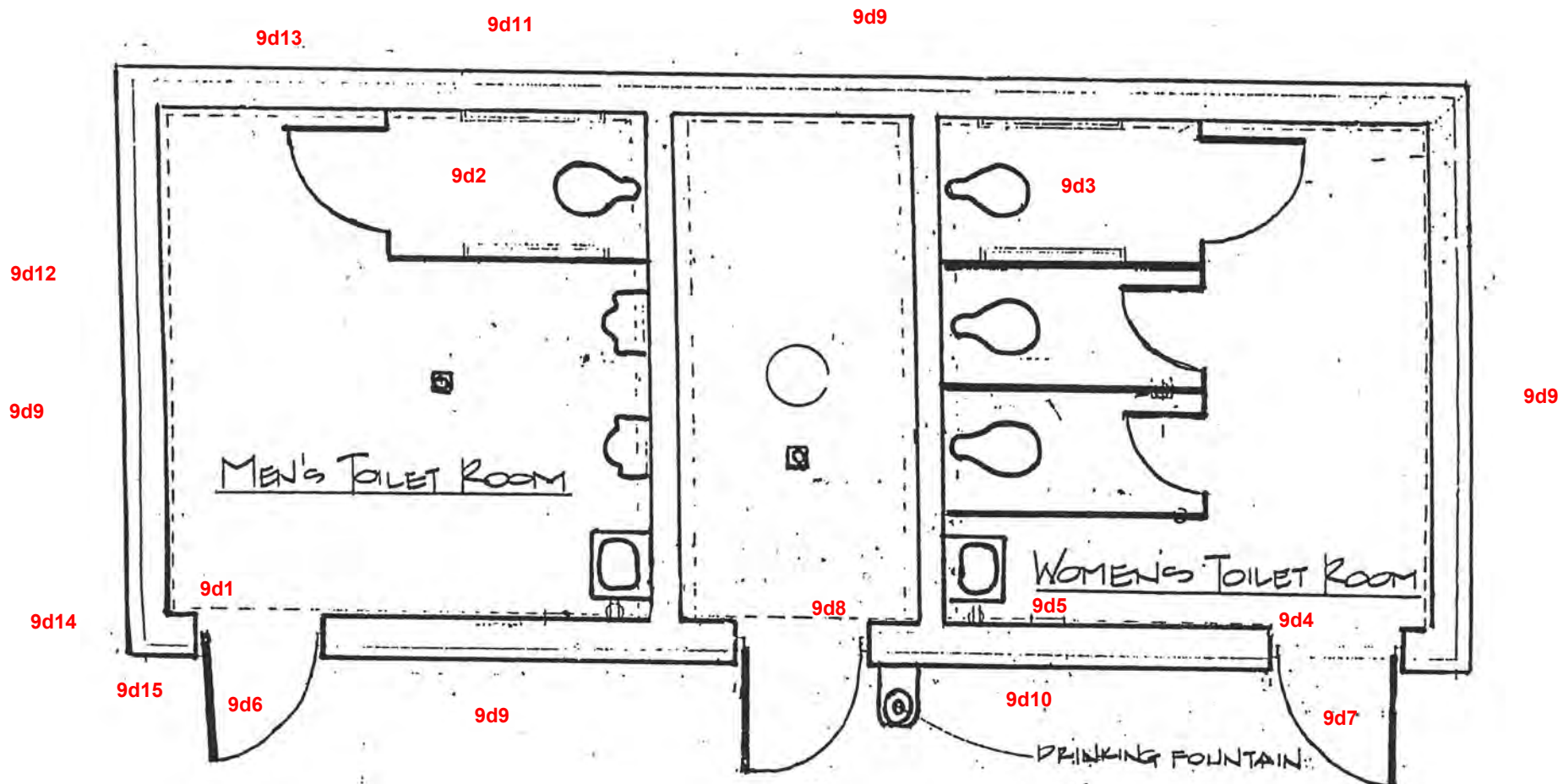
There were no smoke detectors observed in the toilet rooms or mechanical room.

OCPR - HERITAGE OAKS - RESTROOMS - (FCA) FACILITY CONDITION ASSESSMENT
 ARCHITECTURAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	QUANTITY	BUDGET
00a	N/A	Farmington Hills 2018 "Assets Detail Report"	1	E	Required RENEWAL items as noted in the 2018 facility report by City of Farmington Hills which were to be updated in 1-5 years from 2018 (completion by 2022) which have not been completed as of 2026 site visits and walk-throughs	Estimated from 2018 report escalated for 8 years	\$44,433.00
1a	9d1	Men's hollow metal entry door and frame is showing areas of rust at the lower door and frame edge.	3	E	Remove and replace existing door, frame and hardware system	1 door system	\$3,000
2a	9d2	Men's barrier fee toilet dose not meet the minimum requirements of the old or current ADA dimensions	2	B	Reconfigure existing toilet partitions and ADA accessories	100 sq ft	\$50,000
3a	9d3	Women's barrier fee toilet dose not meet the minimum requirements of the old or current ADA dimensions	2	B	Reconfigure existing toilet partitions and ADA accessories	100 sq ft	\$50,000
4a	9d4	Women's hollow metal entry door and frame is showing areas of rust at the lower door and frame edge.	3	E	Remove and replace existing door, frame and hardware system	1 door system	\$3,000
5a	9d5	Women's toilet rooms electrical hand dryer is original and should be updated for newer style similar to Men's room	3	E	Remove and replace with new accessory equipment	1 unit	\$2,500
6a	9d6	No exit sign or emergency lighting (EBU's) in Men's room	2	A, B	Provide new / additional exit signage and lighting for room occupancy egressing	1 unit	\$4,000
7a	9d7	No exit sign or emergency lighting (EBU's) in Women's room	2	A, B	Provide new / additional exit signage and lighting for room occupancy egressing	1 unit	\$4,000
8a	9d8	Mechanical room / chase hollow metal entry door and frame is showing areas of rust at the lower door and frame edge.	3	E	Remove and replace existing door, frame and hardware system	1 door system	\$3,000
9a	9d9	Exterior painting; appears this building has been recently painted in the past few years and many areas are visible where only 1 coat of paint was applied with poor coverage	3	E	The exterior painting and caulking should be planned in the next few years or less, with high quality materials	900 square feet	\$15,000

OCPR - HERITAGE OAKS - RESTROOMS - (FCA) FACILITY CONDITION ASSESSMENT
ARCHITECTURAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	QUANTITY	BUDGET
10a	9d10	Exterior sidewalk joint next to building backer rod and sealant at expansion joint has failed	3	C	Remove and replace expansion joint , backer rod and sealant along perimeter	Full building	\$6,000
11a	9d11, 9d12	Exterior wood siding and trim is wearing and slightly water damaged	1	C	clean and repair damaged wood siding and trim and repaint and caulk exterior of building	multiple areas	\$2,400
12a	9d13	Insect damage in field stone masonry mortar	1	C	provide pest control maintenance program on and around building, patch and repair mortar areas with holes	multiple areas	\$8,000
13a	9d14	damaged gutter / down spout rain water control system, could lead to other water damage around building, sidewalk and site	1	C	repair and replace gutter / downspout	1 unit	\$500
14a	9d15	damaged / cracked mortar joints in field stone masonry	1	C	provide masonry tuck pointing and repair	1 area	\$5,000
15a		Asphalt roof shingles and exhaust vent / fan	3	C	The existing asphalt shingles / roofing system is at the end of its life cycle and should be schedule for replacement in the next few years	800 sq ft	\$10,000
16a		Signage for ADA	3	E	The ADA signage needs to be updated after the toilet rooms are updated	2 locations	\$2,000
17a		Toilet room accessories	3	E	All the accessories should be included in the toilet ADA improvements, 18" grab bar, new dispensers , mirrors etc.	2 locations	\$10,000
							\$222,833.00



OCPR – Heritage Oaks Park
RESTROOMS

FLOOR PLAN

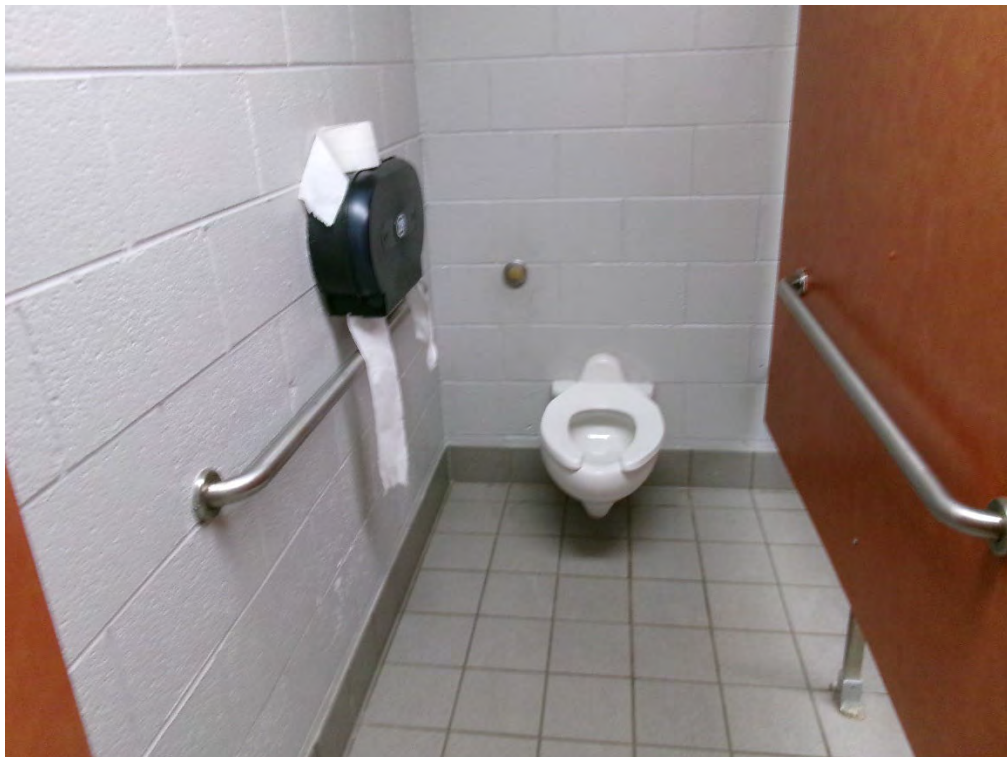
9d1

Men's room rusted door frame



9d2

Men's ADA toilet



9d3
Women's ADA toilet



9d4
Women's room rusted door frame



9d5

Women's room electric hand dryer



9d6

Men's room exit sign and emergency lighting



9d7

Women's room exit sign and emergency lighting



9d8

Mechanical room rusted door frame



9d9

Exterior siding paint



9d10

Exterior sidewalk expansion joint



9d11

Exterior weathered wood siding and trim



9d12

Exterior weathered wood siding and trim



9d13

Insect / Pest damage in mortar



9d14

Damaged gutter / downspout



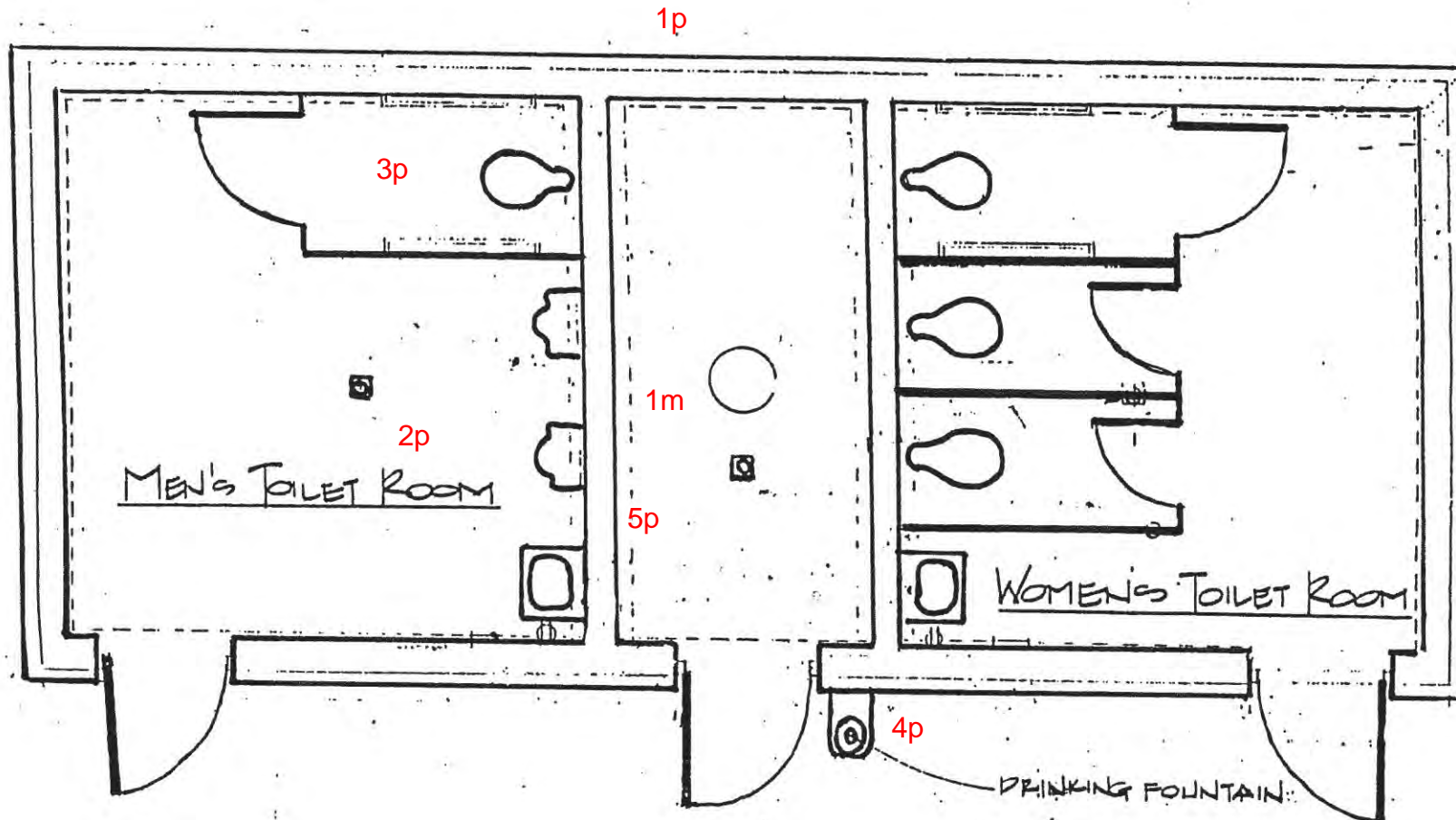
9d15

Tuck point mortar



HERITAGE PARK RESTROOMS BUILDING FACILITY CONDITION ASSESSMENT (FCA) REPORT
 MECHANICAL and PLUMBING

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	COST
1m	Photo	Supply fan/in-line gas fired heater appear to be in good condition.	4		Supply fan/in-line gas fired heater is approximately ten years old. Total life expectancy is approximately twenty years.	\$25,000
1p	Photo	Gas meter located underneath outdoor ventilation air intake is a potential safety hazard.	1	A	Relocate existing gas meter.	\$5,000
2p, 3p	Photo	Plumbing fixtures appear to be in good condition in mens and womens toilet rooms..	4		Replace with new low flow fixtures in mens and womens toilet rooms.	\$17,000
4p	Photo	Electric water cooler appears to be in good condition.	4		Replace with new electric water cooler.	\$3,000
5p	Photo	Code required backflow preventer not installed on Incoming domestic cold water service.	2	B	Add new backflow preventer.	\$5,000



OCPR – Heritage Oaks Park
RESTROOMS

FLOOR PLAN



ITEM NO. 1m



ITEM NO. 1p



ITEM NO. 2p



ITEM NO. 3p



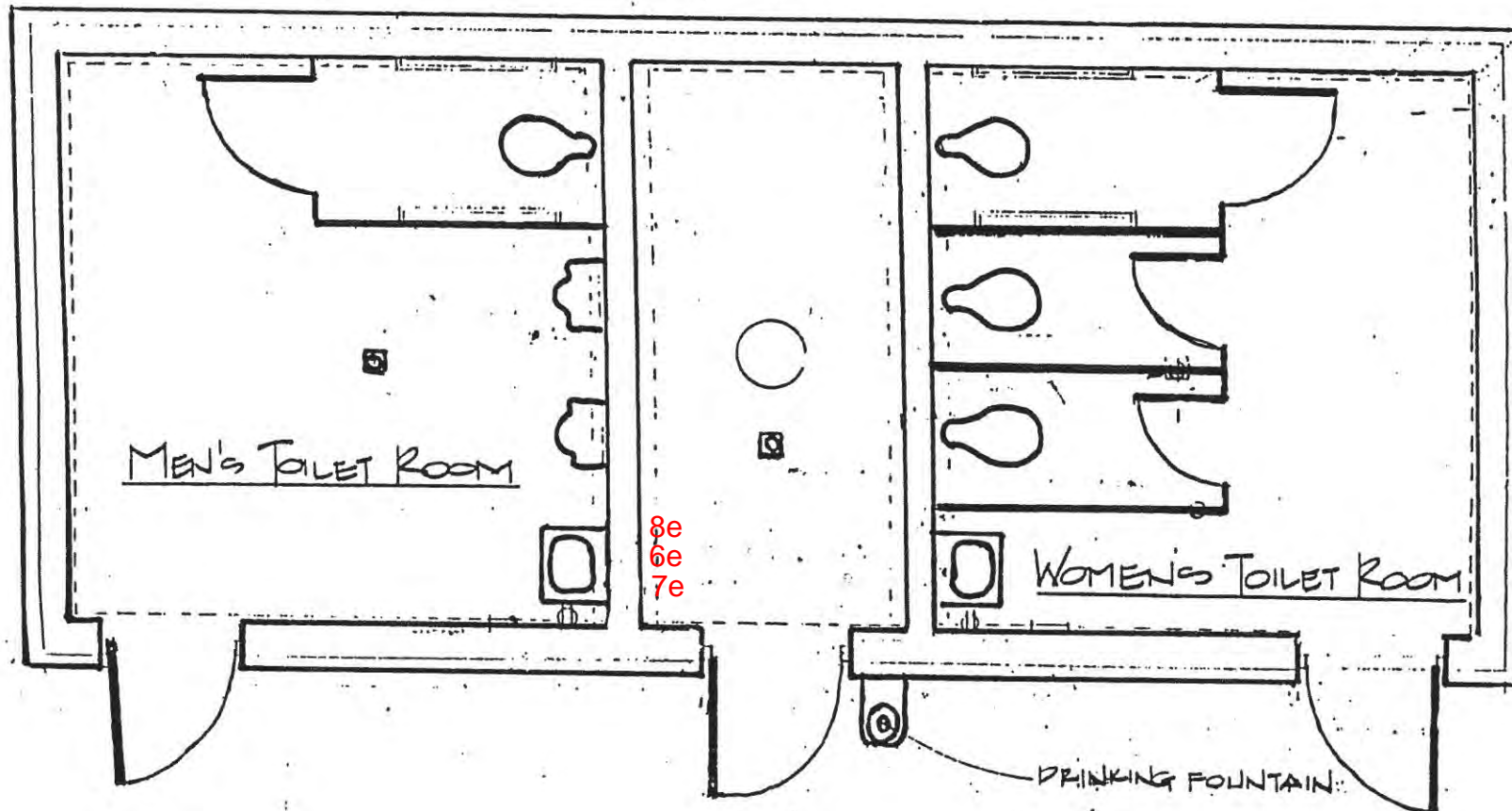
ITEM NO. 4p



ITEM NO. 5p

HERITAGE PARK RESTROOMS BUILDING FACILITY CONDITION ASSESSMENT (FCA) REPORT
ELECTRICAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	COST
1e	No	Toilet rooms did not have GFI receptacles.	2	B	Provide GFI receptacles in each toilet.	\$600
2e	No	Toilet rooms did not have egress lighting.	1	A	Provide an EBU in each toilet area.	\$500
3e	No	The toilet room lights are current on 24 hours and controlled by a remote switch in the mechanical room.	2	C	Provide motion sensors in the ceiling to control the lighting in the toilet rooms.	\$800
4e	No	Linear fluorescent lamps are mainly in use.	3	C	Look at replacing fluorescent lamps with LED lamps to reduce power usage.	\$200
5e	No	There is no evidence of electrical testing of the panel boards. It is recommended to perform infrared testing and tighten lugs as required along with exercising breakers on a semiannual basis.	2	B	All electrical distribution items should have thermal scans evry two years. Hire a testing company to do a infrared thermal scan of all the distribution equipment.	\$1,000
6e	Photo	No arc flash labels were on any panels.	1	B	Hire an engineering firm to do the calculations for each piece of electrical distribution equipment. Attach labels to the panels.	\$1,000
7e	Photo	The panel schedule in the panel board was not complete. Loads should be identified.	2	B	Hire an electrician to trace out the circuits and mark on the panel schedule.	\$1,600
8e	Photo	The existing panel does not have the code required working clearance in front of it.	1	A	No easy solutions to this accept to move outside. Existing condition and was approved. Leave as is. May be an issue if any work needs to occur in the panel.	

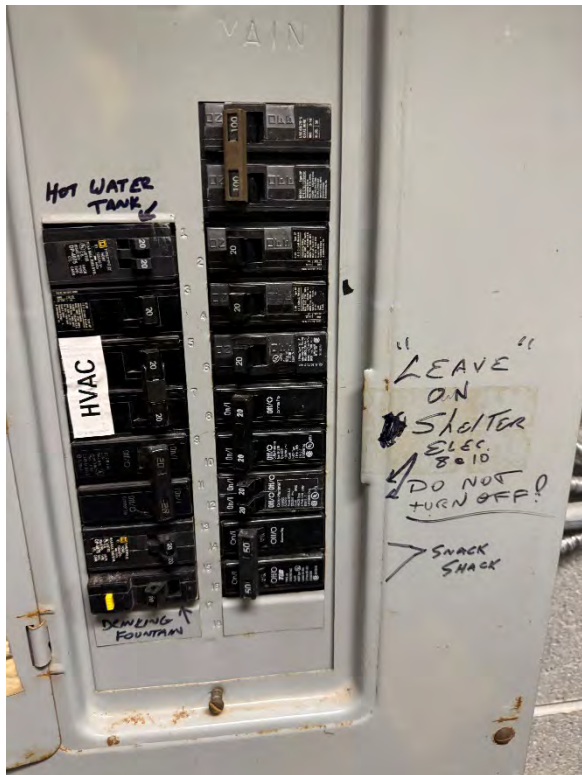


OCPR – Heritage Oaks Park
RESTROOMS

FLOOR PLAN



ITEM NO. 6e



ITEM NO. 7e



ITEM NO. 8e

SPLASH PAD - CONCESSIONS



BUILDING DATA

- 2011 original building construction
- 200 approximately square feet
- Use Group mixed used 'U' Utility (accessories to the outdoor splash pad and playground)
- Construction type is 5-B combustible materials

The building is wood framed with T-11 exterior siding and asphalt shingle sloped roofing. The building is used as a "concession stand" for selling pre-packaged food and snacks to the public using the nearby splash pad and playground areas adjacent in this area of the park.

EXECUTIVE SUMMARY

- This building was constructed in 2011 and was build simairl to a outdoor storage shed / garage.
- The building is only used for selling snacks during operation of the splash pad and has limited use.
- The entry door jamb and threshold are not ADA and would prevent any employees with mobility issues to entry the building.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- There are no exit signs or emergency lighting in the building.
- There is now HVAC in the building.

IMMEDIATE ACTION ITEMS

1. This building is basically a shed with some electrical power.
2. General maintenance required for painting and basic upkeep.

MECHANICAL PLUMBING and FIRE PROTECTION NOTES

The Concessions at Shark Shack is limited to only one mechanical exhaust fan. The exhaust fan simply provides air movement within the building. No plumbing or fire protection systems exist in the building.

Mechanical

The Concessions at Shark Shack is currently served by one wall mounted exhaust fan for ventilation. No heating or cooling systems exist in the building.

Plumbing

The Concessions at Shark Shack does not consist of any plumbing systems including domestic hot and cold water, sanitary and storm systems.

Fire Protection

The Concessions at Shark Shack does not consist of a fire protection system.

ELECTRICAL NOTES

The Snack Shack is electrically in good condition. There were no immediate items to address, except for infrared testing and an arc flash label.

Electrical

Power

The building is fed from the toilet room panel with a 60A, 120/240V, single phase underground feed.

The feeder goes to a small 8 circuit load center.

All observed wiring was MC cable.

There is no evidence of any preventative maintenance being completed, nor any arc flash labels on any of the equipment. Electrical distribution equipment should be thermally scanned on a semi-annual basis and have arc flash labels attached to all electrical equipment.

All receptacles observed were GFI receptacles.

Lighting

The lighting in the Snack Shack is linear fluorescent and manually controlled.

The fluorescent lamps should be looks at changing to LED lamps.

The space is small enough not to require egress lighting.

Auxiliary systems

There were no smoke detectors observed.

ARCHITECTURAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	QUANTITY	BUDGET ESTIMATE
00a	N/A	Farmington Hills 2018 "Assets Detail Report"	1	E	Required RENEWAL items as noted in the 2018 facility report by City of Farmington Hills which were to be updated in 1-5 years from 2018 (completion by 2022) which have not been completed as of 2026 site visits and walk-throughs	Estimated from 2018 report escalated for 8 years	\$3,500.00
1a	10c1	Entrance to the structure is not ADA accessible for employees and staff	1	B	The hollow metal door threshold and shed framing underneath creates a barrier for access, the exterior sidewalk should be raised flush , the threshold should be redesigned	1 unit	\$5,000
2a	10c2	Exterior painting (entire building) multiple areas of the building wood siding, and trim boards are faded and weathered	3	C	repaint and caulk exterior of building at all locations for wood siding and trim	600sq ft	\$7,000
3a		Asphalt roof shingles and exhaust vent / fan	5	E	Building constructed in 2011 (15 years old) suggesting the current roofing has about 10 year of usable life remaining in the materials, this should be planned for new shingles in the future	500 sq ft	\$8,000
							\$23,500.00

10c1

Entrance door ADA threshold



10c2

Exterior painting



HERITAGE PARK SHARK SHACK BUILDING FACILITY CONDITION ASSESSMENT (FCA) REPORT
 MECHANICAL and PLUMBING

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	PRIORITY CATEGORY	CORRECTIVE ACTION	COST
1m	Photo	Wall mounted exhaust fan.	3		Replace existing wall mounted exhaust fan and controls.	\$3,000
					TOTAL MECHANICAL COST	\$3,000



ITEM NO. 1m

HERITAGE PARK SHARK SHACK BUILDING FACILITY CONDITION ASSESSMENT (FCA) REPORT
ELECTRICAL

ITEM NO.	PHOTO NO.	DESCRIPTION	PRIORITY RANKING	WORK CATEGORY	CORRECTIVE ACTION	COST
1e	No	Linear fluorescent lamps are mainly in use.	3	C	Replace existing Fluorescent lamps with LED replacement lamps	\$200
2e	No	There is no evidence of electrical testing of the panel boards. It is recommended to perform infrared testing and tighten lugs as required along with exercising breakers on a semiannual basis.	2	B	All electrical distribution items should have thermal scans evry two years. Hire a testing company to do a infrared thermal scan of all the distribution equipment	\$1,000
3e	Photo	No arc flash labels were on any panels	1	B	Hire an engineering firm to do the calculations for each piece of electrical distribution equipment. Attach labels to the panels	\$1,000
					TOTAL ELECTRICAL COST	\$2,200



ITEM NO. 3e

PARK FEATURE CONDITION REPORT

Project: Heritage	Job Number:	Date: Feb/ March 2026
Inspector's Printed Name:		Location: Farmington Hills

PARK FEATURE NO. 1

Description:	North Shelter	<input type="checkbox"/>	Photos Taken
Measurements:	44' x 30'		
Materials:	Steel columns / wood beams / tongue grove decking / asphalt shingles		
Existing Condition:	Everything looks in good shape except railings in frobt		
Recommendations:	Replace railings in front and add gravel around columns		
Additional Remarks:			

PARK FEATURE NO. 2

Description:	North Playground	<input type="checkbox"/>	Photos Taken
Measurements:			
Materials:	Plastic / Steel		
Existing Condition:	Large playground in good shape other than a couple issues, see below		
	Small playground (toddler area) outdated and broken panel. would remove and replace or just remove entirely		
Recommendations:	Large playground - needs safety (playground mulch), need to replace chain climber, also need to address top of 360 slide for entanglement hazard. May need to replace slide itself.		
Additional Remarks:			

PARK FEATURE CONDITION REPORT

PARK FEATURE NO. 3

Description:	Central Shelter	<input type="checkbox"/> Photos Taken
Measurements:	15' x 15' octagon	
Materials:	treated lumber / asphalt shingles	
Existing Condition:	good condition	
Recommendations:	none	
Additional Remarks:		

PARK FEATURE NO. 4

Description:	Central Playground	<input type="checkbox"/> Photos Taken
Measurements:	2 swing sets	
Materials:	treated wood / steel	
Existing Condition:	okay condition	
Recommendations:	remove/ replace with newer style swing set	
Additional Remarks:		

PARK FEATURE CONDITION REPORT

PARK FEATURE NO. 5

Description:	South Shelter	<input type="checkbox"/> Photos Taken
Measurements:	shelter: 18' x 18' deck size: 40' x 50'	
Materials:	treated lumber both deck & shelter - asphalt shingles	
Existing Condition:	Structure is in great shape for both the deck and shelter. Roof is in great shape.	
	Some areas of rot on handrails.	
Recommendations:	Replace top rail 2x12 on deck. 120' total length	
Additional Remarks:		

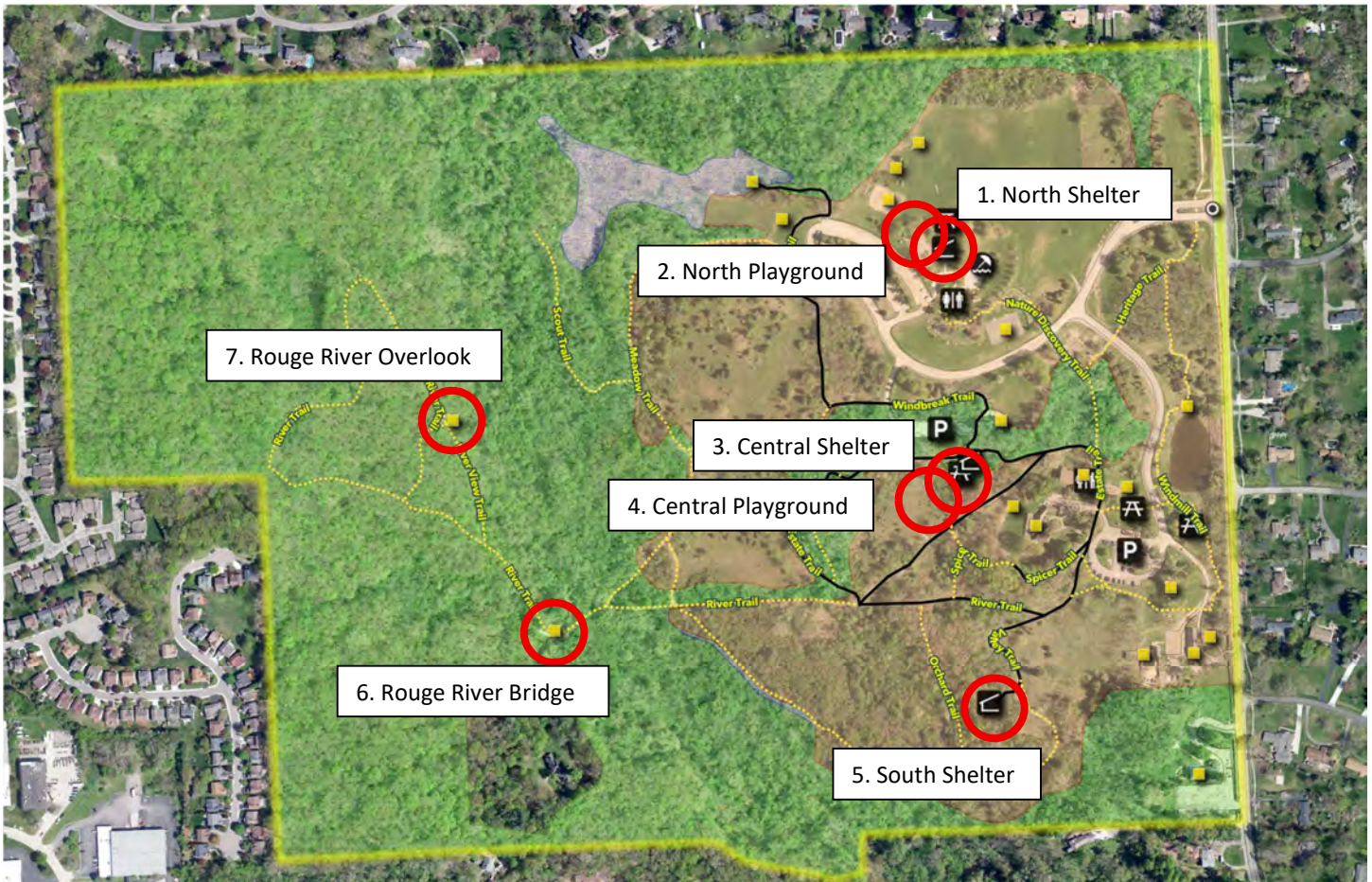
PARK FEATURE NO. 6

Description:	Rouge River Bridge	<input type="checkbox"/> Photos Taken
Measurements:	48' x 10'	
Materials:	Steel bridge / concrete footers/ abutments / concrete - wood decking approach on sides	
Existing Condition:	Bridge is in great shape - no action needed	
Recommendations:		
Additional Remarks:		

PARK FEATURE CONDITION REPORT

PARK FEATURE NO. 7

Description:	Rouge River Overlook	<input type="checkbox"/> Photos Taken
Measurements:	100'	
Materials:	2x6 & 4x6 treated lumber	
Existing Condition:	Part of overlook is washed out completely. Lots of rot on posts	
Recommendations:	Remove / replace farther back from river	
Additional Remarks:		



PARK FEATURE CONDITION REPORT

ADDITIONAL PARK FEATURE

Description:	Boardwalks	<input type="checkbox"/> Photos Taken
Measurements:	6' wide, most are 10' long, one is 30' long	
Materials:	treated lumber	
Existing Condition:	Some rot observed	
Recommendations:	Replace all boardwalks with OC standard 8' wide boardwalk	
Additional Remarks:		

ADDITIONAL PARK FEATURE

Description:		<input type="checkbox"/> Photos Taken
Measurements:		
Materials:		
Existing Condition:		
Recommendations:		
Additional Remarks:		



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Heritage Park Splash Pad Assessment & Replacement Options



2023



2020



2011

Oakland County Parks and Recreation Commission

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Chris Ward - Parks Director



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Existing Conditions Summary

Constructed in 2011, most of the splash pad components have reached or are approaching their end-of-life functionality. The splashpad is serviced via the adjacent pump house and 6,000 gallon underground holding tank with filtrations and sanitation components. Some equipment within this system has the potential to be reused, but similar to the rest of the splash pad system, many of these mechanical/ electrical/ plumbing systems require repair, or replacement.

	<p>Splash Equipment: Zero depth features with a combination of ground nozzles, pipe showers, and movable spray nozzles controlled by a hand-activated timed motion sensor. These fixtures have already served the community for 15 years out of their 15-20 year lifespan. Full replacement no later than 2030 recommended.</p>
	<p>Safety Surface: Significant wear, causing high and low points and inconsistency in safety effectivity. Some areas that have chipped away creating tripping hazards. Full replacement recommend. Temporary patching/ repair may suffice for a season.</p>
	<p>Substructure: At different locations on the surface of the splash pad concrete decking, the concrete is breaking apart and spalling creating an uneven surface. Significant repair or full replacement recommended to restore smooth surface.</p>
	<p>Site Furnishings: Poor condition overall, and subject to splintering. Full replacement with non-timber finishes recommended.</p>

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Splash Pad & Pump House Replacement Estimates

ITEM	DESCRIPTION	ESTIMATE
Splash Pad Features (Estimate includes the demo of the existing splash pad, and new concrete pad)	Option 1 (see below) Manufacturer recommended replacements	\$1.2 M - \$1.4 M
	Option 2 (see below) Closely matching existing features	\$1 M - \$1.2 M
	Option 3 (see below) Upgraded “destination” version replacements	\$1.4 M - \$1.6 M
Safety Surfacing	Approximately 7,000 SF poured in place rubber safety surface.	\$120,000 - \$145,000
Site Furnishings	Lights, benches, signage, and landscape repair	\$30,000 - \$85,000
Pump House	200 sf building on structural foundation. Option 1: Repair & Reuse	\$10,000 - \$40,000
	Option 2: Replace if undersized for new equipment requirements	\$220,000 - \$255,000
Mech./ Elec./ Plumbing	Recirculating water system, sand filters, rain diverters, pipes, water pumps, holding tanks, 100 amp panel and meter	\$1 M - \$1.2 M
	Low Range Estimate:	\$2,160,000. ⁰⁰
	High Range Estimate:	\$3,285,000. ⁰⁰

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2020



2011

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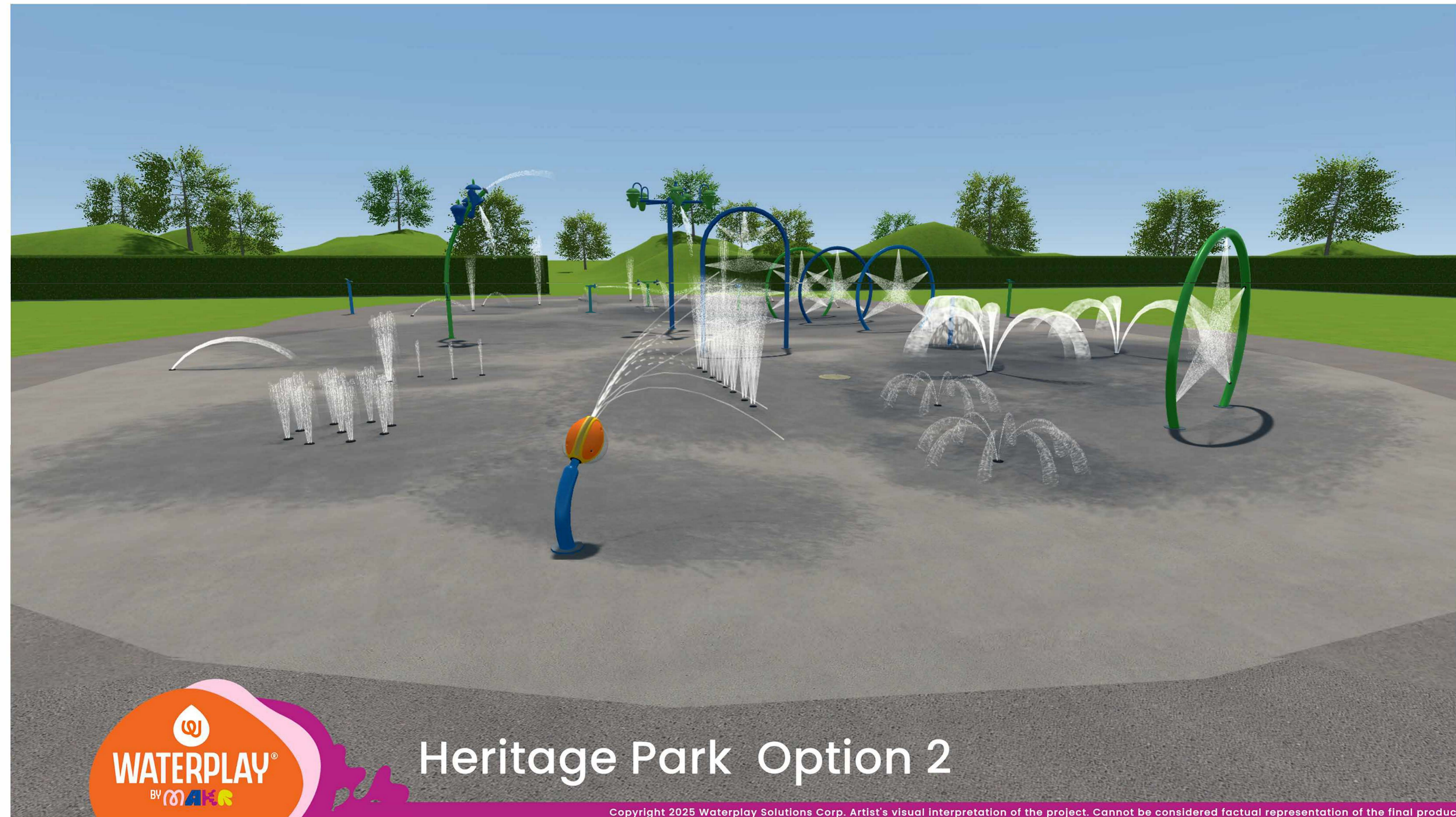
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Heritage Park Playground & Parking Lot Grant Summary & Project Estimate

Earlier this year, the city of Farmington Hills received a \$500,000 grant through the DNR's Land and Water Conservation Fund program to improve the playground and parking lot at Heritage Park.

- Parking lot improvements: pave the parking lot and increase the number of spaces.
- Playground improvements: replace outdate/damaged equipment.
- FH is committing to matching the grant with \$750,000 from their parks millage funding.
- FH would like to do community engagement to determine the scope of playground improvements.

Grant Project Estimate

	Parking Lot Improvements: Approx. 112,000 SF of asphalt paving. Note: does not include stormwater engineering/ compliance.	\$1.2 M
	Playground Improvements: Toddler Area – Replace entirely.	\$60,000
	Larger Play area – Replace chain climber, 360° slide (entanglement hazard), and replenish engineered safety mulch to required depth.	\$65,000
	Subtotal:	1,325,000
	Grant Funded:	- \$500,000
	FH Millage Match:	- \$750,000
	Unfunded portion:	\$75,000

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Heritage Park Critical Repairs/ Improvements Suggestions & Estimates




Item	Description	Estimate
	<p>Rouge River Trail & Overlook: Roughly 100LF section has been washed out completely. Overlook deck shows significant rot on posts. Boardwalk installation & deck replacement recommended with erosion and flooding remediation measures incorporated.</p>	<p>\$250,000 - \$500,000</p>
	<p>Nature Center Code Violations & ADA Accessibility: Replace/repair electrical systems, HVAC, and bring all spaces up to current ADA standards.</p>	<p>\$750,000 – \$1.6 M</p>
	<p>Splash Pad Restroom: Restroom building is not ADA compliant, and successful modifications within the existing footprint are unlikely. MEP systems are also reaching end-of-life. Recommend replacing the building with new facility that meets ADA requirements and includes changing rooms and/or showers to better serve the splash pad.</p>	<p>\$600,000 – \$1.2 M</p>

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	<p>Spicer House Structural, Electrical, and ADA: The structural floor system needs to be reinforced and supported, it's currently failing and has temporary jacks, this floor is not designed for Assembly Space loads and will need to be re-designed and rebuilt. There are no ADA bathrooms in this building. The electrical system also uses outdated fuses and should be replaced.</p>	<p>\$1.7 M – \$3 M</p>
	<p>Stables & Art Studio: The site access to the building is not ADA, the Art Studio needs additional site work to arrive and enter this building.</p>	<p>\$150,000 - \$200,000</p>
	<p>General deferred maintenance: All 7 buildings show ~10 years deferred maintenance needs. Structures throughout the park are in need of exterior repairs (calking, painting, sidewalk repair, siding repair, roofing repair). Exit signs and egress lighting should also be improved at all structures to adequately meet public safety standards.</p>	<p>\$\$\$</p>

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Chris Ward - Parks Director



Memo

To: Farmington Hills City Council

From: Chris Ward, Director, Parks and Recreation Commission

Date: April 22, 2026

Re: Heritage Oaks Park – Capital Condition and Investment Framework

Purpose

This memorandum provides a high-level assessment of the current condition of Heritage Oaks Park and the scale of capital investment required to address it. The findings describe the park as it stands today. They are relevant regardless of the future of the partnership between the City of Farmington Hills and Oakland County Parks and Recreation (OCPRC).

The partnership contemplated under the September 2025 Interlocal Agreement is in abeyance. Further direction is the subject of continuing negotiations between City and County leadership. Whatever structure emerges from those discussions, and whether or not a new structure emerges at all, the park's physical condition and the investment required to address it do not change. This memorandum is offered to ensure Council has a shared factual basis for its own deliberation.

Nothing in this memorandum represents a commitment by the City or by OCPRC. It is a framework for understanding the decisions ahead. It is not a decision.

Context

The Interlocal Agreement executed in September 2025 contemplated a 30-year operational transfer of Heritage Oaks to OCPRC. The Transition Period established under that agreement concluded without adoption of the implementation plans required to proceed. The Park Action Plan, Park Operations and Management Plan, Capital Improvement Plan, and draft Supplementary Agreement have been withdrawn in light of the capital conditions documented in the April 2026 Building and Facility Assessment and the March 2026 Preliminary Capital Improvement Plan Estimates. The partnership is in abeyance pending continuing negotiations between City and County leadership.

The assessments summarized here were prepared during and after the Transition Period. They describe the condition of the park and the work required to bring it to different levels of performance. They do not depend on the question of who operates the park. Continued City operation, a renegotiated County partnership, or some other arrangement will each confront the same set of capital realities.

Capital investment is one part of the financial picture. Ongoing operating cost is the other. OCPRC estimates the annual cost of assuming day-to-day operation and management of Heritage Oaks at approximately \$1.5 million. This figure reflects OCPRC's operating cost estimate and does not account for any operating cost offsets the City may realize from transferring operational responsibility.

A shared understanding of both the capital and operating realities is the foundation for any durable path forward.

Summary of Findings

Overall Condition

The assessments establish the following:

- Deferred maintenance is systemic across the park. It reflects roughly ten years of underinvestment.
- Several major assets are at or near end-of-life, including the splash pad and multiple building systems.
- Current facility conditions support existing limited use. They would not support expanded public use without significant reinvestment.
- Any meaningful change in use or occupancy triggers current code and accessibility requirements that were previously grandfathered.
- The April 2026 Building and Facility Assessment was limited in scope to the seven park structures. Park-wide ADA accessibility, including parking, trails, routes of travel, play areas, signage, and the splash pad approach, has not yet been assessed. A park-wide ADA review will be required to reflect the full scope of accessibility conditions.

Splash Pad

The splash pad was built in 2011 and has reached the end of its useful lifecycle. Surface deterioration, aging mechanical systems, and concrete substructure degradation indicate that replacement is the appropriate path, not repair. Estimated replacement cost is \$2.2 million to \$3.3 million depending on scope.

Buildings

Spicer House is currently supported in part by temporary structural jacks. It is not adequate for assembly use under current conditions. The Nature Center has accessibility and building system deficiencies that limit its programming capacity. The Heritage and Caretaker houses are underutilized and deteriorating. The Facility Condition Assessment documents a minimum known capital exposure across park buildings of approximately \$4.3 million. That figure excludes the Spicer Barn, hazardous materials abatement, and related soft costs.

Site Infrastructure

Portions of the trail system are subject to recurring washout. Some segments are structurally unstable. Restroom facilities associated with the splash pad do not meet current accessibility standards. Parking and circulation are functional but constrained relative to current and potential future use.

Immediate Actions (0–12 Months)

The Council may wish to consider the following actions given the current facility conditions documented in the assessment process:

- Restrict Spicer House to non-assembly uses until structural stabilization is completed.
- Maintain Nature Center programming at current capacity. Defer any expansion of occupancy.
- Prepare for the likely closure of the splash pad attraction if conditions deteriorate further before replacement.
- Close or reroute trail segments with known washout or structural instability.

These measures stabilize operations and reduce risk. They are not substitutes for capital investment.

Tier 1 – Non-Discretionary Investment (Immediate Horizon)

These investments are required to bring the park to a safe, compliant, and reliably operable condition. They do not improve the park's performance. They prevent it from degrading further.

Category	Cost Range
Splash pad replacement	\$2.2M – \$3.3M
Spicer House stabilization	\$1.7M – \$3.0M
Nature Center (ADA and systems)	\$0.75M – \$1.6M
Restroom replacement (ADA)	\$0.6M – \$1.2M
Trail system stabilization	\$0.25M – \$0.5M

Tier 1 total: \$5.5M – \$9.6M

The range above is derived from the Facility Condition Assessment and OCPRC's splash pad evaluation. It is the floor of required investment. It addresses risk, accessibility, and compliance. It does not address capacity constraints or performance improvements.

Tier 2 – Capacity-Constrained Infrastructure

These investments address infrastructure that is at or near its usable limit under current demand. Without them, the park cannot reliably serve its current user base. Any growth in use will compound existing friction.

Category	Cost Range
Program capacity (learning infrastructure)	\$0.15M – \$0.5M
Parking and circulation improvements	Approx. \$1.2M
Inclusive and universal play enhancements	\$0.2M – \$0.6M

Tier 2 total: \$1.5M – \$2.3M

Tier 2 investments support existing demand, reduce user friction, and move the park beyond the compliance minimum on accessibility. The ranges above are planning-level estimates developed by OCPRC staff. They will require further scoping before any commitment.

Tier 3 – High-Impact Investment for Public Health and Accessibility

Tier 3 is the smallest investment tier in this framework. It may also be the most consequential. These are low-cost capital improvements that address the largest gap in the park's current performance: its ability to function as an everyday public health and wellness asset rather than a warm-weather destination. The investments in this tier determine whether residents actually use the park, whether use is equitable across ability and season, and whether the public realizes a meaningful health and access return on the larger investments made in Tiers 1 and 2.

Category	Cost Range
Activation infrastructure (loops, fitness, access)	\$0.5M – \$1.5M
Social and family gathering spaces	\$0.3M – \$0.8M
Seasonal durability (drainage, all-weather use)	\$0.3M – \$0.9M

Tier 3 total: \$1.1M – \$3.2M

Tier 3 is roughly fifteen to thirty-five percent of the Tier 1 ask. It converts the park from a maintenance obligation into a performing public asset. It drives repeat use, extended-season activation, inclusive access, and measurable health and wellness outcomes. The ranges above are planning-level estimates developed by OCPRC staff. They will require further scoping before any commitment.

Historic Assets – A Separate and Consequential Decision

The historic structures at Heritage Oaks warrant separate treatment. Spicer House is the central case. Heritage House, the Caretaker House, and the Spicer Barn are secondary. Decisions about these assets follow a different logic from the rest of the park, carry a different cost profile, and require a specific form of agreement between the parties before any partnership path forward is viable.

The Full Spectrum of Investment

Investment in historic structures is not a single decision. It is a spectrum. The levels are not interchangeable. Each level commits the parties to a different scope, a different cost, and a different set of ongoing obligations.

Level	Scope	Estimated Cost
Structural stabilization only	Prevent further structural loss. Building remains closed to public use. No programming.	\$0.75M – \$1.0M

Level	Scope	Estimated Cost
Stabilization plus limited-use fit-out	Structural repair, ADA restrooms, electrical. Supports restricted, non-assembly use. Included in Tier 1 above.	\$1.7M – \$3.0M
Partial reuse for defined public program	Stabilization plus fit-out to support a specific program such as Historic Commission offices or artifact storage and display. Additional investment above Tier 1.	\$1.2M – \$2.2M
Historically sensitive restoration	Preservation-standard treatment for full assembly and public use. Scope and cost depend on the program and the preservation standards applied.	\$3.0M+ (unbounded without defined scope)

The second row in the table reflects the Spicer House stabilization and fit-out already captured in Tier 1. The upper levels represent additional investment beyond that floor. Reuse and restoration estimates are planning-level figures. They will require substantial scoping before any commitment.

OCPRC Commission Position

The Oakland County Parks and Recreation Commission has expressed limited appetite for capital investment in historic-renovation projects. The Commission's priorities are weighted toward investments that deliver broad, everyday public benefit to Oakland County residents. Activation, accessibility, natural resource stewardship, and recreational infrastructure rank above preservation-standard treatment of individual historic structures.

This is a material fact about the decision space. It is not a negotiating position. Any path forward that depends on significant County capital investment above the Tier 1 stabilization level would require a change in the Commission's current posture. That change is not foreclosed. It is also not assumed. It would need to be supported by a clear public-value case tied directly to the priorities the Commission is accountable to.

Implications for a Partnership Path Forward

Because the Commission's appetite for historic-renovation investment is limited, alignment between the parties on how the historic assets will be treated is a precondition for any durable partnership arrangement. It is not a detail to be resolved later. The parties would need to reach shared agreement on:

- Which level of investment above Tier 1 stabilization, if any, is contemplated for the historic structures.
- Which party or parties would fund any investment above Tier 1, and on what terms.
- What defined public program justifies whatever level of investment is contemplated.
- What capital ceiling applies, so that historic-asset investment does not absorb funding that would otherwise deliver broader public benefit.
- What the disposition of the historic assets would be if no investment above stabilization is agreed.

Without agreement on these points, the historic assets become a persistent source of friction in any partnership structure. With agreement, they can be sized appropriately and set aside as a bounded, jointly understood commitment.

Total Investment Context

Investment Level	Total Range
Stabilization only (Tier 1)	\$5.5M – \$9.6M
Functional park (Tiers 1 + 2)	\$7M – \$12M
High-performing park (Tiers 1 + 2 + 3)	\$8M – \$15M+

Tier 1 totals are derived from the Facility Condition Assessment and OCPRC's splash pad evaluation. Tier 2 and Tier 3 totals incorporate planning-level estimates developed by OCPRC staff. All of these figures will require further scoping before any commitment. The ranges above exclude permits, hazardous materials abatement, technology infrastructure, and operational disruption costs. Actual all-in costs will likely exceed the ranges shown.

Considerations for Council

Agreement between the parties on the total scale of investment required at Heritage Oaks is necessary. It is not sufficient. Equally important is agreement on how those investments will be prioritized, what will be deferred, and what will not be done at all. Two parties can accept the same total figure and still disagree completely on the trade-offs required to live within it. The following considerations frame that conversation.

- 1. Scale alone is not the decision.** The totals in this memorandum bound the conversation. They do not resolve it. The consequential questions are about sequence, emphasis, and trade-off. Which investments come first, which are deferred, and which are set aside.
- 2. Tier 1 is non-discretionary.** Safety, accessibility, and compliance needs do not improve with delay. They compound in cost if deferred. This is the one tier where the question is timing, not whether.
- 3. Trade-offs within the tiers are unavoidable.** Not all Tier 1 items can be funded at once. Tier 2 and Tier 3 require prioritization against each other and against historic-asset decisions. Agreement on what will be sacrificed, or deferred indefinitely, is as important as agreement on what will be funded.
- 4. Tier 3 is small relative to its public-value return.** The investments most directly tied to public health, accessibility, and everyday use are also the least expensive. A framework that funds Tier 1 in full but crowds out Tier 3 may succeed on compliance and fail on outcomes.
- 5. Visible improvements and structural needs are not the same.** Public expectation will focus on amenities like the splash pad and playground. Long-term park performance is determined by underlying infrastructure, accessibility, and systems. Those are less visible and more consequential.
- 6. Historic assets require alignment before structure.** The OCPRC Commission has signaled limited appetite for historic-renovation investment beyond structural stabilization. Agreement

between the parties on how the historic structures will be treated, and who will fund what at what level, is a precondition for any durable partnership. It is not a detail to be resolved later.

- 7. Shared understanding precedes structural decisions.** Whatever governance arrangement the parties ultimately adopt, it will be more durable if both sides enter it with a common view of the investment required, the priorities within it, and the sacrifices it entails.

Conclusion

Heritage Oaks is a valued community asset with real potential to serve both Farmington Hills residents and the broader county. It is also a multi-layer capital challenge under sustained strain. Bringing it to a safe and compliant condition requires substantial investment. Meeting existing demand requires further investment. A meaningful public health and accessibility return, at comparatively modest additional cost, requires one step beyond that.

The path forward requires the City and the County to reach a shared view of how much investment is needed, how it will be prioritized, and what will be deferred or foregone to make it achievable. That shared view matters whether the partnership resumes in some form, is restructured, or does not continue. The park will be managed against these realities in any case.

OCPRC offers these findings to inform Council's understanding of current conditions and the scale of decisions ahead. We remain available to provide additional technical detail on any element of this memorandum as leadership-level discussions continue.

OCPRC Responses to Farmington Hills City Council Questions

Question 1

What is the proposed timeline to get the seven different structures/parts of Heritage Park to ADA compliance? What is the proposed cost?

OCPRC Response

Bringing all seven park structures fully to current ADA standards is identified as a significant capital need in the April 2026 Building and Facility Assessment prepared by JFR Architects and the March 2026 Preliminary Capital Improvement Plan Estimates. The Nature Center, Spicer House, Stables and Art Studio, Splash Pad Restroom, and site access at multiple locations all carry ADA deficiencies. It is important to note that the scope of the April 2026 Building and Facility Assessment was limited to the seven park structures. Additional ADA accessibility issues may exist elsewhere throughout the park, including parking areas, trails, routes of travel between facilities, play areas, signage, and the splash pad approach. A park-wide ADA accessibility review has not yet been completed, and OCPRC anticipates commissioning one as part of the revised planning process to ensure that a revised Capital Improvement Plan reflects the full scope of ADA conditions across the park rather than buildings alone.

OCPRC is not in a position to provide a specific ADA compliance timeline today. The sequencing, phasing, and cost of ADA improvements across the seven structures depends on the overall capital plan that will be developed under any revised agreement between the parties. Inclusion of ADA compliance as a priority category in a revised Capital Improvement Plan is expected, and OCPRC intends to present a sequenced ADA improvement schedule as part of that revised plan.

Question 2

What will the city's responsibilities be under the terms of the proposed plan?

OCPRC Response

The most honest answer to this question requires reframing it slightly. The nature of the Heritage Park partnership is not well described as a handoff of operational responsibility from the city to the County, with a residual list of responsibilities retained by the city. A partnership of this scale and duration works only when both parties are actively engaged in operating the park together. That is the approach OCPRC takes in its existing operating partnerships with other municipalities across Oakland County, and it is the approach OCPRC brings to Heritage Park.

On governance and decision-making. The partnership relies on the maintenance of trust, mutual understanding, and healthy communication between City leadership and OCPRC regarding the decisions that guide investments, operations, investment prioritization, programming, and the vision for the experience the park provides the public. In OCPRC's existing operating partnerships with other municipalities, OCPRC staff are in regular communication with interested members of city council, the mayor's office, the city manager, and local parks department staff. OCPRC works hard to maintain those relationships because they are the foundation of the partnership, not an accessory to it. OCPRC intends to extend the same practice to Heritage Park, and Council members, the mayor's office, and the City Manager should expect direct access to OCPRC leadership on any matter that concerns the park.

On day-to-day operations. The only way this works at the operational level is if OCPRC staff and Farmington Hills Parks staff are constantly working together to coordinate, communicate, and resolve issues as they arise. OCPRC is not interested in operating Heritage Park as if it were simply another County-run park. The intent is for the partnership to function as a force multiplier, bringing together the assets, expertise, and resources of both organizations to produce a park experience that neither party could deliver on its own. Continuity of current City parks staff involvement in the life of the park, in whatever form is available through the coordination arrangements to be documented in a revised Park Operations and Management Plan, is part of what makes this possible.

On the specific contractual allocation. Under the executed Interlocal Agreement, the City retains ownership of the Premises, remains the land use and zoning authority, retains authority over historic district review for Spicer House, maintains law enforcement jurisdiction, and retains responsibilities related to utilities, property insurance, and pre-existing conditions as specified in Section 4 of the Agreement. The more detailed allocation of day-to-day operational responsibilities, the coordination mechanics between the parties, and the decision-rights framework addressed in Questions 5 and 15 are the practical expression of the partnership described above. A revised Park Operations and Management Plan will restate that allocation in clear and durable terms, developed jointly with City staff and presented to the Council for review before formal submission.

Question 3

Can Oakland County confirm that city employees working at Heritage Park will keep their jobs? Or do they have to re-apply through the county?

OCPRC Response

This is a systems challenge that affects individuals, and OCPRC treats it as both at once. A thirty-year operational partnership cannot succeed without a thoughtful, empathetic approach to the city staff who have cared for Heritage Park, in some cases for many years. At the same time, the transition has to be handled within the structure of Oakland County Human Resources policy, County labor agreements, and civil service requirements. OCPRC's approach is designed to honor both.

OCPRC is currently navigating this same challenge at Bowers School Farm and the Johnson Nature Center as part of the transition process with Bloomfield Hills Schools. The approach OCPRC is taking in that transition is the approach OCPRC would bring to Heritage Park, in summary:

1. Stabilize the situation. The first priority is continuity of quality and service to the public. Transition timing is managed so that programming, maintenance, and visitor experience do not degrade while personnel questions are being worked through.
2. Seek a short-term contract with the City to retain needed City staff during the active transition period. This preserves the knowledge and relationships that are already in place at the park while permanent staffing arrangements are developed.
3. Create the positions needed to staff the park long-term within the Oakland County system. New positions are developed and classified through the County's human resources process so that the long-term staffing model is fully integrated into OCPRC's operations.
4. Recruit for those positions through an open-application process that meets County requirements and labor contract obligations. On-the-ground knowledge of Heritage Park

is weighed heavily when applications are evaluated and a clear pathway to apply for positions will be shared with existing employees. Current City staff who apply bring exactly that knowledge, and their familiarity with the park, its users, and its operations is a real and material factor in hiring decisions within the limits County HR policy allows.

OCPRC cannot commit to a guaranteed placement for any individual City employee. Direct placement of City staff into County positions without a competitive process is not available under County HR policy, and OCPRC would not represent otherwise. What OCPRC can commit to is a transition process that treats the City's Heritage Park staff with the respect their service has earned, that takes the short-term contract step seriously as a way to retain their expertise through the transition, and that gives their knowledge of the park real weight when long-term positions are filled. The specific terms of the transition approach, including the short-term contract mechanism and the timing of position creation, will be documented jointly with the City in a revised Park Operations and Management Plan and developed in coordination with City Human Resources.

Question 4

Several residents have reached out to me expressing concern that entering into an agreement with the county means that deer hunting (bow and arrow) will be permitted during park hours. I was unaware that this took place in other county parks. Could you please get confirmation if this is accurate? If this is true, that will influence my vote significantly.

OCPRC Response

OCPRC currently permits archery-based deer hunting at a limited number of its parks. This is not a matter of OCPRC preference; it reflects obligations associated with the use of Michigan Department of Natural Resources Trust Fund dollars in the original acquisition of those properties, which carry specific public-access and hunting-access requirements. Where those obligations do not apply, hunting is not part of OCPRC's standard operating practice.

Heritage Park is not subject to those obligations, and OCPRC has no plans and no desire to extend archery deer hunting to Heritage Park. At the request of the city, OCPRC has agreed that the city will determine the deer management practices applied at the park. OCPRC will support and cooperate with the deer management approach the city directs, consistent with the City's adopted resolution on the subject.

City of Farmington Hills Special Services Response

This is not true. The City of Farmington Hills passed a resolution on deer management that includes a combination of organized hunts for a limited number of days and sharpshooter culls to help reduce the number of deer impacts within the community by reducing the overall number of deer to reach a healthy balance for the ecosystem and the health of the deer. Regular hunting seasons will not be permitted in Heritage Park as they would be in other county parks that do permit hunting.

Question 5

I would like more clarification on the process of decision making in matters relating to the park. Section 2 of the "Park Operations and Maintenance Plan" describes Roles and Responsibilities, and Section 10 of the "Park Action Plan" covers Coordination with City of Farmington Hills: "Regular coordination ensures alignment on operational issues, programming, maintenance, and public communication. When operational coordination cannot resolve an issue, matters are

elevated through established leadership and Commission channels.” I would like some more clarity on how this works in practice. I have a high confidence in the Oakland County staff involved in these discussions, but this agreement is not based on the individuals but the agreed process so that we can have confidence that this working arrangement will function well in 20 to 30 years time.

OCPRC Response

The Council raises a question that deserves to be named as wise. A thirty-year partnership has to be built on an agreed process that does not depend on the particular individuals in any given role at any given time. That is the right question to be asked before an agreement for this duration is finalized.

The terms envisioned a two-tier operations and management framework. At the operational tier, designated staff at OCPRC and at the city work through day-to-day coordination, maintenance, programming, and routine decisions. At the leadership tier, the OCPRC Director, the City Manager, and their respective leadership teams remain engaged on the larger questions of investment priorities, strategic direction, partnership performance, and any operational issues that cannot be resolved at the staff level. This two-tier design is the structural answer to the Council’s concern about continuity across personnel changes. It will be documented in a revised Park Operations and Management Plan.

OCPRC is hopeful that this process will function as intended and is mindful on its end that it needs to assign staff committed to the partnership relationship. A well-designed process still needs people who take the relationship seriously to operate it. If at any point the process breaks down or proves inadequate to the issues the parties are facing, that is a matter the parties will need to address together. OCPRC is committed to approaching any such situation with the same good faith the original agreement was entered into.

Question 6

The “Supplementary” document dated “March 2026” says: “6.3 Advance Notice — OCP shall provide written notice at least 60 days prior to: Proposed change of use for a major facility; Capital project exceeding \$500,000; Material change to access policy or fee structure. Notice is informational unless otherwise required under the Interlocal Agreement.” As per question 5, is a proposed change of use for a major facility only “informational”? Where is this covered in the interlocal agreement on what is informational and what requires agreement by the city? Also, it mentions fee structures, but the Interlocal agreement says that “In no event shall any resident of the City incur any fee or charge for entering the Park or Premises or for parking their car in or on the Park or Premises.” It is important that this Supplementary document is not intended to override this provision in the Interlocal agreement, and I assume the fee structure mentioned is for programming.

OCPRC Response

OCPRC acknowledges that the Supplementary Agreement contained unintentional errors and imprecisions, including the lack of clarity the Council has flagged on the distinction between informational notice and matters requiring City agreement. The document was prepared within a very short timeframe in response to the concerns the Council raised following the original Park Action Plan submission, and the quality of the result reflects the time available rather than the care the document deserved. OCPRC regrets the errors and appreciates that the Council took the time to identify them.

As noted in the accompanying status letter, the Supplementary Agreement, along with the Park Action Plan, Park Operations and Management Plan, and Capital Improvement Plan, is withdrawn. These documents will need to be redrafted if and when the current differences between the parties are resolved, and OCPRC will approach that redrafting with the time and attention the Council's concerns warrant.

On the specific question of fees, OCPRC is committed, consistent with the ballot language of the voter-authorized Oakland County Parks millage, to maintaining free park entry across the entire OCP system. Fees may apply to specific fee-for-use special activities such as golf, camping, and similar programs, but entry to Oakland County parks is not subject to admission or parking fees. This commitment is system-wide, is grounded in the millage authorization itself, and would not be altered for Heritage Park under any revised agreement.

Question 7

Supplementary document, 4.3 Shelter Reservations, "The City retains authority to reserve picnic shelters and retain associated reservation revenue consistent with prior practice." Shelter updates are included in the original CIP document but not listed in the phase 1 priorities in the Supplemental. Are shelter updates now the responsibility of the city?

OCPRC Response

The shelter reservation and revenue arrangement the Council has identified reflects a provision OCPRC agreed to at the City's request during the drafting of the Supplementary Agreement. Under that arrangement, the city continues to take shelter reservations and retain the associated revenue. OCPRC operates and maintains the shelters themselves. This division mirrors the arrangement OCPRC has in place with the City of Oak Park at Oak Park Woods, where the municipal partner retains facility rental authority and revenue and OCPRC carries operations and capital.

On the Council's specific question about shelter updates: capital improvements to the shelters are OCPRC's responsibility, not the City's. The placement of shelter improvements in phase priorities in the Supplementary Agreement should not be read as shifting capital responsibility to the city. As noted above and in the accompanying status letter, the Supplementary Agreement and the related planning documents are withdrawn. The shelter arrangement described above is one OCPRC expects to carry forward into any revised agreement.

City of Farmington Hills Special Services Response

Yes. The City of Farmington Hills will take shelter reservations and retain the revenue from shelter rentals. OCP will maintain the shelters, clean the shelters and manage the operations on site. The city will share shelter reservations with OCP so they are prepared to maintain shelter reservations on site as needed.

Question 8

Less of a question and more of a comment, I'd like to underscore the Park Action Plan, section 7: "Co-branded approach recognizing City ownership and OCP operational role. Signage requires City approval per interlocal agreement." It is my understanding this means Farmington Hills can request/require Farmington Hills name and logo to be included on signage. I believe this will help ensure a message of continuity to the community.

OCPRC Response

OCPRC affirms the co-branded approach and has experience executing it at other partnership sites across the County. Two examples are attached as exhibits to this document. In both cases, the design places OCPRC identity alongside the municipal partner's identity on a shared monument sign, recognizing both parties in the way the park is presented to the public.

The primary design goal for park monument signage is that it be highly visible to pass through traffic and pedestrians, without causing safety hazards or confusion about what park the visitor is approaching. Co-branding, readability, and site safety are considered together. Specific signage design and placement for Heritage Park would be developed collaboratively with City staff, consistent with City signage approval authority under the Interlocal Agreement.

OCPRC would welcome the opportunity to discuss with the Council how co-branded signage can best accomplish the goal of community continuity the Council has identified.

City of Farmington Hills Special Services Response

Both the City and County logos will be displayed on signage, co-branding Heritage Oaks.

Question 9

Exactly what resources we have if they don't spend the funding, they say this will or if they don't manage the park properly.

OCPRC Response

The Council is right to ask for legally binding assurance. A recourse question of this kind deserves a contractual answer, not informal commitments, and OCPRC agrees that the assurance currently provided in the Interlocal Agreement executed is not as specific or as protective as the Council reasonably expects for a thirty-year operational partnership involving substantial public investment. This is one of the reasons OCPRC believes the Interlocal should be re-opened. A revised agreement is the appropriate place to strengthen the City's recourse provisions, and OCPRC is prepared to engage substantively in that language as part of the renegotiation between the parties.

Beyond what contract language can provide, the Council should understand the structural motivation OCPRC brings to this partnership. On the first day of active operations, Heritage Park becomes OCPRC's most visited and most visible park in the system. The Oakland County Parks system is a voter-authorized and voter-dependent service; OCPRC's operating and capital budgets depend on the continuing support of Oakland County voters, who renew the millage on a cycle and who will notice if the County's most prominent park is not well managed. OCPRC therefore has a powerful and continuing institutional motivation, independent of contract provisions, to deliver a high-quality experience at Heritage Park. A failure to do so would not only breach the Interlocal; it would put the voter authorization that funds the entire system at risk. That is the strongest form of accountability available to any public service, and it applies to OCPRC every year the millage exists.

With both of those points acknowledged, OCPRC also asks the Council to recognize that this arrangement is meant to be a partnership, not a lease. The success of a partnership of this scale and duration requires mutual agreement and continuing goodwill between the parties. Contract provisions and structural incentives establish the floor of accountability. The ceiling is built by two governing bodies and two staff teams that continue to take the relationship seriously over time.

Finally, OCPRC asks for the Council's understanding that members of the Oakland County Parks and Recreation Commission often voice similar concerns and ask similar questions from

the other side of the equation. OCPRC cannot bind a future Commission to fund a specific capital project at Heritage Park any more than the Council could bind a future City Council to a particular action; no public governing body is able to make that kind of commitment.

Governance and decision-making are dynamic processes that respond to factors neither party can fully predict. The request OCPRC makes of the Council is the same request OCPRC would make of itself: build a durable structure that sets clear expectations and durable recourse and then operate the partnership in good faith within that structure.

Question 10

I want residents to still get a reduced FH resident rate for the camps and classes held at Heritage (like they do now). I want a better list of capital improvements over the next 10-15 years. What certainty do we have they will continue to invest in the park in the long term — not just the first few years, but long term. What type of influence does the council have in the capital investment decisions — for example, if we want them to invest in a new picnic shelter instead of something else (just making up an example) then do we get any say in this? What type of influence do we have in the management of the park? If I get complaints from a resident about the lack of maintenance, for example, who do I call and will they take our opinions under consideration?

OCPRC Response

On resident rates for camps and classes. OCPRC frequently offers discounted rates for Oakland County residents across programs and facilities in the system, and those rates are already available to Farmington Hills residents in their capacity as Oakland County residents. Where the City currently offers Farmington Hills-specific discounts on programs at Heritage Park that go beyond the county resident rate, OCPRC is open to discussing a transition plan that incorporates those discounts into existing programs for a defined period with the intention of phasing them out over time. It is difficult to envision the OCPRC Commission agreeing to permanent subsidization of programming and rentals for residents of any single municipality when the operating expenses of the park are funded entirely by Oakland County taxpayers. The specifics of any transition arrangement can be developed collaboratively as part of a revised Park Operations and Management Plan.

On a longer-term capital list. The Council is right that a better capital picture is needed than the five-year horizon in the withdrawn CIP. At present, however, the most urgent capital work is the stabilization of existing assets addressed in the accompanying status letter, within the \$6 million to more than \$10 million range documented in the April 2026 Building and Facility Assessment and the March 2026 Preliminary Capital Improvement Plan Estimates. OCPRC's view is that the partnership should focus first on resolving the near-term capital picture and then revisit the longer-term ten-to-fifteen-year horizon once the foundation is stable. A revised Capital Improvement Plan developed under any revised agreement will reflect that sequence.

The Council's remaining questions in this set are addressed elsewhere in this document. On long-term investment certainty and the millage-funded nature of OCPRC's capital program, see the response to Question 9 and Question 13. On Council influence over capital decisions and the process for City-initiated improvement proposals, see the responses to Question 14 and Question 15. On park management and complaint response, see the responses to Question 5 and Question 15.

Question 11

How much in additional annual revenue are city residents paying to the county since the passage of the Oakland County Parks Millage.

OCPRC Response

The specific dollar figure the Council is asking for is most accurately available from the City's own records. The annual millage revenue paid by Farmington Hills property owners to OCPRC is a function of City taxable value and the applicable Oakland County Parks millage rate. The Farmington Hills City Treasurer's office maintains the city taxable value data and is the appropriate source for the calculation, whether the Council is seeking the total annual contribution under the current authorization or the incremental contribution attributable to the most recent millage action. OCPRC would recommend the Council request the calculation through the City Treasurer so that the figure the Council relies on is produced from the City's own source data rather than a second-hand estimate.

The leadership of the Oakland County Board of Commissioners and of the Oakland County Parks and Recreation Commission have asked that OCPRC convey the following broader context to the Council in answering this question. The Oakland County Parks millage is a voter-authorized revenue source intended to fund a countywide park and recreation system that serves the residents of all Oakland County communities. The level of millage revenue collected from any one municipality reflects its taxable value; the level of OCPRC investment in that municipality reflects the system's countywide strategy, the partnerships available in that community, and the opportunities to deliver high quality public recreation.

By that measure, Farmington Hills has been a community of sustained OCPRC investment for nearly fifty years. Oakland County Parks has owned, operated, and maintained Glen Oaks Golf Course and Event Center within the City since the late 1970s, at considerable expense, with Farmington Hills residents consistently making up the largest user group. That investment is part of the baseline against which any evaluation of the partnership OCPRC and the City are now developing should be considered.

OCPRC initiated dialogue with the City of Farmington Hills more than two and a half years ago to explore partnership opportunities that would result in better recreational access and participation for residents in south central Oakland County. As those discussions progressed, OCPRC understood from the conversations that a one-time \$4,000,000 payment from County parks funds was a central element the City sought. OCPRC was willing to explore multiple scenarios to achieve that objective, and a partnership structured around Heritage Park was ultimately the only option that appeared feasible as a vehicle for County parks funding at the levels the City was seeking, consistent with what OCPRC leadership could reasonably expect to secure support for from the Oakland County Parks and Recreation Commission and the Oakland County Board of Commissioners. When the partnership was presented to the Council, OCPRC further understood that the Council was also seeking an ongoing commitment of County parks expenditure within the community. The Interlocal Agreement as executed addressed both the initial investment and the ongoing expenditure, while preserving the City's role as property owner and the City's decision-making authority over how the park is operated and developed.

In considering the full financial shape of the partnership, the Council may find it useful to know that OCPRC estimates the annual impact of assuming responsibility for the day-to-day operation and management of Heritage Park at approximately \$1,500,000. This figure is an estimate of OCPRC's ongoing operating cost. OCPRC is not in a position to speak to, and is not knowledgeable about, any corresponding cost offsets the city realizes from transferring

operational responsibility. The Council is better positioned than OCPRC to assess that side of the financial picture.

Question 12

Is there still an agreement to pay the city upfront a dollar amount when the agreement is signed.

OCPRC Response

The \$4,000,000 initial investment payment contemplated under Section 5.1 of the Interlocal Agreement was conditioned on completion of the Transition Period steps set out in the Agreement, including approval of the Park Action Plan, Park Operations and Management Plan, and Capital Improvement Plan by both parties. The steps required in the Transition Period were not completed within the timeframe the Agreement established, and as a result the payment conditions set out in Section 5.1 were not satisfied. The financial terms of the partnership, including the status of the initial investment payment, will need to be re-established as part of the renegotiation between the parties. The accompanying status letter addresses the legal posture in further detail.

City of Farmington Hills Special Services Response

Yes. Prior to the date of transition, Oakland County will provide \$4 million to the City of Farmington Hills. OCP will also make a \$5 million investment in capital improvements to Heritage Park 2026–2031 and another \$5 million in capital improvements to Heritage Park 2031–2036.

Question 13

The agreement mentioned a \$2.5 million dollar investment for capital improvements for the first two years. Going forward there is no indication or assurance that additional capital would be provided, although committed. This additional infusion of cash would be dependent on the finances of the county. What happens if the County is unable to allocate additional capital improvement funds, or if the County Commissioners denies the additional funding request.

OCPRC Response

The ongoing capital investment commitment the Council is referring to, \$5 million from 2026 through 2031 and an additional \$5 million from 2031 through 2036 beyond the initial \$2.5 million obligation in the Interlocal Agreement, was a concession OCPRC made at the request of the Interim City Manager during the Transition Period, in an effort to reach agreement with the City on the Park Action Plan, Park Operations and Management Plan, and Capital Improvement Plan. That concession was documented in the Supplementary Agreement, which has since been withdrawn.

The Council is correct to point out that a commitment of this kind, if it is to carry durable legal weight across the term of the partnership, belongs in the Interlocal Agreement itself rather than in a supplementary instrument dependent on documents that were never approved. OCPRC agrees with that observation.

On the underlying question of what happens if OCPRC is unable to allocate future capital at committed levels, and on the nature of OCPRC's accountability as a voter-authorized and voter-dependent service, see the response to Question 9.

Question 14

If the City proposes an improvement to the park in the future, who determines whether it is actionable?

OCPRC Response

Capital improvements at Heritage Park require the agreement of both parties. The City is the property owner and retains approval authority for physical changes to the Premises. OCPRC, under any revised agreement, is the party responsible for funding and delivering capital improvements within the OCP system. Neither party can determine unilaterally that a proposed improvement is actionable; the answer to the Council's question is that the parties, together, determine whether any given improvement moves forward.

In practice, this is what the coordination framework between OCPRC and the City is meant to support. Proposals originating from either party would be worked through the operational and leadership tiers described in the response to Question 5, with the objective of reaching mutual agreement on scope, timing, and funding. Proposals that do not reach agreement do not move forward; proposals that do reach agreement become part of a revised Capital Improvement Plan.

Question 15

Could we see a process flow of how decisions are made under this agreement and who has the final say.

OCPRC Response

Development of a decision-rights matrix and process flow of the kind the Council is requesting is best deferred until the parties have resolved the current differences between them and reached agreement on the framework for a revised partnership. Once that resolution is in place, OCPRC will be happy to prepare and provide the decision-rights documentation the Council has requested.

Question 16

The document appears to be boiler plate language since on pages 92 and 93, it is addressing a Pontiac park and not Heritage.

OCPRC Response

OCPRC thanks the Council for the correction. The Council is right that pages 92–93 of the withdrawn Park Action Plan contained content pertaining to a separate park planning process in the City of Pontiac. Those pages were included in error and should not have been transmitted to the Council in that form. OCPRC apologizes for the error. In context, OCPRC has been through a number of park partnership development processes over the last two years, each with its own particular challenges and deadlines, and the Heritage Park documents were compiled under time pressure that does not excuse the oversight. The revised Park Action Plan will not contain this content.

Question 17

The agreement states the park is already heavily used by Oakland County residents, do we have an estimate of how many additional visitors there will be each year once the agreement is formalized and communicated.

OCPRC Response

The figure of approximately 750,000 annual visits has been widely cited in connection with Heritage Park, including in materials developed during the Transition Period. OCPRC is uncertain of the original source for the 750,000 figure. Data OCPRC has received from its third-party visitation vendor for Heritage Park indicates an annual visitation level closer to 250,000, which is a meaningful difference that both parties may wish to understand more precisely as the conversation between the parties continues. OCPRC is not putting this forward to contest the figure; it is surfacing a data discrepancy that the Council should be aware of.

Regarding the Council's specific question about incremental visitation under the partnership, OCPRC does not anticipate that the partnership itself will produce a material change in current use. Visitation at any park is primarily a function of the amenities and infrastructure capacity the park offers. Until capital improvements meaningfully change those variables at Heritage Park, visitation is likely to remain at or near current levels regardless of which public agency operates the park.

Question 18

Why is the amphitheater included in the discovery part of the agreement and not in the community engagement portion.

OCPRC Response

The Council raises a fair point. This is a question OCPRC has discussed internally as well. In practice, it is difficult to cleanly separate the amphitheater from the surrounding nature discovery trail and the park context in which the amphitheater sits, and any categorization in a revised Park Action Plan will have to grapple with that reality. OCPRC welcomes Council input on how the amphitheater is best represented.

Question 19

Who will determine the programming at the amphitheater.

OCPRC Response

OCPRC is very comfortable with Farmington Hills Parks staff taking the lead role in amphitheater scheduling. The amphitheater is a community asset that has been managed by the city, and the City's staff have the existing relationships, procedures, and community knowledge to continue that role well. OCPRC will coordinate operationally with Farmington Hills Parks on scheduling that intersects with other park operations. The specifics can be documented in a revised Park Operations and Management Plan.

Question 20

The agreement states that everyone within a 10-minute drive of Heritage Park was mailed a communication. Is this accurate since I live within that distance and did not receive any notification.

OCPRC Response

OCPRC would be happy to look into this further if the councilmember is willing to share the address in question. That specific data point would be useful in identifying whether the issue is with OCPRC's current mailing process, the data source OCPRC relied on to define the ten-

minute drive area, or something else. OCPRC takes this feedback seriously and will follow up directly once the address is available.

Question 21

The agreement mentioned that there was a survey conducted to explore residents' views about the partnership and their priorities. It states there were approximately 1,059 online responses, and I believe 3 pop ups at open houses as well as poster placement at the Hawk and Costick Center. Unfortunately, I have yet to speak to anyone outside of Council and a few engaged residents who are aware of this change. (This has been an ongoing refrain of mine.)

OCPRC Response

The Council points to an ongoing challenge that everyone in local government wrestles with getting meaningful civic attention to planning and policy decisions, even ones that matter significantly to a community. OCPRC does not claim to have solved that challenge, and the Council's sustained concern on this point is a fair one.

What OCPRC did, with the tools available to it, includes the online survey, in-person events, and poster placement the Council describes, along with work by a paid marketing consultant who was successful in arranging significant regional media coverage. The City's own marketing staff were partners with OCPRC throughout those communication efforts. OCPRC is always open to a different approach if the Council has specific suggestions for reaching Farmington Hills residents more effectively as this process continues.

Exhibits to Question 8 – Partnership Signage Examples

The following are examples of monument signage designs OCPRC has executed at two partnership sites elsewhere in Oakland County. In each case, the sign identifies the park, states “A Partnership of,” and displays the logos of both Oakland County Parks and the municipal partner.

Exhibit 8-1. Partnership monument signage — example one

Exhibit 8-2. Partnership monument signage — example two



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April 22, 2026

Karen Mondora
Acting City Manager, City of Farmington Hills
31555 W. Eleven Mile Rd.
Farmington Hills, MI 48336-1103

Carly Lindahl, City Clerk
City of Farmington Hills
31555 W. Eleven Mile Rd.
Farmington Hills, MI 48336-1103

Re: Heritage Park Interlocal Agreement – Status of Agreement and Path Forward

Dear Karen:

I am writing on behalf of the Oakland County Parks and Recreation Commission (OCPRC) to provide a status update on the Interlocal Agreement between the County of Oakland and the City of Farmington Hills for Heritage Park. OCPRC remains supportive of the intent of this partnership. Heritage Park serves a community that clearly values it, and we believe a successful long-term partnership between our two organizations is in the best interests of the park, its users, and both the City and the County. The purpose of this letter is to share current information openly and to support continued discussion toward a fair and workable path forward.

The Transition Period under the Agreement expired on March 31, 2026 without City Council approval of the Park Action Plan, Park Operations and Management Plan, or Capital Improvement Plan. A proposal to extend the Transition Period was submitted to the Oakland County Board of Commissioners but was not taken up at their April 8, 2026 meeting. The Agreement therefore continues to be governed by its original executed terms. At its most recent meeting, the OCPRC determined that further deliberation is appropriate before any action is taken under the Agreement, and has placed the matter on its May 6, 2026 agenda. In the interim, OCPRC has not assumed operational responsibility for the premises, and the initial investment under Section 5.1 has not been triggered.

Oakland County Parks and Recreation Commission

Ebony Bagley – Chair, Yolanda Smith Charles – Vice Chair, Andrea LaFontaine – Secretary
Ann Erickson Gault – Executive Committee Member
Kate Baker, Lola Banks, Christine Long, Eric McPherson, Jim Nash, Shanell Weatherspoon
Chris Ward – Parks Director



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Oakland County Commissioner William Miller has agreed to support progress toward a mutually acceptable agreement between the parties, and we are grateful for that engagement. The questions and concerns raised by both governing bodies reflect a shared investment in the long-term success of Heritage Park and a shared interest in getting the terms of this partnership right. OCPRC welcomes that conversation.

From the County's perspective, the primary concerns center on the extent of capital investment required to address structural deficiencies, regulatory compliance obligations, and the continued safe operation of existing park facilities. Two areas of particular concern have emerged through our due diligence: the rehabilitation and restoration requirements for Heritage Park's historic structures, and the continuity of operation of the splash pad attraction, which is central to the park's seasonal programming and community value.

In discussions with Councilmember Aldred, we agreed that a full and transparent picture of these issues and their cost implications would help move the conversation forward productively. OCPRC has since completed and compiled a series of assessments covering three scope categories: buildings and structures, the splash pad system, and trail infrastructure. The April 2026 Building and Facility Assessment prepared by JFR Architects evaluates all seven Heritage Park structures. A separate Preliminary Capital Improvement Estimate prepared by OCPRC in March 2026 documents the condition of the splash pad system, including equipment, safety surfacing, substructure, and the mechanical, electrical, and plumbing systems that serve the attraction, and identifies additional items outside the scope of the facility assessment, including a significant washout along the Rouge River Trail and deterioration of the associated overlook structure. All three documents are attached.

In addition to these findings, the City's own 2018 Deferred Maintenance Summary, also attached, reflects \$1,429,651 in identified replacement needs that predate OCPRC's involvement and that remain substantially unaddressed. Taken together, the assessments describe a capital picture that falls in the range of approximately \$6 million to more than \$10 million across the three categories, before inclusion of general deferred maintenance items identified across all seven buildings that have not yet been individually quantified. This is a materially different capital condition than what was understood at the time the Interlocal Agreement was executed. OCPRC shares these findings in the spirit of full

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transparency, and believes that a shared understanding of the capital picture is the right foundation for a productive conversation about the terms of the partnership going forward.

It is important to note what this range does and does not represent. The figures above reflect stabilization of existing assets and correction of current conditions. They do not include the enhancements that have been part of the ongoing conversation between the parties over the past year, including, for example:

- Additional classroom space to address the increasingly urgent demand for nature education programming
- Universally accessible play features
- Increased parking capacity to serve current and projected visitation
- Historically sensitive renovation and restoration of the interior and exterior of the park's historic buildings
- A permanent home for the Farmington Hills Historic Commission and its archives

The range also does not include the initial investment payment under Section 5.1, which the parties contemplated would be available to the City for other purposes, nor does it include the ongoing cost to Oakland County to operate and maintain the park over the thirty-year term of the Agreement at the standard both parties expect. A complete picture of what the partnership requires must account for all of these components together.

At the same time, OCPRC recognizes that meaningful work is already moving forward in partnership with the City. The City secured a \$500,000 grant through the Michigan DNR's Land and Water Conservation Fund program earlier this year to improve the Heritage Park playground and parking lot, with a \$750,000 local match identified to complete the project scope. OCPRC supports the advancement of this grant-funded work and is prepared to coordinate on implementation consistent with the terms of any revised partnership arrangement. In the interest of accurately scoping the financial picture going forward, OCPRC would welcome clarification from the City as to whether the \$750,000 local match is intended to be funded from City sources or from OCPRC sources.

In light of the updated capital conditions and the need for continued dialogue between the

Oakland County Parks and Recreation Commission

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parties, the Park Action Plan, Capital Improvement Plan, Park Operations and Maintenance Plan, and draft Supplementary Agreement previously submitted by OCPRC are withdrawn. These documents were developed within the planning assumptions in effect during the Transition Period and no longer reflect the best available information. OCPRC is prepared to revise and resubmit these materials as the conversation between the parties progresses.

OCPRC has prepared written responses to the questions submitted by members of the Farmington Hills City Council on March 24, 2026. Those responses are attached to this letter. We recognize that many of these questions go to the heart of how the partnership would function in practice, and we believe clear answers to each question will help the City Council evaluate the terms of any revised agreement.

OCPRC remains committed to working with the City to identify a path forward that is fair, transparent, and sustainable over the long term. We are prepared to engage in direct discussions at the earliest convenience of both parties regarding the structure and terms of a revised agreement. The Oakland County Parks and Recreation Commission will take the matter up again at its May 6, 2026 meeting, and we welcome any input from the City in advance of that meeting.

Respectfully,

Chris Ward
Director, Oakland County Parks
and Recreation Commission

ATTACHMENTS:

- A. Heritage Oaks Park Building and Facility Assessment – JFR Architects, April 2026
- B. Heritage Park Preliminary Capital Improvement Plan Estimates – OCPRC, March 26, 2026
- C. City of Farmington Hills Deferred Maintenance Summary, 2018 (updated 2026)
- D. OCPRC Responses to Farmington Hills City Council Questions, March 24, 2026

CC:

- 1. David T. Woodward, Chair, Oakland County Board of Commissioners
- 2. William Miller, Oakland County Commissioner
- 3. Ebony Bagley, Chair, Oakland County Parks and Recreation Commission
- 4. Oakland County Corporation Counsel
- 5. Oakland County Parks and Recreation Commission File

Oakland County Parks and Recreation Commission

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Chris Ward – Parks Director

AGENDA
CITY COUNCIL MEETING
APRIL 27, 2026
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

REQUESTS TO SPEAK: Anyone requesting to speak before Council must complete and turn in to the City Clerk a blue Public Participation Registration Form.

REGULAR SESSION BEGINS AT 7:30PM IN THE CITY COUNCIL CHAMBER

STUDY SESSION (5:30PM Community Room – See Separate Agenda)

REGULAR SESSION

CALL REGULAR SESSION TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session agenda
2. Proclamation recognizing May 3 - 9, 2026 as [National Small Business Week](#)

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 7-22)

All items listed under Consent Agenda are considered routine, administrative, or non-controversial by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member or citizen so requests, in which event the items may be removed from the Consent Agenda for consideration.

CONSENT AGENDA ITEMS FOR DISCUSSION

COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

NEW BUSINESS:

3. Consideration of approval of the INTRODUCTION of an Ordinance to authorize the conveyance of city owned property, parcel #22-23-34-126-033, to Andrew Hable. [CMR 4-26-53](#)

4. Consideration of approval of award of contract with Neumann/Smith Architecture for Architectural and Engineering Services related to the new Activities Center. [CMR 4-26-54](#)
5. Consideration of approval of Raftelis Financial Consultants, Inc. as the Executive Search Firm for the City Manager position. [CMR 4-26-55](#)
6. Consideration of approval of [appointments](#) to various boards and commissions.

CONSENT AGENDA:

7. Acknowledgement of [third quarter financial summary and quarterly investment reports](#).
8. Recommended authorization for a Special License Application for the America's 250th Anniversary Celebration, which will be held on June 25, 2026. [CMR 4-26-56](#)
9. Recommended approval of a wage reopener tentative agreement with the Teamsters State County Municipal Workers Local 214. [CMR 4-26-57](#)
10. Recommended approval of a wage reopener tentative agreement with the International Association of Firefighters Local 2659. [CMR 4-26-58](#)
11. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Career Firefighter. [CMR 4-26-59](#)
12. Recommended approval of the 2026 High Intensity Drug Trafficking Area Oakland County Subrecipient Agreement. [CMR 4-26-60](#)
13. Recommended approval of Addendum No. 5 to the Agreement for As Needed Economic Development Consulting Services with AKT Peerless Environmental Services. [CMR 4-26-61](#)
14. Recommended approval of purchase of ProCare Service for cardiac monitors and LUCAS devices with Stryker Medical in the amount of \$26,344.52. [CMR 4-26-62](#)
15. Recommended approval of award of Professional Financial and Compliance Auditing Services to Yeo & Yeo, CPA's and Advisors for three years in the estimated amount of \$102,750 in the first year with annual escalators of 4%, with possible extensions. [CMR 4-26-63](#)
16. Recommended approval of award of bid for Rock Salt for Snow and Ice Control to Detroit Salt Company for a not to exceed total of amount of 5,850 tons or \$420,089 for fiscal year 2026/2027 and an estimated amount of 5,850 tons or \$441,090 for fiscal year 2027/2028, with possible extensions. [CMR 4-26-64](#)
17. Recommended approval of award of bid for the resurfacing of the bay floors at all five Fire Stations to Wing Construction, Inc. in the amount of \$174,996.00. [CMR 4-26-65](#)
18. Recommended approval of award of bid for new Fire Alarm Systems at the DPW, Fire Station 2 and Fire Station 3/Grant Center to RedGuard Fire & Security, Inc. in an amount not to exceed \$155,162. [CMR 4-26-66](#)

19. Recommended approval of award of bid for Preparation and Exterior Staining of the Nature Center and Farmington Hills Golf Club to MPS Company, LLC in the amount of \$52,096.00. [CMR 4-26-67](#)
20. Recommended approval of a special event permit for [CARES of Farmington Hills and Westside Rod & Custom Cars Cruise-In and Community Night](#) to be held Wednesdays through October 2026.
21. Recommended approval of City Council [study session minutes](#) of April 13, 2026.
22. Recommended approval of City Council [regular session minutes](#) of April 13, 2026.

ADDITIONS TO AGENDA

PUBLIC COMMENTS

Limited to three (3) minutes.

ADJOURNMENT

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, Acting City Manager

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/ accommodations will be made.



PROCLAMATION National Small Business Week (May 3-9) 2026

- WHEREAS,** small businesses are the engine of the American economy and the foundation of a free and prosperous nation, accounting for more than 99 percent of all private sector employers and creating nearly two out of every three new jobs nationwide; and
- WHEREAS,** small business owners and employees represent the spirit of entrepreneurship, innovation, and determination; and,
- WHEREAS,** from our farms and factory floors to the frontiers of technology, small businesses drive innovation, strengthen local economies, and provide the products and services that keep America competitive, secure, and strong; and
- WHEREAS,** the City of Farmington Hills is home to more than 5 thousand businesses that are owned and operated by hardworking people of all kinds. Of each dollar spent at local businesses, 68 cents stay local and recirculates to other area businesses; and,
- WHEREAS,** consumers who support small businesses are making a conscious commitment to support independently owned businesses and make purchases with a positive impact; and,
- WHEREAS,** **National Small Business Week** has been proclaimed by the President of the United States since 1963, honoring the vital role of small businesses in creating jobs, growing the economy, and anchoring our communities; and
- WHEREAS,** in 2026, the United States will commemorate the 250th anniversary of the signing of the Declaration of Independence, known as Freedom 250, marking a historic opportunity to reflect on our nation's founding principle of free enterprise.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim **May 3-9, 2026**, as **NATIONAL SMALL BUSINESS WEEK** and encourage all citizens to support small businesses and celebrate their many achievements.

A handwritten signature in black ink, appearing to read "Theresa Rich", is written over a horizontal line.

Theresa Rich, Mayor



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: April 27, 2026

DEPT: Economic Development

RE: Consideration of Approval of an Ordinance Authorizing Conveyance of City Owned Property, parcel 22-23-34-126-033, to Andrew Hable

ADMINISTRATIVE SUMMARY

- The City received the referenced property from Oakland County due to tax foreclosure in 2004 and has owned it since that time.
- The parcel is zoned RA-3 one family residential, is .95 acres large, and is landlocked behind the parent property which fronts Cadillac Street.
- Applicant, Andrew Hable, has presented their interest in purchasing parcel 22-23-34-126-033 at an amount of \$1,700. This amount was reviewed by our City Assessor.
- The applicant will be required to combine this lot to their preexisting property.
- The applicant has also provided an earnest \$750 deposit as a part of the purchase agreement.
- City staff, along with the City Attorney, have been working on the documents required to close on the sale of this property.
- City Charter requires that City Council adopt an ordinance to convey City owned real property. As such, the City Attorney's office has reviewed this item and has drafted the Quit Claim Deed and Ordinance.

RECOMMENDATION

IT IS RESOLVED, that the City Council of Farmington Hills hereby approves the introduction of an ordinance authorizing the conveyance of the property located at **22-23-34-126-033** to Andrew Hable for the sum of \$1,700, and authorizes the Acting City Manager to sign the quit claim deed and any other documents necessary for closing and conveying said property to Andrew Hable, conditioned upon and subject to his compliance with the terms of the Purchase Agreement between Andrew Hable and the City.

Prepared by: Cristia Brockway, Economic Development Director

Approved by: Karen Mondora, Acting City Manager

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO. C-1-2026

AN ORDINANCE TO AUTHORIZE THE CONVEYANCE
OF PROPERTY TO ANDREW HABLE

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1. Ordinance

The City Council of the City of Farmington Hills authorizes the Acting City Manager to, upon Purchaser's payment of \$1,700.00, execute and deliver an appropriate deed and any other documents necessary for purposes of conveying the City of Farmington Hills' interest in and to the property located in the City of Farmington Hills, County of Oakland, State of Michigan described as

Legal Description: T1N, R9E, SEC 34 WARNER'S WOODLAND VIEW SUB LOT 16 EXC S 200 FT

Parcel # 22-23-34-126-033 (Vacant Land)

Address: Vacant, Farmington Hills, Michigan
to Andrew Hable ("Purchaser"), in accordance with the terms of the Agreement Regarding Purchase of Property, dated effective _____, 2026, and signed by the Acting City Manager and Purchaser, and which agreement is hereby ratified.

Section 2. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Severability.

Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated

Section 4. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect, are saved and may be consummated according to the law in force when they were commenced.

Section 5. Effective Date.

The provisions of this Ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 6. Enactment

This Ordinance is declared to have been enacted by the City Council of the City of Farmington Hills at a meeting called and held on _____, 2026, and ordered to be given publication in the manner prescribed by law.

Ayes:

Nays:

Abstentions:

Absent:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington Hills at a meeting held on _____, 2026, the original of which is on file in my office.

CARLY LINDAHL, City Clerk
City of Farmington Hills

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS**

AGREEMENT REGARDING PURCHASE OF PROPERTY

THIS AGREEMENT REGARDING CONVEYANCE OF PROPERTY ("Agreement") is by and between ANDREW HABLE, an individual, whose address is 2847 Aspen Lane, Bloomfield Hills, Michigan 48302 ("Purchaser") and the CITY OF FARMINGTON HILLS, a Michigan municipal corporation, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan 48336 ("Seller"), and shall be dated and effective as of the date on which it has been fully executed by Purchaser and Seller (the "Effective Date"). In this Agreement, Purchaser and Seller may be referenced together as the "Parties".

IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, PURCHASER AND SELLER AGREE AS FOLLOWS:

Purchaser hereby offers and agrees to purchase from the Seller, and Seller agrees to sell to the Purchaser, the property described on the attached Exhibit "A" and any rights or easements presently existing for the benefit thereof (the "Property") subject to the terms and conditions set forth below:

1. Purchase Price. Purchaser shall pay to the Seller One Thousand Seven Hundred Dollars (\$1,700.00), which amount shall be referred to in this Agreement as the "purchase price." Payment of the purchase price shall be made in a bank certified check, cashier's check, or wire transfer of funds to an account designated in writing by Seller.
2. Earnest Money Deposit. With its delivery of this signed Agreement, Purchaser is depositing with Seller Seven Hundred and Fifty Dollars (\$750.00) in the form of a cashier's check made payable to Seller, which shall be deemed the "Earnest Money Deposit" to be held and applied by Seller in accordance with one of the following: (a) the terms of this Agreement; (b) a fully executed mutual release; or (c) a determination in a civil action indicating to whom or how the deposit must be paid or applied. If this Agreement is not signed by Seller within thirty (30) days of its receipt of this Agreement signed by Purchaser, the Earnest Money Deposit shall be returned to Purchaser upon written request to Seller.
3. Title Contingency. Within fourteen (14) calendar days after the Effective Date, Purchaser, at its option and expense, may, but is not required to, obtain in its possession a title insurance commitment issued by a title company of Purchaser's choosing ("Title Company") bearing a date later than the Effective Date, wherein the Title Company agrees to issue an ALTA owner's policy of title insurance with standard exceptions in the full amount of the Purchase Price, insuring title to the Property to be good and marketable and free and clear of all liens, claims, easements, restrictions, encumbrances, encroachments, leases or rights of parties in possession of every kind and nature whatsoever, except for "Permitted Encumbrances" as defined below ("Title Policy"). If Purchaser chooses not to obtain a title insurance commitment in accordance with the timing and terms of this paragraph, Purchaser is thereby choosing to accept title in its "AS-IS" condition. If Purchaser chooses to obtain a title insurance commitment in accordance with the timing and terms set forth above, within five (5) calendar days after the date on which Purchaser receives such title insurance commitment, Purchaser shall forward a copy of said commitment to the Seller. Purchaser shall have ten (10) calendar days after the date on which Purchaser receives the title

insurance commitment to review same. If Purchaser determines, in his sole discretion, that any lien, claim, easement, restriction, encumbrance, encroachment, lease or right of any party may interfere with Purchaser's contemplated use of the Property or is otherwise unacceptable to Purchaser for any reason whatsoever (hereinafter, "Title Defect"), Purchaser shall notify Seller of any such Title Defect within five (5) calendar days after said ten (10) day period. Any exception set forth in the commitment to which Purchaser does not timely object shall be a "Permitted Encumbrance." Seller shall use its best efforts to cure any Title Defect of which it is timely notified. If Seller fails to cure all such Title Defects within thirty (30) calendar days after the receipt of Purchaser's timely notice thereof, Purchaser's sole remedies are to either (i) terminate this Agreement, or (ii) waive any such Title Defect(s) and proceed to closing accepting title in its "AS IS" condition. Seller's failure to correct a title defect shall not be deemed a default under this Agreement. Purchaser shall pay for the Title Policy.

4. City Ordinance, City Easements, and Property Combination.

(a) This Agreement and any closing on Purchaser's purchase of the Property from Seller is contingent upon City Council of the City of Farmington Hills adopting, in its sole and absolute discretion, an ordinance as required under its City Charter for conveyance of the Property to Purchaser, and such ordinance becoming effective. The Parties agree that any prior indications of City Council regarding Purchaser's proposal to purchase the Property and the City's execution and terms of this Agreement shall not be considered and are not intended to represent or be relied upon as an indication or assurance of any kind as to whether the City Council will adopt such an ordinance. In the event such an ordinance is not adopted within sixty (60) days of the Effective Date, this Agreement and all of the obligations and liabilities of the Seller and Purchaser shall be terminated and of no further force and effect, unless the Parties mutually agree to an extension of time in writing. The failure of the City Council to adopt an ordinance as required under its Charter shall not be deemed a default by Seller under this Agreement, but in such event Seller shall return the Earnest Money Deposit to Purchaser.

(b) This Agreement and any closing on Purchaser's purchase of the Property from Seller is contingent upon the Property being combined with the adjoining Parcel No. 22-23-34-126-032 (which parcel is currently owned by Purchaser and has the address of 32652 Cadillac Street, Farmington Hills, Michigan), such that the two properties form and become a single parcel and zoning lot for taxing, use, and zoning purposes (the "adjoining parcel combination"). Purchaser shall complete all applications and submissions necessary, and pay all fees and costs required for the processing and completion of the adjoining parcel combination within five (5) business days of the Effective Date of this Agreement. This Agreement shall not be considered and is not intended to represent or be relied upon as an indication or assurance of any kind as to whether the City will approve the adjoining parcel combination. In the event the adjoining parcel combination is not completed and finalized on or before the closing, this Agreement and all of the obligations and liabilities of the Seller and Purchaser may be terminated by Seller, in Seller's sole discretion, and shall be of no further force and effect. Denial of the adjoining parcel combination, even if by the City of Farmington Hills, shall not be deemed a default by Seller under this Agreement.

(c) The City of Farmington Hills will retain all existing easement rights and all City utilities, City roads, and any other City-owned improvements on, under, over, across, or within any and all parts of the Property, and Purchaser agrees to and shall execute easements granting and/or confirming those rights in a form required and acceptable to Seller at closing.

AIA

5. Taxes, Prorated Items, and Costs. The parties agree that the cost of completion of the required closing documents and the cost to conduct the closing shall be paid by Purchaser. Purchaser shall pay any required transfer tax, all closing fees and costs, and the costs associated with recording the required deed.

6. At Closing and Conveyance to Purchaser. At closing and prior to Seller's execution and delivery of a quit claim deed (in the form attached as Exhibit "B") conveying the Property to Purchaser, Purchaser shall have completed the following: (a) pay the purchase price less the amount of the Earnest Money Deposit to Seller with a cashier's check and verification satisfactory to Seller that such payment has cleared with funds deposited into Seller's desired bank account; (b) pay all required transfer taxes, closing fees and costs, costs associated with recording the deed from the Seller, and any other costs associated with or required for consummation of this transaction; (c) finalization of the property combination(s) required under this Agreement; and (d) execute a Property Transfer Affidavit as required by law and any and all other required documents required for the conveyance of the Property.

7. Possession. Seller shall deliver and Purchaser shall accept Seller's title and possession of the Property as of the date and time of Seller's execution and delivery of the deed conveying the Property to Purchaser at the closing.

8. Closing. The transaction contemplated under this Agreement shall be consummated at a meeting of the parties (the "closing") at 10:00 a.m., local time, at Seller's address set forth above on the date that is thirty (30) calendar days after the contingencies set forth in paragraph 4, above, have been completed, unless said date is a Saturday, Sunday or legal holiday, in which case the closing shall occur on the next immediately following business day. Notwithstanding the preceding sentence, the Parties may mutually agree in writing to an alternative place, date, and/or time for the closing, recognizing that time is of the essence in closing this transaction.

9. Seller's Disclosure Statement. Purchaser acknowledges that the Property is vacant land and a Seller Disclosure Statement was not available at the time this Agreement was written and is not required. If required or requested, Seller agrees to provide Purchaser with a Seller's Disclosure Statement at any time prior to closing pursuant to and to the extent required by Public Act 92 of 1993.

10. Defaults. In the event of material default by the Purchaser under this Agreement, Seller may, at Seller's option, declare a forfeiture hereunder, retain the Earnest Money Deposit, and pursue any legal or equitable remedies available to Seller. In the event of material default by Seller under this Agreement, Purchaser may, at Purchaser's option, elect to pursue any legal or equitable remedies available to Purchaser.

11. Notices. Any notice required to be given in accordance with the provisions of this Agreement shall be in writing and effective when delivered personally or when mailed by certified mail, return receipt requested, directed to the parties at the addresses set forth in this Agreement or at such other address as may be set forth in writing by the respective parties or attorney. It is agreed by the parties that notices required hereunder may, but are not required to, be delivered by email, provided a hard copy (originally signed copy) is mailed or delivered in a timely manner. If sent by email, the date and time of said notice shall be one day after the date and time the email was sent. If not sent by email, notice shall be deemed given on the earlier of (a) the date of personal delivery, (b) the date when received,

or (c) one day after mailing if mailed in the State of Michigan. Notices to Purchaser shall be addressed to the attention of "Andrew Hable." Notices to Seller shall be addressed to the attention of "City Manager."

12. Condition of Premises. Purchaser acknowledges that it is purchasing and by closing this transaction shall be deemed to have accepted the Property "AS IS." Purchaser acknowledges that (a) it has examined the Property in person or otherwise to its satisfaction; (b) it has had the opportunity to conduct additional inspections, surveys, examinations, environmental testing, soils testing, and other due diligence for the purchase of the Property; (c) Seller acquired ownership of the Property by way of a tax foreclosure and conveyance by Oakland County pursuant to and under the State of Michigan tax foreclosure and sale laws and procedures, and Seller has not inspected the Property and has no knowledge of its condition; and (d) Seller has not made any representations or warranties of any kind concerning the Property upon which Purchaser has placed reliance except as provided in this Agreement. Further, Purchaser hereby agrees to release Seller, Seller's employees, officials, councils, consultants, and attorneys from any and all claims whatsoever related to the condition of the Property, including without limitation any encroachments and defects involving the title or possession, soil conditions, environmental or hazardous material contamination, suitability for construction or use of any kind, or other conditions. Seller makes no representations regarding the existence or non-existence of environmental contamination or hazardous materials of any nature on, under, or near the Property and Purchaser shall indemnify and hold Seller harmless from any claims of contamination and/or statutory obligations to clean up the Property. Purchaser is strictly liable for the investigation of the title to and encroachments onto the Property and inspection of the Property itself, prior to signing this Agreement.

13. Grammar and Headings. Whenever words herein are used in the neuter, they shall be read in the feminine or masculine whenever they would so apply and vice versa, and words in this Agreement that are singular shall be read as plural whenever the latter would so apply and vice versa. The headings contained herein are for the convenience of the Parties and are not to be used in construing the provisions of this Agreement.

14. Entire Agreement. Seller and Purchaser agree that this Agreement contains the entire agreement between them and that there are no agreements, representations, statements, or understandings that have been relied upon by them that are not stated in this Agreement.

15. Binding Effect. The covenants, representations, and agreements set forth in this Agreement are binding upon and inure to the benefit of the Parties hereto, their respective heirs, representatives, successors and assigns, and paragraphs 4(c) and 9 through 21 shall survive the closing and conveyance of the Property to Purchaser.

16. Governing Law. This Agreement shall be governed by and construed in accordance with the statutes and laws of the State of Michigan. In the event that any provision herein shall be held by any court of competent jurisdiction to be illegal or unenforceable, such provision shall be deemed severable and severed therefrom and the remaining provisions herein shall remain in full force and effect between the parties.

17. Non-Assignability. Purchaser shall not assign, sell, or transfer this Agreement or any of its rights, obligations, or interests arising hereunder without the prior written consent of

Seller, which consent may be withheld for any reason or no reason at all, in Seller's discretion. Any purported assignment contrary to the terms hereof shall be null, void, and have no force and effect, and shall not relieve the assignor of its obligations under and pursuant to this Agreement.

18. Counterparts and Electronic Copies. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. In making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart executed by the party against whom enforcement of this Agreement is sought. Signature to this Agreement transmitted by facsimile transmission, by electronic mail in portable document format (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same force and effect as physical execution and delivery of the paper document bearing the original signature.

19. Incorporation of Exhibits. The exhibits attached at the end of this Agreement are incorporated herein and expressly agreed to and made a part of this Agreement for all purposes by this reference


20. Entire Agreement. This Agreement and the exhibits attached hereto constitute the entire understanding and agreement between the parties hereto concerning Purchaser's purchase of the Property, and all prior negotiations, discussions, understandings, and agreements concerning the same are deemed to be merged herein.

21. Amendment. This Agreement may not be amended orally, but may only be amended in writing signed by all of the parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date set forth opposite their signatures.

PURCHASER:

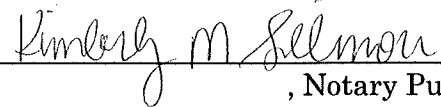
Dated: 4/1/, 2026



Andrew Hable

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of April, 2026, by Andrew Hable, an individual.



, Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 12/07/2032

KIMBERLY M SILLMON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires December 07, 2032
Acting in the County of oakland

SELLER:
CITY OF FARMINGTON HILLS

Dated: April 3, 2026

Karen Mondora

By: Karen Mondora
Its: Acting City Manager

Dated: April 3, 2026

Carly Lindahl

Attested By: Carly Lindahl
Its: City Clerk

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 3 day of April, 2026, by Karen Mondora, Acting City Manager, and attested to by Carly Lindahl, Clerk, on behalf of the City of Farmington Hills.

Alexandra Kinnunen
Alexandra Kinnunen Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 03/13/2028

ALEXANDRA KINNUNEN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 13, 2028

EXHIBIT A

Legal Description: T1N, R9E, SEC 34 WARNER'S WOODLAND VIEW SUB LOT 16 EXC S
200 FT

Parcel # 22-23-34-126-033 (Vacant Land)

Address: Vacant, Farmington Hills, Michigan

EXHIBIT B

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS, that CITY OF FARMINGTON HILLS, a Michigan municipal corporation, 31555 W. Eleven Mile Road, Farmington Hills, MI 48336 ("Grantor"), for and in consideration of the sum of one thousand seven hundred dollars (\$1,700.00), the receipt of which is acknowledged, conveys to ANDREW HABLE, an individual, whose address is 2847 Aspen Ln, Bloomfield Hills, Michigan 48302 ("Grantee"), the real property situated in the City of Farmington Hills, County of Oakland, State of Michigan described on the attached and incorporated Exhibit "A" (the "Property"), together with all of the tenements, hereditaments, and appurtenances thereto belonging or in otherwise appertaining, subject to (a) restrictions, conditions, reservations, covenants, and easements of record, if any, and (b) all applicable building codes and zoning and other ordinances.

AA

Grantor grants to Grantee the right to make any and all division(s) remaining under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended. This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. Grantor covenants and represents that it has not previously conveyed or transferred the above-described property or any part thereof.

Dated _____, 2026.

Signed by:
CITY OF FARMINGTON HILLS

By: Karen Mondora, Its Acting City
Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Karen Mondora, Acting City Manager, on behalf of the City of Farmington Hills.

, Notary Public
Acting in Oakland County, Michigan
My Commission Expires: _____

Drafted by:
Steven P. Joppich, Esq., Rosati Schultz Joppich Amtsbuechler, P.C., 27555 Executive Drive, #250, Farmington Hills, MI 48331

When recorded return to: Grantee	Send Subsequent Tax Bills To: Grantee	Recording Fee: _____ Transfer Tax: _____ Parcel No.: _____
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Exhibit "A" to Quit Claim Deed

Legal Description: T1N, R9E, SEC 34 WARNER'S WOODLAND VIEW SUB LOT 16 EXC S
200 FT

Parcel # 22-23-34-126-033 (Vacant Land)

Address: Vacant, Farmington Hills, Michigan



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/27/2026

DEPT: Special Services

RE: Award of Architectural and Engineering Services for the New Activities Center

ADMINISTRATIVE SUMMARY

- November 24, 2025, after a presentation from Evan Eleff of Sports Facilities Companies (SFC), City Council approved the City to pursue an RFP to select an A&E firm will begin work by conducting research and gathering additional data to evaluate the site in its current condition. The firm will collaborate with the Construction Manager/Contractor (CMc), City staff, administration, and community stakeholders to support the development of a building needs assessment and master plan. They will develop facility concepts, schematic designs, and design development documents, ensuring the new facility meets all applicable codes and standards.
- Requests for proposals were advertised, posted on the MITN e-procurement site and publicly opened on February 25, 2026, for Architectural & Engineering Services for the New Activities Center. Notification was sent to over twenty-five hundred (2500+) firms (including eight hundred seventy-two (872) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with fifteen (15) responding.
- The selected Architectural & Engineering (A&E) firm will play a critical role in ensuring the successful implementation of the project. The firm will provide professional expertise and leadership by reviewing and analyzing existing data and presenting design options for the new Activities Center. They will collaborate with the Construction Manager/Contractor (CMc), to be determined, throughout all project phases—from schematic design and design development, through construction documentation and bidding, and ultimately through construction administration and occupancy.
- In coordination with the CMc, the A&E firm will provide the City with probable construction cost estimates and prepare sealed construction documents for bidding

across all trades. Throughout the project, the firm will assist the City with value engineering to help control costs, ensure clear and consistent communication among all stakeholders and ultimately provide as-built drawings and warranty documentation upon project completion.

- Staff conducted a comprehensive RFP process with input from multiple departments, including Public Services, Finance, Special Services, the City Manager's Office, and Central Services. Proposals were evaluated based on experience and past work, resulting in five shortlisted firms: Albert Kahn Associates, Inc., French Associates, Inc., Neumann Smith Architects, TMP Associates, and Spark 43 Architects. These five firms were invited to interview and present to the staff review committee. Based on this evaluation, staff have determined that Neumann Smith Architects is the most qualified firm - and completed reference checks.
- Neumann Smith Architects is a full-service architectural and engineering firm with fifty-seven (57) years of experience. Their portfolio includes work with the City of Oak Park, Washtenaw County, and the City of Midland on community center projects. Neumann Smith Architects has also assembled a team of subconsultants to provide specialized services, including IMEG (MEP and technology), Spalding DeDecker (civil engineering), Ruby + Associates (structural engineering), Grissim Metz Andriese Associates (landscape architecture), Water Technology, Inc. (aquatic consulting), and JS2 (food service consulting).
- Work will be rolled out in phases (see below) and assigned as funding becomes available. Upon award, the selected A&E firm will immediately begin work by conducting research and gathering additional data to evaluate the site in its current condition. The firm will collaborate with the Construction Manager/Contractor (CMc), City staff, administration, and community stakeholders to support the development of a building needs assessment and master plan. They will develop facility concepts, schematic designs, and design development documents, ensuring the new facility meets all applicable codes and standards.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- **BASE FEES:**

PHASE	FEE
Site Evaluation Phase Facility Concepts	\$177,143.00
Master Plan	\$88,571.00
Schematic Design & Design Development Phase Construction Documents Preparation	\$1,062,858.00
Construction Administration	\$442,858.00
TOTAL	\$1,771,430.00

- Neumann Smith and its subcontractors have provided established hourly rates. Accordingly, should the City decide to pursue evaluation of an alternative site, the team is prepared and qualified to perform such services.
- Funds are available in the current CIP Fund Budget to pay for this Architectural and Engineering services contract as proposed.

TABULATION/EVALUATION-ATTACHED

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the Acting City Manager to execute a phased contract with Neumann/Smith Architecture for Architectural and Engineering Services related to the new Activities Center, in an amount not to exceed \$1,771,430.00, contingent upon the availability of funding and subject to final review and approval of terms by the City of Farmington Hills legal counsel.

###

Prepared by: Michelle Aranowski, Director of Central Services
 Reviewed by: Thomas Skrobola, Finance Director
 Reviewed by: Jacob Rushlow, Director of Public Services
 Reviewed by: Brian Moran, Deputy Director, Special Services
 Reviewed by: Bryan Farmer, Interim Director of Special Services
 Approved by: Karen Mondora, Acting City Manager

CITY COUNCIL APRIL 27, 2026, MEETING

Agenda Item # 4

Award of Architectural & Engineering Services for the New Activities Center

DRAFT ALTERNATIVE MOTIONS SHEET

Alternative #1 (Hawk Site Only):

Motion to authorize the Acting City Manager to execute a phased contract with Neumann/Smith Architecture for Architectural and Engineering Services related to the new Activities Center at The Hawk site, in an amount not to exceed \$1,771,430.00, contingent upon the availability of funding and subject to final review and approval of terms by the City Attorney.

Alternative #2 (Costick Site Only):

Motion to: (1) authorize the Acting City Manager to execute a phased contract with Neumann/Smith Architecture for Architectural and Engineering Services related to the new Activities Center at the Costick Activities Center Site, based on the hourly fees proposed and in a total amount not to exceed \$1,771,430.00, contingent upon the negotiation and approval of a revised scope and hourly rate schedule to address only the Costick Activities Center site by the Acting City Manager, the availability of funding, and final review and approval of terms by the City Attorney; and (2) direct the City Administration to discontinue action relating to City Council's decision at the November 24, 2025, regular meeting regarding the new activities center at The Hawk until further notice.

Alternative #3 (Both Hawk & Costick Sites):

Motion to authorize the Acting City Manager to execute a phased contract with Neumann/Smith Architecture for Architectural and Engineering Services related to the new Activities Center at both The Hawk site and the Costick Activities Center site, based on the hourly fees proposed and in a total amount not to exceed \$1,771,430.00 for the Hawk site, contingent upon the negotiation and approval by the Acting City Manager of a revised scope and added allowance based on Neumann/Smith's hourly rate schedule to include the Costick Activities Center site, the availability of funding, and final review and approval of terms by the City Attorney.

1. Years of experience.
2. Prior municipal work experience.
3. Had a contract terminated by a client for cause?
4. Budget/cost control, quality control, schedule adherence?
5. How they stay up to date on construction code, regular & legal requirement?

Slight concern -2 points
 Major concern -5 points

FIRM NAME(S)	CITY/STATE	PART A - BIDDER'S QUESTIONNAIRE	SUMMARY FROM RESPONSE/NOTES	SUBCONTRACTOR/SUBCONSULTANT	PART B - FORMS	PART C - RANK (LOWEST TO HIGHEST) PRICING	TOTAL PROPOSAL REVIEW	INTERVIEW	TOTAL PROPOSAL & INTERVIEW
		20	20	20	5	15	80	60	140
		20	15	20	5	14	74	49	123
Albert Kahn Associates, Inc.	Detroit, MI	<p>1. 130+ years.</p> <p>2. Erie Downtown Dev. Corp, City of Port Huron, City of Detroit.</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. Uses a structured Quality Control Management System to manage budget, quality, and schedule from preconstruction through closeout. Early coordination, continuous monitoring, and regular inspections help minimize changes, quickly resolve issues, and keep projects on schedule.</p> <p>5. Maintains a proactive approach to construction code compliance through ongoing professional education, monitoring updates to the International Building Code and ADA Standards for Accessible Design, and early coordination with regulatory authorities. Internal QA/QC reviews and milestone checklists ensure projects meet all safety, accessibility, and performance requirements.</p>	<p>130+ years of experience and a strong portfolio of community, recreation, wellness, and civic facilities. Their approach emphasizes early construction manager collaboration, disciplined cost control, stakeholder engagement, senior-focused design expertise, and sustainability, all aligned with a Spring 2028 opening goal. Supported by specialized subconsultants in aquatics, food service, AV systems, and gerontological design, the firm demonstrates the technical depth and project management framework to deliver a flexible, community-centered Activities Center, with evaluation focus appropriately placed on fee competitiveness and scope clarity. Quote does not include geotech, topo, design selection of FFE.</p>	Spalding DeDecker, Ramaker & Associates, HAV Design, Great Lakes Culinary Designs, IDEAS Institute,	All forms were submitted - Complete	2			
		15	8	20	5	11	59	0	59
Framework E	Detroit, MI	<p>1. Founded in 2023</p> <p>2. City of Detroit, City of Pontiac, Oakland County.</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. Uses its Design Framework Report™ (DFR) process to manage cost, quality, and schedule through clear planning, continuous cost validation, and structured decision-making. Early budgeting, value optimization, and risk planning help keep the project financially aligned, while layered technical reviews with ROSSETTI ensure constructability and performance. Stakeholder engagement, documented standards, and milestone quality checks create a transparent process that supports efficient construction and long-term facility operations.</p> <p>5. Manages code compliance through a jurisdiction-specific code matrix within the Design Framework Report™, tracking applicable building, ADA, and aquatic facility regulations. The team coordinates early with regulatory agencies, conducts technical peer reviews with Councilman-Hunsaker, and aligns MEP systems with industry standards. Ongoing accessibility checks and monitoring of code updates ensure the project remains compliant, safe, and operationally sound throughout design.</p>	<p>In partnership with ROSSETTI, proposes to design the new Farmington Hills Activities Center through a community-centered planning process that emphasizes engagement, accessibility, and long-term operational efficiency. Their approach uses the Design Framework Report™ methodology to guide programming, planning, concept design, budgeting, and scheduling, ensuring the facility meets the needs of seniors and the broader community while remaining feasible, cost-effective, and aligned with the City's vision for The Hawk campus. Portfolio is most aquatic center with one project, included, West Bloomfield. Included a lot of stakeholder engagement analysis and needs assessment, already completed that part. Cost excludes geotechnical, topographic survey along with on-site back up generator design, all of which is needed.</p>	Rossetti, Councilman-Hunsaker, Nowak & Fraus Engineers, Strategic Energy Solutions, SDI Structures, Great Lakes Culinary Designs	All forms were submitted - Complete	5			
		18	18	20	5	12	73	41	114
French Associates, Inc.	Auburn Hills, MI	<p>1. Over 50 years of Experience.</p> <p>2. Kearsley Community Schools, Linden Community Schools, Bloomfield School District.</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. The firm utilizes a collaborative, CM-integrated approach to ensure complex projects (specifically those with high MEP demands) remain financially viable, technically sound, and on schedule.</p> <p>5. Mitigates municipal risk by combining general code mastery with niche aquatic regulatory expertise, ensuring facilities are safe, accessible, and legally resilient.</p>	<p>Employee-owned firm with more than 50 years of experience delivering architectural and engineering services for municipal and community facilities across Michigan. The firm provides comprehensive services—from planning and programming through design, bidding, and construction administration—and emphasizes collaborative decision-making, cost control, and stakeholder engagement. For the Farmington Hills Activities Center project, French leads a multidisciplinary team of specialized consultants to design an accessible, community-focused recreation facility that supports wellness, social connection, and long-term civic value. Architects and Interior Designers only.</p>	Councilman-Hunsaker, Spalding DeDecker Associates, Inc., Peter Basso Associates, Ruby+Associates, JRA Food Service Consultants, LLC, Grissim Metz Andriese Associates	All forms were submitted - Complete	4			
		20	11	20	5	13	69	0	69
Fusco, Shaffer & Pappas, Inc.	Ferndale, MI	<p>1. Over 60 years of Experience.</p> <p>2. Lansing Housing Commission, Flint Housing Commission, City of Ferndale</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. Collaborate early with the General Contractor to establish budget parameters and obtain cost estimates at key milestones, allowing us to respond proactively to market changes and keep the project aligned with financial goals. Continuous cost monitoring and informed decision-making help minimize redesign and prevent surprises. We understand that strong project controls require deliberate coordination. Through clear documentation, timely</p> <p>5. Take a proactive approach to stay current with all construction code and regulatory requirements. We routinely monitor updates to the building codes, accessibility standards, mechanical and plumbing codes, and health department regulations specific to public pool and natatorium design. We also prioritize continuing education and are actively involved in the American Institute of Architects and the National Council of Architectural Registration Boards. We also work closely with specialty consultants and local building and health authorities. This integrated approach ensures our projects meet all applicable codes, protect public safety, and move efficiently through permitting and construction.</p>	<p>Michigan-based firm with 60 years of experience proposing a multidisciplinary team to design the new Farmington Hills Activities Center. Their approach centers on "activity-driven" design, utilizing specialized consultants for complex components like aquatic centers, senior wellness spaces, and commercial kitchens. The firm emphasizes a client-centric process with frequent stakeholder meetings to ensure the facility meets long-term community and operational goals. Projects primarily multi-family and senior housing. Senior/community centers are not their focus. Mostly out of state. Interior Design Sub doesn't have experience with municipal projects or senior centers, nor does the food services consultant.</p>	IMEG, Callen Civil Engineers, Camaghi Structural Consulting, Deak Planning & Design, Inner space Design, Inc., McDowell & Associates, Inc., Water Technology, Inc. Millis & Associates	All forms were submitted - Complete	3			
		18	14	20	5	5	62	0	62
Gensler Architecture Design & i	Detroit, MI	<p>1. Over 60 years of Experience.</p> <p>2. Kirk Gibson Foundation center for Parkinson's Wellness, Ella B Scarborough Community Resource Center, Merit Park</p> <p>3. Professional service contracts can be terminated for various reasons, often without specific cause. In the infrequent instances where Gensler has not completed a project, the firm typically concludes its services on amicable terms satisfactory to both parties.</p> <p>4. This project management strategy emphasizes a collaborative, "no-surprises" approach by integrating the General Contractor early to lock in budget parameters and milestone cost estimates. By combining continuous financial monitoring with disciplined administrative controls and proactive agency coordination, the firm ensures that the final delivery maintains design integrity while strictly adhering to the project's schedule and budget.</p> <p>5. Gensler's Detroit office ensures comprehensive compliance by combining local expertise with firmwide technical resources and specialized aquatic knowledge through their partnership with Water Technology Inc. (WTI). This integrated approach leverages WTI's experience with thousands of aquatic projects and the Model Aquatic Health Code (MAHC) to integrate emerging safety and accessibility standards early in the design phase. By maintaining direct engagement with local agency officials and conducting regular internal code training, the team delivers authoritative, code-compliant designs for complex community and recreation facilities.</p>	<p>Proposes a Detroit-based, multidisciplinary team to design the new Farmington Hills Activities Center as a "civic anchor" focused on inclusivity, wellness, and intergenerational connection. Their approach leverages global expertise and data-driven insights to deliver a fully integrated solution that unifies recreation and learning while integrating seamlessly with the existing Hawk campus. The firm emphasizes rigorous project management and collaborative cost modeling to ensure the \$30-\$40 million project remains on schedule and fulfills its mission of strengthening the local community. Most experience is for/from the City of Detroit. Most projects listed are out of state and not senior centers. Food services portfolio is not municipality and mostly restaurants/hotels.</p>	Spalding DeDecker, TYLin Group, Peter Basso associates, Water Technology, Inc. (WTI), IMEG Consultants Corp., J2Designs, Mark Allan LLC.	All forms were submitted - Complete	11			
		20	14	20	5	7	66	0	66
Hobb+Black Architects	Ann Arbor, MI	<p>1. Over 60 years of Experience.</p> <p>2. Pontiac Recreation Center, Southfield Aquatic Center, 242 Community Center Brighton</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. We engaged a cost estimation consultant engagement in the early stages of the project that will gauge the design prices with real-world, current data. During the Design Development through construction phases we will meet with the owner's construction management team to valid budgets and propose meaningful adjustments</p> <p>5. Our team is currently working on community centers that include multi-purpose and aquatic centers. Our team of consultants are subject matter experts in these use types and use digital tools to support our vast experience.</p>	<p>The proposal outlines a multidisciplinary team led by Hobbs+Black Architects to design the City of Farmington Hills Activities Center. The team includes specialists in aquatics design, civil engineering, cost estimating, and operations planning. Their approach emphasizes stakeholder engagement, community-driven programming, and data-informed decision-making to ensure the facility meets recreational needs while remaining financially sustainable. The process includes site analysis, development of one- and two-story concept options, phased design (programming through construction), ongoing cost estimating, and operational analysis to support long-term success of the community recreation center. Some "local" projects but mostly out of state. National firm, not local, communication could be a challenge. Additional architect, not sure if that is necessary. Does not specialize in Senior facilities.</p>	IMEG, Grissim Metz Andriese Associates, Inc., Spalding De Decker, DMC Consulting Inc., Great Lakes Culinary Design, Water Technology	All forms were submitted - Complete	9			
		20	13	20	5	9	67	0	67
Inform Studio	Northville, MI	<p>1. Over 25 years of Experience.</p> <p>2. City of Detroit, Traverse City DDA, City of Providence/Toole Design</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. Prioritizes cost, schedule, and quality control to ensure successful project delivery. Over the past five years, the firm has completed 297 projects, with 91% delivered within the original budget and schedule, reflecting strong fiscal management and predictable execution. Through structured QA/QC processes, collaboration with the construction manager, and the use of project management platforms, the team actively monitors scope, coordination, and scheduling to prevent conflicts and maintain project momentum.</p> <p>5. Maintains compliance with construction codes and regulatory requirements through continuous professional education, industry engagement, and the extensive experience of its multidisciplinary team. With over 25 years of experience in public facilities, the team actively monitors building, safety, accessibility, and aquatic regulations while coordinating early with health departments and regulatory agencies. This proactive approach ensures code compliance, life safety, and accessibility are integrated throughout the design process, reducing risk and supporting the delivery of a safe, resilient community facility.</p>	<p>INFORM Studio outlines their qualifications to design the new Activity Center for the City of Farmington Hills, emphasizing a collaborative approach that prioritizes accessibility, community engagement, and long-term civic value. INFORM Studio, a multidisciplinary architecture and engineering firm, has assembled a team of specialized consultants to deliver planning, design, and construction administration services for the project. Their experience includes community centers, recreation facilities, and wellness spaces, with a focus on creating inclusive, flexible environments that support health, recreation, and community connection. Not strong in the senior/recreation area. Main focus on high-end fitness and other eclectic projects.</p>	Water Technology, Inc., Spalding DeDecker, Mark Allan & Associates, Giffels Webster, Great Lakes Culinary Designs, Double Haul Solutions, Cunningham-Limp, ATLANTES Design, ABD Engineering & Design	All forms were submitted - Complete	7			
		20	10	20	5	6	61	0	61

Integrated Design Solutions, LL	Troy, MI	<p>1. Over 60 years of Experience.</p> <p>2. City of Farmington Hills, Washtenaw County, City of Livonia</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. The team works closely with clients to align project priorities with available resources, ensuring the budget supports both design goals and performance objectives. They emphasize proactive cost management—especially important for multi-phase renovation and new construction projects—to avoid overruns, delays, or late design changes. Their approach includes benchmarking against similar projects and reviewing conceptual cost models to validate assumptions, guide decision-making, and keep the project on budget and schedule.</p> <p>5. Has multiple professionals on staff responsible for “all things code”. Our code experts attend any and all seminars related to code enforcement, interpretation, and updates. Our office also has a library dedicated to code. In addition, our architects and engineers maintain a constant working relationship with local and state inspectors.</p>	<p>Provide architectural and engineering services for the City of Farmington Hills' new Activities Center. The firm highlights its previous experience with similar projects, such as the renovation of "The Hawk" community center, and emphasizes its "integrated design" approach, which utilizes an in-house team of architects, engineers, and technology specialists. The proposal details a project team led by Farmington Hills residents and includes comprehensive information on the firm's history, similar projects, and budget management strategies. Firm did a capable job with the HAWK, but failed in the initial phase of estimating the project scope and cost, with their HAWK estimated cost coming in at \$21M, far below the other firms estimates at that time. After award, the project scope and cost escalated to \$27m, where the other firms had initially estimated it to be. -10 due to proposing a lower-than-expected estimate.</p>	Spalding DeDecker, SDI Structures, Grissim Metz Andriese Associates, Inc., Councilman-Hunsaker, JRA Food Service Consultants, LLC.,	All forms were submitted - Complete	10				
		20	11	15	5	15	66	0	66	
Lindhout Associates Architects	Brighton, MI	<p>1. Almost 70 years of Experience.</p> <p>2. Livingston County, City of Fenton, City of Farmington Hills.</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. Utilizes a proprietary Excel-based costing system, integrated with R.S. Means and 50 years of historical data, to provide real-time budget tracking throughout the design phase. The firm emphasizes early collaboration with Construction Managers to identify cost savings and manage long-lead items, ensuring the project remains on schedule. To maintain quality and accountability, LAA employs a consistent project team and a rigorous peer-review process where firm principals evaluate all drawings on dedicated studio review walls.</p> <p>5. The project team maintains comprehensive expertise in essential regulatory standards, including the Michigan Building Code, ADA, NFPA, and EGLE requirements. By leveraging established professional relationships with authorities having jurisdiction, the firm initiates early coordination during the planning phase to identify and resolve potential zoning or code obstacles. Additionally, staff undergo regular continuing education to ensure all design strategies remain compliant with the latest building code revisions.</p>	<p>Provide architectural and engineering services for the new City of Farmington Hills Activity Center, emphasizing a collaborative approach and their experience with municipal and recreation facilities. The proposal outlines a specialized project team including IMEG for engineering and Water Technology, Inc. for aquatic design, supported by initial concept ideas that leverage the site's natural terrain and traffic flow. Their methodology focuses on a detailed project delivery process, from site diagramming and flex-space planning to final implementation. Firm size may be an issue for this size of project. DPS has have/had issues with responsiveness. Not much experience delivering senior center of this size, complexity and budget.</p>	IMEG, Water Technology, Inc., Desine Inc. (not a lot of subcontractors listed)	All forms were submitted - Complete	1 (Lowest priced response)				
		20	20	20	5	10	75	54	129	
Neumann/Smith Architecture	Southfield, MI	<p>1. 57 years of Experience.</p> <p>2. City of Oak Park, Washtenaw County, Midland</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. Utilizes a multi-tiered review process and live Bluebeam sessions to ensure interdisciplinary coordination and risk management. They prioritize early collaboration with the Construction Manager to maintain budget alignment and facilitate the timely procurement of long-lead items.</p> <p>5. Through the active leadership of their Principal of Operations, who serves on the state licensing and regulatory board. This high-level involvement, combined with the firm's continuous experience in community center design, ensures that their team of experts is always current on the latest code revisions and industry best practices.</p>	<p>Neumann/Smith Architecture proposes a design-driven approach for the new City of Farmington Hills Activities Center, leveraging 57 years of experience in creating recreation and senior-focused community spaces. Their strategy emphasizes a "legacy built on experience," utilizing a collaborative project team and a diverse portfolio of similar municipal projects like the Van Buren and Greater Midland Community Centers. The proposal highlights their commitment to tailoring spaces to the specific needs of the local community while ensuring functional and aesthetic excellence. Most local, relevant and similar projects; including size, budget, municipality owned, complex, and multi-faceted. Strong local presence, HQ in Southfield. Waterford community center with a MOW program.</p>	IMEG, Ruby + Associates, Spalding DeDecker, Grissim Metz Andriese Associates, Water Technology Inc., JS2	All forms were submitted - Complete	6				
		20	13	20	5	8	66	0	66	
OIX Studio	Ann Arbor, MI	<p>1. About 19 years of Experience.</p> <p>2. Ann Arbor Public Schools, Berrien-RESA, City of Pontiac</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. The team implements disciplined financial management from project initiation through closeout by establishing a clear scope early to prevent scope creep. They utilize milestone-based cost estimating, real-time reconciliation with construction managers, and value analysis meetings to ensure design decisions align with the approved budget. To maintain fiscal accountability, the firm employs scope tracking logs, rigorous bid analysis, and ongoing reviews of pay applications and contingency usage throughout the construction phase.</p> <p>5. The firm maintains a proactive compliance strategy for community and aquatic facilities, with licensed team members who undergo continuous education on ICC, NEC, and ADA standards, as well as local health department pool regulations. They collaborate with specialized MEP and pool consultants to address technical requirements specific to natatoriums, such as humidity control and corrosion mitigation. To ensure accuracy, the team utilizes code compliance checklists and conducts senior-level QA/QC reviews at every project milestone, integrating all regulatory requirements into the design prior to submission.</p>	<p>OIX Studio proposes a design-led approach for the new City of Farmington Hills Activities Center, emphasizing their expertise in "Third Place" environments that foster community and wellness. Their strategy utilizes a collaborative "Studio" model, integrating a specialized team including IMEG for engineering and Water Technology, Inc. for aquatics to deliver highly functional, inclusive spaces. The proposal highlights their experience with significant community hubs, such as the Boll Family YMCA and Muncie YMCA, to create a forward-looking destination for the city. Not a strong portfolio of relevant experience. Mostly community centers and none focused on senior activities and recreation.</p>	Racer Design Studio, Resurgent Engineering, PEA Group, IMEG, JS2 Designs, Water Technology, Inc.	All forms were submitted - Complete	8				
		20	16	20	5	1	62	0	62	
OHM Advisors	Livonia, MI	<p>1. Over 60 years of Experience.</p> <p>2. City of Troy, City of Southfield, Charter Township of Northville</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. Prioritizes early cost identification and continuous tracking, collaborating with Construction Managers to monitor scope changes and improve constructability. They utilize milestone evaluations, contingency allowances, and value engineering to align evolving design decisions with the project budget. The firm's Quality Control is driven by a Total Quality Management (TQM) Program that emphasizes continuous learning and employee involvement. This culture-based approach focuses on standardized procedures, interdisciplinary mentoring, and a formal process for sharing lessons learned to ensure consistent deliverable quality.</p> <p>5. The team initiates schedule management during the kickoff meeting by identifying both controllable and non-controllable factors, such as permitting, owner reviews, and Construction Manager packages. They emphasize transparent risk assessment, discussing how delayed decisions or external variables might impact key milestones and project development. Once the timeline is finalized, all members commit to the schedule to ensure adequate time for high-quality document completion.</p>	<p>Proposes a multidisciplinary approach for the new City of Farmington Hills Activities Center, emphasizing their role as a "community advancement firm" with deep local roots. Their strategy integrates architecture, engineering, and planning, supported by specialized partners like Williams Architects for aquatic design and aquatic engineering. The proposal highlights their extensive Michigan-based portfolio, including community hubs and recreation centers, focused on sustainable, user-centric design and efficient project delivery. Their portfolio was not focused on senior activity centers, but fitness, community centers, and other projects. Gerontologist subconsultant on design team may lose focus on other recreational and may have added a huge cost to the proposal.</p>	Williams Architects, IMEG, ABD Engineering & Design, The Wasserstrom Company, Lifespan Design Agency	All forms were submitted - Complete	15 (Highest priced response)				
		18	18	20	5	3	64	42	106	
Spark 43 Architects	Grand Rapids, MI	<p>1. About 9 years of Experience.</p> <p>2. City of Kentwood (Spark 43), City of Northville (GMA), City of Novi (Spalding DeDecker)</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. At the project's outset, the team establishes a comprehensive design plan that defines roles, timelines, and the overall project schedule to ensure clear expectations. The firm fosters a "culture of agency," empowering all stakeholders—including the city, architects, and construction members—to proactively identify and collaboratively resolve potential issues. This approach encourages shared ownership and accountability throughout every phase of the development process.</p> <p>5. The firm treats code compliance as a continuous, integrated practice rather than a periodic task, actively tracking updates from the International Code Council (ICC) and collaborating with specialized consultants like aquatic engineers. By engaging Authorities Having Jurisdiction early in the process, they proactively address local requirements and zoning issues. Internally, the team utilizes rigorous code analysis and quality assurance protocols to ensure all regulatory standards are coordinated and fully integrated throughout the design phases.</p>	<p>Proposes an experience-driven approach for the new Farmington Hills Activities Center, emphasizing their specialized expertise in community and recreation design. Their strategy focuses on creating a "third place" for residents through a collaborative process that integrates local insights with national best practices. The proposal highlights a multidisciplinary team committed to delivering a functional, aesthetically compelling space that meets the city's long-term community engagement goals. Portfolio not primarily from MI.</p>	Councilman-Hunsaker, Grissim Metz Andriese Associates, Spalding DeDecker, Peter Basso Associates, SDI Structures, JRA Food Services Consultant, Megan Murray Interiors	All forms were submitted - Complete	13	*Provided a different offering than the other firms. Interested in their ideas and to see if the higher priced fee would be yield additional value.			
		20	20	20	5	4	69	43	112	
TMP Architecture, Inc.	Bloomfield Hills, MI	<p>1. 67 years of Experience.</p> <p>2. Orion Township Parks, City of Dearborn Parks & Recreation, City of Sterling Heights</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. TMP Architecture consistently delivers projects 3–4% below budget by utilizing historical data analysis and rigorous cost reviews throughout the design process. Their multi-layered quality control system, overseen by senior architects, results in change order rates significantly lower than national averages for errors and omissions. Furthermore, the firm integrates early master scheduling with collaborative planning and meticulous documentation to ensure strict adherence to timelines and client objectives.</p> <p>5. Conversant with municipal permitting, building codes, zoning ordinances, and health department regulations as they pertain to aquatic facilities. We also regularly attend code update seminars, pertinent to these codes. Aquatics facilities are typically one of the most technically challenging building types and TMP's vast experience in such work will help ensure success on your project.</p>	<p>TMP Architecture proposes a collaborative design approach for the City of Farmington Hills' new Activities Center, emphasizing their extensive experience with municipal recreation and aquatic facilities. Their strategy focuses on creating multi-generational community hubs that balance functional requirements with aesthetic appeal, supported by a specialized team of in-house experts and consultants. The proposal highlights a commitment to rigorous budget and schedule management through early coordination with construction managers and stakeholders.</p>	Peter Basso Associates, Inc., Councilman-Hunsaker, William A. Kibbe & Associates, Inc., Spalding DeDecker, Dul Landscape Architecture, Barton Malow Technology Services	All forms were submitted - Complete	12				
		15	12	20	5	2	54	0	54	

Wightman	Benton Harbor, MI	<p>1. 80 years of experience</p> <p>2. St. Joseph County Redevelopment Commission, Kalamazoo RESA, Pokagon Band of Potawatomi Indians</p> <p>3. No, a contract has not been terminated for cause.</p> <p>4. Proposes a community-centered design for the new Activities Center at The Hawk, leveraging their 80-year history and long-standing partnership with the City of Farmington Hills. Their strategy emphasizes deep stakeholder engagement to create a specialized environment tailored to the needs of local seniors and residents. By integrating architecture, landscape design, and civil engineering, they aim to ensure the new facility functions as a seamless and accessible extension of the existing campus.</p> <p>5. Wightman and its consultant, Counsilman-Hunsaker, maintain a proactive approach to compliance by working directly with Michigan's regulatory agencies, including LARA and EGLE. The team ensures all designs strictly adhere to the Stille-DeRossett-Hale Act and all components of the Michigan Construction Code, with specialized focus on public pool and health department standards. Through continuous professional development and early coordination with local authorities, they integrate the latest safety, accessibility, and energy efficiency requirements into every project.</p>	<p>Proposes a community-focused approach for the new Activities Center at The Hawk, leveraging their 80-year history and existing relationship with the City of Farmington Hills. Their strategy emphasizes heavy community engagement and a multidisciplinary team to create a space specifically tailored to the needs of local seniors and residents. The proposal highlights their expertise in architecture, landscape design, and civil engineering to ensure the project integrates seamlessly with the existing campus. Too heavy on public engagement. Located on west side of state. Not many senior centers listed on their project experience. Cover showed a younger man with weights, not sure they understand the project.</p>	<p>Strategic Energy Solutions, Communications by Design, Inc., Ruby + Associates, Clark Dietz, Inc., Beckett & Raeder, Inc., Counsilman-Hunsaker & Associates, Blundall Associates, Inc., Reitano Design Group.</p>	<p>All forms were submitted - Complete</p>	<p>14</p>			
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Thursday, March 26, 2026				Friday, March 27, 2026						
Company	Pts.	SPARK 43 ARCHITECTS @ 1:00 PM	Pts.	ALBERT KAHN ASSOCIATES - 2:15 PM	Pts.	FRENCH ASSOCIATES, INC. - 3:30	Pts.	NEUMANN-SMITH 10:30 A.M.	Pts.	TMP ARCHITECTURE - 11:30
GENERAL QUESTIONS	1-10		1-10		1-10		1-10		1-10	
Presentation	6	Presentation was good, missing creativity. Specialize in sport facility. Located in GR which may have logistical problems for project management.	8	"Space into functional space." Gerontologist, pro and con, maybe too focused on "senior" instead of recreation space. Engaging interview with map and 3D blocks view different outcomes.	5	More of an integrator of subcontractors, rely on experts vs in house.	10	Presentation and group that attended were impressive. Very thorough and relevant experience	4	10,000 foot overview of site. Heavy on the school experience, no new ideas were offered.
In your opinion, what do you see as major obstacles with project?	7	Lots of choices for major obstacles. The ring road and the step down for parking.	9	Access into the site, presents unique opportunities.	6	Kitchen issues (which we already know)	9	The slope of the site. The road will be costly.	9	Challenging site.
Describe your experience working with construction manager during the pre-construction phase. How do you handle early input from a construction manager?	8	Bring in early. CMR looks like at marketing. See market better than the A&E. Team culture	9	Speed to market. Comfortable pulling the package apart. Design assist instead of design build. Bring on CM early.	9	Bring on the construction manager ASAP. They will back up the CM.	8	Bring on right after A&E selection.	8	Bring CM in once A&E is awarded.
A. This project will have an ad-hoc committee involved through the pre-construction phase. How do you manager multiple stakeholders with potentially conflicting interest. B. In the site evaluation phase how do you bridge the gap between the ad-hoc committee's comments and input, as well as the physical constraints of the property?	6	Worked with Kent County, sounds like they ran into some obstacles.	8	Understanding the reason behind the concerns. Understanding of budget and layout. They have worked with non-profit.	8	A lot of listening, filtering through all the asks. Making sure ad-hoc committee is lined with a common goal. Guiding principles. Programming will ultimately win the project. Transparency. Technology is important. Separate entrances	9	Listening to the group. Building consensus. Steering committee should come from different areas of expertise. At your side with the same goals. Develop charter-roles, goals, and controls	9	Dave designs things, takes ideas and has conversations. Looks for potential conflicts and bring them back to the group for a conversation. Politics, looking at ideas. Public values - core related. Filter wants and needs to a smaller committee. "Future proof" the building. Avoid the 3rd floor.
Is there something we missed while you did your research that could/would impact the project?	7	Consideration of wetlands, the downhill implementation. EGLE permit will be needed. Need wayfinding. Difficulty finding site.	8	Access to all the information-get into more of the details of "must haves". Is there other facilities you would like to emulate	7	Lot of drainage on site. Grading issues. Make sure there is plenty of storage.	8	Fitness studio-multi purpose room with mirrors on wall, a bar. Rehab facility. Pool under the gym.	8	Size of the running track. Sq. footage might be a challenge. Who will really be using the building, any overlap?
Notes:	8	CM is the most import key partner, how early can they come on board. Will provide 2D & 3D story telling. Own it before it opens until the ribbon cutting with the community. Need a voice from the maintenance people. Lighting and sounds are very important. Temp is important. Bring in natural light. Universal design to go beyond ADA design. Air quality is important. Fundraising experience	7	Leaning towards building at the Costick site. Listen, engage, deliver, advance. Work with CM and owner to schedule and budget are as important to what we want to achieve. Agreed with timeline. Design many "one offs". Programming for now and 10-20 years down the road. Find ways to use nature, tranquility. Space for quality & comfort. F.H. presence. Speed to market is a strength. Seemed a little too solicitous of input, which might cause project "creep" and inflate the project cost unnecessarily.	6	Portfolio is more school focused as opposed to community/senior centers. Mentioned SFC completed work. Design architect for OPC. Leave meeting spaces in between destinations to meet. Right sizing aquatics. "All" community building, built for long term. Interview team was weaker than other firms, did not seem as prepared. Relied heavily on outside consultants.	10	Understands budget. Seemed engaged with project, did research. Make a home for seniors safe a accessible. HDPE lockers, wood look. Highest level of relevant projects. Offered a number of alternative ideas for completing the design, while retaining a strong focus on keeping the project reasonable. Only firm to include a designed with MOW (meals on wheels) experience Waterford community. Strong subcontractors/specialty contractors with FH experience, including Grissim Metz and Spalding DeDecker (Civil Eng for HAWK site). Referenced the City council meetings, public engagement, SFC reports, a clear understanding of "where we have been" and where we would like to go.	5	Not personalized. Did not address parking spots. A member of the team is a Hawk user. Lack of enthusiasm for the projects.
TOTAL SCORE	42		49		41		54		43	



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/27/2026

DEPT: Central Services

RE: Award of Executive Search Firm for City Manager

ADMINISTRATIVE SUMMARY

- Requests for proposal (RFP) were advertised, posted on the MITN e-procurement site and publicly opened on April 1, 2026, for Executive Search Firm for City Manager. Notification was sent to over fifteen hundred (1500+) consulting firms (including seven-hundred eighty-five (785) firms that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with seventeen (17) consulting firms responding.
- The City of Farmington Hills utilized a thorough RFP evaluation process which included review of the overall proposal, firm expertise and experience, methodology, schedule/timeline, and pricing. Four (4) consulting firms were short-listed for interviews: MGT Impact Solutions, LLC, Raftelis Financial Consultants, Inc., Strategic Government Resources, Inc., and Yeo & Yeo HR Advisory Solutions LLC.
- During the interview process, firms were asked a range of questions, including those related to the team and key personnel involved in the search, placement success rates, the ability to ensure a fair and consistent evaluation of both internal and external candidates, and communication with Council. After Central Services and Human Resources evaluated the four firms, Raftelis Financial Consultants, Inc. received the highest score and was determined to be the most qualified firm to conduct the City Manager search.

TABULATION/EVALUATION-ATTACHED

RECOMMENDATION

- IT IS RESOLVED that the City Council of Farmington Hills authorize the Acting City Manager to issue a purchase order to Raftelis Financial Consultants, Inc. for Executive Search Firm for City Manager in the amount of in the amount of \$38,700.00.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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Prepared by: Michelle Aranowski, Director of Central Services
Reviewed by: Lori Brown, Human Resources Director
Approved by: Karen Mondora, Acting City Manager

RECOMMEND FOR AWARD

Slight concern -2 points
Major concern -5 points

FIRM NAME(S)	CITY/STATE	PART A - PROJECT APPROACH, METHODOLOGY, SCHEDULE AND TIMELINE (30 POINTS)	PART B - QUALIFICATIONS AND EXPERIENCE (30 POINTS)	PART C - FEE STRUCTURE (30 POINTS)	TOTAL PROPOSAL REVIEW	INTERVIEW	TOTAL PROPOSAL & INTERVIEW
		30	30	30	90	60	150
		26	28	30	84	0	84
Arndt Municipal Support Inc.	Charleston, IL	Established in 2021. The proposal offers a full-service, structured recruitment process with strong emphasis on speed, communication, and candidate engagement. Did not give a timeline, just said they would start after award.	Previous recruitments City of Decatur, IL, (pop. 69,097) Village of Antioch, IL (pop. 14,751) Village of Niles, IL (pop. 29,918) City of Washington, IL (pop. 15,857) Village of Mahomet, IL (pop. 9,434) Smaller population communities for CMO	\$25,500.00 Price does not include travel for candidates travel expense. Price does include advertising			
		30	28	28	86	0	86
Blue Chip Talent, Inc.	Bloomfield Hills, MI	Women-Owned. Almost 20 years experience. Their approach includes national outreach to both active and passive candidates and structured screening. Project timeline 16 weeks.	Chief Technology Officer (CTO) for CLEMIS Authority. Final phases for the identification of a Chief Operating Officer (COO) in advance selection process. Only listed CLEMIS for experience.	25% of the selected candidate's annual base salary with a max. fee cap of \$25,000.00. Additional costs include: advertising, travel and relocation, background checks			
		28	25	28	81	0	81
Branex Group	Auburn Hills, MI	Women-owned. 7 years experience. Their strategy involves a multi-channel outreach and a rigorous five-step screening process—including behavioral questioning and cultural alignment assessments—to present a shortlist of thoroughly vetted candidates Project timeline 12-16 weeks.	Accounts Receivable for the City of Auburn Hills. No relevant CMO or executive-level experience	\$40,000.00. Includes professional fees, advertising Costs, Travel expenses and background investigation Costs. On the higher end but does include all the services.			
		30	25	30	85	0	85
CPS HR Consulting	Sacramento, CA	40 years of public-sector experience. features an aggressive, national outreach strategy designed to attract high-quality, diverse candidates, noting that over 57% of their recent executive placements have been women or ethnic minorities. Optional report for use of personality inventory is \$150-\$450 per candidate. Project timeline 16 weeks.	City of Alameda, CA (pop. 79,134) City of Brownsville, TX (pop. 191,967) City of Fernley, NV (pop. 26,749) City of Wichita, KA (pop. 402,453) City of Phoenix, AZ (pop. 1,673,164) (Assistant City Manager) Cities listed in proposal are on the west coast.	\$30,000.00 Flat fee. Travel Expenses for candidates are not included, however, they can assist in making the arrangements, for an additional cost.			
		30	25	25	80	0	80
Encode Inc.	Freehold, NJ	20 years of experience. The firm utilizes a data-driven recruitment methodology, leveraging a proprietary database of over 1.3 million candidates and AI-powered sourcing tools to ensure a diverse and highly qualified applicant pool. 12-to-16-week timeline	City of Grand Rapids, MI (pop. 198,000) City of Phoenix, AZ (pop. 1.6M) City of Tacoma, WA (pop. 220,000) City of Clermont, FL (pop. 45,000) Max retention of 3 years	\$40,000 and total estimated costs reaching up to \$56,450 when including travel, detailed background investigations, and optional value-added services.			
		28	25	28	81	0	81
GMP Consultants	Snoqualmie, WA	Not a clear date when company was established. Their four-phase approach—preparation, sourcing, assessment, and selection—focuses on finding a candidate who offers steady professional leadership and fits the specific priorities of a mature, full-service organization operating under a council-manager government. 90-100 days. (approximately 13-14 weeks)	City of Pasco, WA (pop. 83,743) City of Loveland, CO (pop. 83,465) City of Lakewood, WA (pop. 62,709) City of Olympia, WA (pop. 56,602) City of Blaine, MN (pop. 77,523) Cities listed in proposal are on the west coast.	\$20,000, does not include: job boards, direct mail announcements, consultant travel, background checks.			
		25	10	30	65	0	65
Kinexus HR Inc. DBA HR Collaborative	Benton Harbor, MI	Founded in 2013. A partnership-driven approach that combines local expertise with national reach to identify leaders who align with an organization's values and culture. Their search process is designed to support boards and executive teams through high-stakes transitions in the public, private, and nonprofit sectors. (no municipality or government experience) 12 to 16 weeks	Economic Club of Grand Rapids, John Ball Zoo, USS Silversides Museum and other non-profit. No City Manager hiring experience.	Estimated fee approximately \$36,000			

		30	13	30	73	0	73
Koff & Associates, a Gallagher Benefit Services Division	Berkeley, CA	Founded in 1984. blends modern technology with a "storytelling" approach to attract high-quality candidates to public sector roles. Their comprehensive process includes extensive stakeholder engagement, advanced sourcing, and data-driven candidate assessments to ensure a cultural and professional fit. 12-14 weeks	City of Calexico, CA (pop. 38,825) City of Coalinga, CA (pop. 17,324) City of East Palo Alto, CA (pop. 28,975) City of Lynwood, CA (pop.64,360) 99% of Cities listed in proposal are on the west coast. . Smaller populations.	\$26,000. includes all professional services and expenses. Does not include candidate travel.			
		30	30	30	90	47	137
MGT Impact Solutions, LLC	Tampa, FL	Founded in 1975. The firm utilizes a performance-based recruitment model that emphasizes finding a leader capable of driving measurable outcomes and social impact within the community. 14 weeks	City of Antioch, CA (pop. 119,988) City of Loveland, CO (pop. 83,465) City of Fort Lauderdale, FL (pop. 194,579) Barry County, MI (pop. 63,973) Berkley, MI (pop. 15,386) Troy, MI (pop. 90,254) City of Kalamazoo, MI (pop. 264,468) (2022)	\$28,000. Cost includes 2 onsite visits for the consultant) Does not included candidate travel.			
		30	10	30	70	0	70
National Career Group, LLC	Okemos, MI	Established in 1997. Leveraging a proprietary database of over 100,000 minority professionals and a broader network of 500,000 candidates, the firm specializes in a diversity-driven recruitment strategy designed to identify top-tier talent. 9-12 weeks	Community Development Director , Parks & Recreation Director No City Manager hiring experience.	\$23,000.00. Price includes; professional fees, advertising costs, travel expenses and background check.			
		26	28	30	84	0	84
Pivot Group Municipal Services	Port Huron, MI	Founded in 2022. The firm specializes in a proactive recruitment strategy that targets high-performing public policy practitioners and professionals throughout the state and region who may not be actively seeking new roles. 8 weeks.	City of Croswell, MI (pop. 2,488) Boyne City, MI (pop. 3,826) City of Albion, MI (pop. 7,391) City of Portland, MI (pop. 3,750) City of Charlotte, MI (pop. 9,305) Smaller populations.	\$17,400.00. Included consultant travel of up to 3 trips.			
		30	30	30	90	55	145
Raftelis Financial Consultants, Inc.	Charlotte, NC	Established 1994. The firm emphasizes a comprehensive, multi-phased recruitment approach that prioritizes community and stakeholder engagement to build a tailored candidate profile reflecting the city's specific needs. 14-16 weeks	City of Grand Junction, CO (pop. 69,400) City of Eudora, KS (pop. 583,0000 (2023) City of Kalamazoo, MI (pop. 264,468) (2025) City of Gaithersburg, MD (pop. 71,195) (2020) City of Harrisonburg, VA (pop. 50,736) (2017) City of Boulder, CO (pop. 105,995) (2020)	\$38,700. Fixed fee. Includes professional fees and expenses.			
		30	30	30	90	46.5	136.5
Strategic Government Resources, Inc.	Keller, TX	Established in 2002. The firm emphasizes a servant leadership mindset and a nationwide reach to identify candidates who align with the city's specific culture and community values. SGR's methodology includes a comprehensive outreach strategy and a rigorous vetting process managed by a team with deep, firsthand experience in municipal administration. 12 weeks	City of Aledo, TX (pop. 7,000) City of Abilene, TX (pop. 125,000) City of Battlecreek, MI (pop. 52,700) City of Blaine, MN (pop. 75,900)	\$29,419.00 Not to exceed. Includes fixed fee of \$26,919.00 and up to \$2,500.00 in Ad placements			
		28	0	30	58	0	58
The Griffin Collective, LLC	Brockton, MA	Established in 2023. Their approach focuses on maintaining consistent communication and responsiveness throughout the engagement, utilizing a dedicated project team that includes a senior recruiter and research analyst. 14-16 Weeks	Did not provide.	\$43,000.00 fixed fee. Includes professional fees, advertising and recruitment marketing, background investigation, and travel expenses associated with the engagement.			

		30	28	28	86	0	86
Vettraino Consulting, LLC	Rochester, MI	Established 2015. Their methodology focuses on a highly responsive, localized approach that includes stakeholder engagement, a tailored community profile, and a multi-channel sourcing strategy to identify both regional and national talent. 12 weeks	City of Berkley (pop.15,194) City of Troy (pop. 87,294) City of Eastpointe (pop. 35,318) City of Ferndale (pop. 19,190) Smaller populations.	\$19,500.00 Does not include advertising fee ranging from \$1,500.00 - \$2,500.00.			
		25	0	0	25	0	25
Vision IT USA Inc.	Manassas, VA	Established in 2018. Their approach includes strategic discovery, national candidate sourcing, and a multi-stage evaluation process featuring technical screenings and behavioral assessments. Did not update their response for City of Farmington Hills, referenced WV DOT. 16 weeks	No City Manager hiring experience. Expertise in IT staffing services.	Did not provide.			
		30	28	30	88	46	134
Yeo & Yeo HR Advisory Solutions LLC	Ypsilanti, MI	Established 2015. Yeo & Yeo highlights its ability to leverage broad public and private sector experience to identify high-caliber candidates who align with the city's specific culture and strategic objectives. 12 weeks	City of Adrian, MI (pop. 20,080) Traverse City, MI (pop. 15,836) City of Ypsilanti, MI (pop. 19,922) Smaller populations.	\$25,500.00. Includes, recruiting, advertising, travel and background check.			

DRAFT

Interviews - 25-26-2544

04/22/26

55 Points Max

Company	Pts.	RAFTELIS @ 9:00 AM	Pts.	YEO & YEO - 9:30 AM	Pts.	SGR - 10:00 AM	Pts.	MGT - 10:30 AM
GENERAL QUESTIONS	1-5		1-5		1-5		1-5	
1. Who specifically will be assigned to this search, experience level?	5	Anne Lewis and a recruitment specialist will be working behind the scenes.	3	Amy Cell - 20 years in corporate HR. She is the main but she will have 3 or 4 other consultants & recruiters assisting. 250 hours of work.	4	Clay Pearson, former CM of Novi. Rebecca is the Recruitment Director who would be in charge. Also a recruitment coordinator.	2	Charlene presented but Ryan Cotton will be the lead. He is an part-time Independent Recruiter/Consultant. He will have a recruitment coordinator and reference specialist
2. Describe your reference checking methodology. Who conducts? At what stage? How many references? Do you go beyond provided reference to conduct back-channel checks?	5	Only complete reference checks on top candidates. Ask peer and supervisor questions. Go beyond reference checks and look at media and ask candidate for more information. 6-8 candidate for finalists	3	2 reference check, depending on criteria. No back channels, will do a cyber review.	4	Because he was a former CM in Michigan, he has a lot of contacts. 8 personal references. Automated process, enters follow ups and prints out a report.	4	Send a form to the candidate for a written response. Some informal interviews. Large team share recruitment responsibilities. 3-4 reference checks. Media searches and read conversations.
3. How many of the candidates you hired go beyond 2 years?	5	Most if not all placements have gone beyond 2 years.	3	2 other times they did not get it right the first time but she did get a placement.	5	95% success rate.	4	Typical placement is 4-5 years. Average 6 years. 3% are lost within the 1st year.
4. Placement success rate? Time to fill?	5	14-16 weeks, collaborative process. Look into people who may not be actively looking for a job. Rolling application position?	5	12 weeks to placement can go faster or slower depending on stakeholder wants.	5	12 weeks to placement can go faster or slower depending on stakeholder wants.	5	14 weeks, 90-100 hours. Could be shortened or lengthened.
5. How do you ensure fair and consistent evaluation of candidates, including internal applicants, while maintaining equity and avoiding bias?	5	Every candidate will go through the same process whether internal or external. Recruitment brochure will have the technical environment requirements. Video interview screening. Diverse candidate pool outreach. Does not use AI. Uses a scoring matrix.	5	5 phases; planning market, access, support, ensure success. Use a rubric, must have qualified candidates and make sure they align. Work with dept. Directors, staff, key leadership, understand long and short term challenges. Job posting should reflect community. Many great reasons to hire internally. 360 degree feedback for 3 months.	4.5	Broad reach in MI, many followers. Portland, 3 finalists are minority. Outreach to different communities.	5	To avoid bias it is easy. Look for the best fit. Level playing field. Supply opportunity to view the videos they supply. Candidate may have a meet and greet with residents and staff (Directors). They don't just look at title they look at job experience also.
6. What specific tools or processes do you use to reduce the risk of mis-hire at the executive level?	5	Structured process that was outlined in the proposal. Develop 1st year goals for the candidate so the candidate and employer are in alignment	4	See answer #5. Knowledge, Experience and cost.	5	Narrow field. Evaluate responses written questions. Have specific questions for Farmington Hills. Provide links to semi-finalist. Goal is to provide the stakeholder with a hard choice to make. Stakeholder interview, also with staff.	5	Spend time to see what stakeholders are looking for no necessarily title. Promoting through organization correctly. Good manager buy may not be a good fit. Old fashioned hard work. Multiple interviews.
7. Describe your communication plan through the search process with the Mayor, Council, City Leadership and HR?	5	Work with stakeholders to develop a brochure for the position. Weekly updates with council to provide a list of what she has worked on and what she is working on. 4-6 weeks.	4	Stakeholders will have access to a portal. 4 or 5 weeks. Weekly updates. No hard copies.	4	After launch. Search for about 1 week, then active outreach to people not actively looking. Move quickly not to lost candidates.	4	Weekly meetings. Stakeholder interviews, a template is provided. Get dates posted so candidate know what to expect.
8. How do you handle differing stakeholder priorities	5	Top 10 or 12 candidate are presented to stakeholders for review. A very dynamic time. Review cover letter, resume and summarize video call. Usually provides a 2 page document on each candidate. Community engagement and open conversation.	4	See answer #5	3	Not a problem to show different priorities. What is import to the policy makers	4.5	General Theme. Need to speak with one voice, focus on larger context.
9. What happens if your top candidate withdraw mid process? How do you maintain a deep enough pipeline to absorb attrition without restarting the search?	5	Before presenting the top candidate she will make sure they are comfortable with relocating (if applicable) and discuss salary. Very transparent before moving top candidate to stakeholders review	5	She is very rigorous during her process as to avoid this issues. Present 7-10 candidates so the stakeholders will have options.	3	Semi finals and then finalist. 4-5 Finalist.	5	Many of the candidates are on timelines. Maintain deep pool. 10-12 candidates and then final is 7-8. Proposal after 2nd interview to 3 candidates. Look @ salary range.
10. How do you link the newly established Mission, Vision and Goals with this process?	5	These would be included in the brochure. This will make it clear to the candidates what is important to Farmington Hills. This will accurately depict values and cultures to make sure they align.	5	Incorporate during the planning phase to make sure certain behavior is aligned.	5	Important document that needs to be shared. Candidate will understand the direction of their career. Candidate with a 2 year record is a concern, will not consider.	5	This should be included in the brochure. Positive and high functioning
11. What concerns with working for Farmington Hills may a candidate consider?	5	An example would be if they have a mortgage at a low interest rate and now they have to move when the market isn't as favorable.	5	CM talent pool is very competitive limited. Farmington Hills location is great, need a comfortable salary for candidate.	4	Salary is a concern. Winters in MI. Farmington Hills had a great reputation. Taxes and state funding.	3	Affluent community. Prior CM was treated fairly. Budget strong, growth in taxable value. Referred to the CIP. Housing market maybe a concern or candidate may want to come back home.
TOTAL SCORE	55		46		46.5		46.5	



INTEROFFICE CORRESPONDENCE

DATE: April 27, 2026
TO: City Council
FROM: Theresa Rich, Mayor
SUBJECT: Recommendation for appointment.

I would like to recommend the following appointments at the April 27, 2026 City Council meeting.

Farmington Hills Beautification Commission

	Length of Term:	Term ending:
Sherri Garrett	3 years	February 1, 2029

Sherri Garrett will fill the regular vacancy left by Alex Clar. Attached, please find Sherri's resume attached.

Innovation, Energy & Environmental Sustainability Commission

	Length of Term:	Term ending:
Mark Garrett	3 years	February 1, 2029

Mark Garrett will fill the alternate vacancy left by Rachel Quinn. Attached, please find Mark's resume attached.

Commission on Children, Youth & Families

	Length of Term:	Term ending:
Maiia Kishchukova	3 years	February 1, 2029

Maiia Kishchukova will fill the regular vacancy left by Adam Whitfield. Attached, please find Maiia's resume attached.

Farmington Hills Historical Commission

	Length of Term:	Term ending:
Steven J. Hanley	3 years	February 1, 2029

Steve J. Hanley will fill the regular vacancy left by Lee Cox. Attached, please find Steven's resume attached.

Danielle King

To: postmaster@muniweb.com
Subject: RE: The Form 'Boards and Commissions Questionnaire' was submitted

From: postmaster@muniweb.com <postmaster@muniweb.com>
Sent: Friday, April 10, 2026 10:06 PM
To: DistributionList-CityManagerOffice <cmo@fhgov.com>
Subject: The Form 'Boards and Commissions Questionnaire' was submitted

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Your Name

sherri potas garrett

Your Address

[REDACTED]

Your Phone Number

[REDACTED]

Your Email

[REDACTED]

Multiple choice

Arts Commission
Beautification Commission
Historic District Commission
Historic Commission
Parks Recreation Commission

Brief Resume

BA in art history and business Certified master gardener Former Plymouth library employee New Farmington Hills resident

References

Katherine Bergeron/Plymouth library Patti Kelly/social worker, Livonia

Danielle King

To: postmaster@muniweb.com
Subject: RE: The Form 'Boards and Commissions Questionnaire' was submitted

From: postmaster@muniweb.com <postmaster@muniweb.com>
Sent: Friday, April 10, 2026 10:47 PM
To: DistributionList-CityManagerOffice <cmo@fhgov.com>
Subject: The Form 'Boards and Commissions Questionnaire' was submitted

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Your Name

Mark Garrett

Your Address

[REDACTED]

Your Phone Number

[REDACTED]

Your Email

[REDACTED]

Multiple choice

Broadband Task Force
Brownfield Redevelopment Authority
Emergency Preparedness Commission
Innovation, Energy and Environmental Sustainability Committee
Parks Recreation Commission

Brief Resume

Professional Profile: I am a recent Farmington Hills resident and a retired professional from Ford Motor Company with over 30 years of experience. My career began in manufacturing engineering before transitioning to Information Technology, where I spent 26 years in various management roles. I concluded my tenure as the Director of Data Governance, a role that required balancing complex technical strategies with organizational policy and leadership. I am eager to apply my background in project management and strategic oversight to support our local community. Community Involvement: I am committed to addressing food insecurity and regularly volunteer with the following organizations: CARES (Farmington Hills) Gleaners Community Food Bank Forgotten Harvest Food Gatherers Professional Experience: Ford Motor Company | Retired Director of Data Governance -Developed and implemented enterprise-wide data strategies and compliance policies. -Led diverse, cross-functional teams to align technical infrastructure with business goals. Senior Project Manager / Application Supervisor -Managed large-scale IT projects and application lifecycles for over two decades. -Handled

significant budgets and technical staff, ensuring projects were delivered with efficiency and accountability. Key Skills for Board Service: -Strategic Leadership: Decades of experience in long-term planning and goal setting. -Project Delivery: Proven track record of taking complex initiatives from the planning stage to successful completion on time and within budget. -Collaborative Problem Solving: Skilled at building consensus among stakeholders with differing priorities.

References

I would be happy to provide any needed references for past managers from my Ford career as needed. My most recent manager was Leonard D' Angelo [REDACTED].

From: postmaster@muniweb.com
To: [DistributionList-CityManagerOffice](#)
Subject: The Form "Boards and Commissions Questionnaire" was submitted
Date: Tuesday, April 14, 2026 2:29:36 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Your Name

Maiia Kishchukova

Your Address

[REDACTED]

Your Phone Number

[REDACTED]

Your Email

[REDACTED]

Multiple choice

- Beautification Commission
- Committee to Increase Voter Participation
- Innovation, Energy and Environmental Sustainability Committee
- Mayor's Youth Council
- Multicultural/Multiracial Community Council
- Parks Recreation Commission
- Planning Commission

Brief Resume

I have 3 Years of work experience in Software Engineering. Only one year after joining the company, I was granted permission through extensive efforts to officially start an employee resource group (ERG) and as a chair, recruited over 40 active members in the first week, at the largest capacity I was managing a board of 9 volunteers to run the program and plan events, with about 100 employees actively attending company wide events hosted by our group. We hired guest speakers, set up interactive learning sessions, promoted diversity and set up volunteer events. I also have a history of attending and contributing to city hall meetings when I lived in Rockville, MD. In addition, I am a small business owner and part in many local and diverse communities such as Council of Asian Pacific Americans, Michigan Real Estate Investor Group, Downriver Philipino American Association, Michigan Founders Fund, Affirmations, and many more.

References

Adiat Baker - [REDACTED] (mentor and coworker at Mintel who saw my contributions to the ERG, voted as Diversity Magazine's 2023 Top 15 Influential Women) Ben Dietz - [REDACTED] (president at Mintel Group Ltd. and the executive sponsor to the ERG) Kalaya Patek - [REDACTED], a close friend who saw my participation in many local communities.

From: postmaster@muniweb.com
To: [DistributionList-CityManagerOffice](#)
Subject: The Form "Boards and Commissions Questionnaire" was submitted
Date: Monday, April 13, 2026 9:59:06 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Your Name

Steven J. Hanley

Your Address

[REDACTED]

Your Phone Number

[REDACTED]

Your Email

[REDACTED]

Multiple choice

Historic Commission

Brief Resume

Steven J. Hanley, Ph.D. Licensed Psychologist in private practice in Farmington Hills [REDACTED]
[REDACTED] I operate an independent clinical psychology practice in Farmington Hills, where my work involves careful listening, documentation, and interpretation of personal histories. I have lived in Farmington Hills since 2011 with my wife and children. I am also a self-taught genealogical and historical researcher and run a project called The Psychogenealogist, where I collect, research, and share historical photographs and stories. This work has included helping individuals make family discoveries and returning historical photographs to families and communities.

References

Marc Rosen, Ph.D. Clinical Psychologist [REDACTED] [REDACTED] Jeanne Layne, Ph.D. Clinical Psychologist [REDACTED]



To: Mayor and City Council Members

From: Thomas C. Skrobola, Finance Director/Treasurer

Date: April 27, 2026

Subject: **FY 2025/26 Third Quarter Financial Summary Report**

Enclosed you will find the March 31, 2026 Third Quarter Summary Financial Report of the General Fund, Major Road Fund, Local Road Fund, and Capital Improvement Fund.

General Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$83.9 million, which is \$0.7 million more than the current Amended FY 2025-26 Budget, due primarily to an estimated \$1.1 million of higher-than-budgeted Interest Earnings revenue; this is the result of continued high Federal Funds Interest Rates, which heavily influence the rates of return for investments that the City of Farmington Hills (and other local governments in Michigan) employs under Michigan Public Act 20 of 1943.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out are projected to be \$85.5 million, which is \$2.2 million lower than the current Amended FY 2025-26 Budget, due primarily to the reduction in Operating Transfers out of the General Fund to the Capital Improvement Fund (CIP). This was primarily due to the issuance of debt in June 2025 and May 2026 – the City issued debt late in the Fiscal Year to capture the lowest possible interest rate, and to eliminate unneeded bond payments. This saved a total of \$1.6 million of debt service payments.

Fund Balance:

Total Fund Balance is projected to be approximately \$63.1 million at June 30, 2026.

Major Road Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$16.8 million, which is \$0.3 million more than the current Amended FY 2025-26 Budget, due to an estimated \$0.7 million of higher-than-budgeted Interest Earnings revenue.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out are projected to be \$25.6 million, which is \$2.0 million more than the current Amended FY 2025-26 Budget, due

primarily to increases in transfers to the Local Roads Fund paired with decreases in construction project costs to be expended as of June 30th, 2026.

Fund Balance:

The projected Fund Balance of \$10.1 million is 39.6% of projected Total Expenditures as of June 30, 2026.

Local Road Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$26.2 million, which is \$5.9 million more than the current Amended FY 2025-26 Budget due primarily to the new funding from the State of Michigan Neighborhood Roads Fund.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$35.3 which is \$12.5 million more than the current Amended FY 2025-26 Budget, due primarily to the latest anticipated timing of construction project costs to be expended as of June 30th, 2026. This is due to a change in budgeting practice by the Finance and Public Services Departments. Heading into the Year End process for FY 25-26, we have altered how Road construction projects are recognized from a budgeting standpoint. Beginning with the year-end estimates and amendments for FY 25-26, instead of budgeting for Road projects based on when project cash flow is anticipated, we are budgeting the entire project commitment when the contract is awarded by the City Council, which reflects the proper and timely reservation of resources for the project as a whole. The normal year-end rollover process will be used to maintain project resources between Fiscal Years. This approach will more accurately reflect committed and available resources in the Road Funds.

Fund Balance:

The projected Fund Balance of \$2.8 million is 7.9% of projected Total Expenditures as of June 30, 2026.

Capital Improvement Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in are projected to be \$13.4 million, which is \$1.3 million more than the current FY 2025-26 Amended Budget. This is due to the recognition of \$1.3 million of Emergency Operations Center (EOC) grant for Fire Station #5 (Fire Headquarters), which was originally budgeted in FY 2024-25.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$24.6 million, which is the same amount projected in the FY 2025-26 Amended Budget.

Fund Balance:

The Projected Fund Balance of \$2.4 million is 9.6% of projected Total Expenditures as of June 30, 2026.

Please contact me if you have any questions.

GENERAL FUND SUMMARY

	2025/26 Amended Budget	2025/26 Year-To-Date (includes encumbrances)	2025/26 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Unassigned	64,639,893	64,639,893	64,639,893		
Nonspendable + Restricted + Assigned	0	0	0		
Total Fund Balance (actual)	64,639,893	64,639,893	64,639,893		
<u>Revenue</u>					
Property Taxes	41,964,271	41,229,787	42,207,301	243,030	0.58%
Business Licenses & Permits	26,024	17,018	21,855	(4,169)	-16.02%
Other Licenses & Permits	1,860,625	1,280,532	1,814,192	(46,433)	-2.50%
Grants	504,849	527,424	618,849	114,000	22.58%
State Shared Revenues	10,702,124	5,573,456	10,434,233	(267,891)	-2.50%
Fees	8,089,795	4,980,056	9,070,209	980,414	12.12%
Sales	637,289	397,342	504,205	(133,084)	-20.88%
Fines & Forfeitures	1,884,496	1,518,015	2,091,072	206,576	10.96%
Interest Earnings	2,008,740	2,428,994	3,097,105	1,088,365	54.18%
Recreation User Charges	11,880,832	6,871,268	10,202,210	(1,678,622)	-14.13%
Other Revenue	2,378,651	1,547,995	2,581,968	203,317	8.55%
Total Revenue	81,937,696	66,371,885	82,643,198	705,502	0.86%
<u>Expenditures</u>					
City Council	201,955	123,671	206,606	4,651	2.30%
Planning Commission	65,000	151,243	100,000	35,000	53.85%
Boards and Commissions	3,736,309	3,064,574	3,612,553	(123,756)	-3.31%
City Administration	696,900	756,034	782,570	85,670	12.29%
DEI & Employee Development	0	13,492	0	-	0.00%
Economic Development	242,267	190,782	219,517	(22,751)	-9.39%
Public Information	1,018,151	788,920	1,036,564	18,413	1.81%
Finance	350,053	319,967	346,885	(3,168)	-0.91%
Accounting	596,568	489,947	677,573	81,005	13.58%
Assessing	954,033	669,690	916,754	(37,279)	-3.91%
Treasury	478,713	347,330	490,513	11,800	2.46%
Corporation Counsel	814,600	842,033	867,400	52,800	6.48%
City Clerk	1,041,144	635,793	926,602	(114,542)	-11.00%
Human Resources	1,077,452	589,137	1,045,909	(31,543)	-2.93%
Central Services	1,609,266	1,008,068	1,571,267	(37,999)	-2.36%
Support Services	4,025,970	2,899,210	3,494,913	(531,057)	-13.19%
Post-Employment Benefits	4,454,988	0	4,454,988	-	0.00%
Police Department	21,454,928	15,025,730	21,288,758	(166,170)	-0.77%
Fire Department	8,473,197	7,466,792	9,213,266	740,069	8.73%
Public Services Administration	671,366	423,902	663,285	(8,081)	-1.20%
Road Maintenance (Net)	363,633	768,558	346,882	(16,751)	-4.61%
Planning & Community Development	2,283,651	1,371,328	2,181,697	(101,954)	-4.46%
Building Maintenance	528,072	434,736	579,534	51,462	9.75%
Engineering	1,789,352	1,023,580	1,716,281	(73,072)	-4.08%
DPW Maintenance Facility	1,438,135	1,793,210	1,415,689	(22,446)	-1.56%
Waste Removal	4,563,000	4,316,239	4,573,095	10,095	0.22%
Special Services Administration	5,152,374	4,357,834	5,406,582	254,208	4.93%
Senior Services	1,138,386	1,237,127	1,129,195	(9,192)	-0.81%
Parks Maintenance	2,030,950	1,532,057	2,088,922	57,972	2.85%
Cultural Arts	1,654,295	1,041,224	1,468,158	(186,137)	-11.25%
Golf Course	1,042,826	784,922	1,036,428	(6,398)	-0.61%
Recreation Programs	3,175,520	2,226,709	3,103,021	(72,499)	-2.28%
Ice Arena	1,223,846	748,732	1,174,960	(48,886)	-3.99%
Total Expenditures	78,346,899	57,442,572	78,136,365	(210,534)	-0.27%
Excess of Revenue Over (Under) Expenditures	3,590,797	8,929,313	4,506,833	916,036	25.51%
<u>Other Financing Sources (Uses)</u>					
Operating Transfers In	1,316,850	987,639	1,316,850	-	0.00%
Operating Transfers Out	(9,316,504)	(6,987,378)	(7,332,833)	1,983,671	-21.29%
Total Other Financing Sources (Uses)	(7,999,654)	(5,999,739)	(6,015,983)	1,983,671	-24.80%
Excess of Revenue and Other Financing	(4,408,857)	2,929,574	(1,509,150)	2,899,707	-65.77%
<u>Fund Balance, June 30</u>					
Unassigned	0		0		
Nonspendable + Restricted + Assigned	60,231,035		63,130,743		
Total Fund Balance, June 30	60,231,035		63,130,743	2,899,707	
Total Fund Balance - Percent of Expenditures	68.7%		73.9%		
Revenue + Transfers-in	83,254,546		83,960,048	705,502	0.85%
Expenditures + Transfers-out	87,663,403		85,469,198	(2,194,205)	-2.50%

FY 2025-26 3rd Quarter Financial Report

MAJOR ROADS FUND SUMMARY

	2025/26 Amended Budget	2025/26 Year-To-Date (includes encumbrances)	2025/26 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned Unassigned	18,861,544	18,861,544	18,861,544		
Total Fund Balance (actual)	18,861,544	18,861,544	18,861,544		
<u>Revenue</u>					
Intergovernmental Revenues					
Gas & Weight Tax (Act 51)	8,915,900	4,899,754	9,681,588	765,688	8.59%
Federal/State Grants	0	0	0	-	0.00%
Total Intergovernmental Revenues	8,915,900	4,899,754	9,681,588	765,688	8.59%
Other Revenues					
Miscellaneous	0	0	250	250	0.00%
Interest Earnings	266,667	497,073	697,579	430,912	161.59%
Total Other Revenues	266,667	497,073	697,829	431,162	161.69%
Total Revenue	9,182,567	5,396,827	10,379,418	1,196,851	13.03%
<u>Expenditures</u>					
Construction	16,682,383	7,478,544	12,832,000	(3,850,383)	-23.08%
Routine Maintenance	3,241,765	1,102,150	3,112,038	(129,727)	-4.00%
Traffic Services - Maintenance	721,112	590,170	721,112	-	0.00%
Winter Maintenance	824,143	785,343	824,143	-	0.00%
Administration, Records & Engineering	65,500	17,793	69,000	3,500	5.34%
Total Expenditures	21,534,903	9,973,999	17,558,293	(3,976,610)	-18.47%
Excess of Revenue Over (Under) Expenditures	(12,352,336)	(4,577,172)	(7,178,875)	5,173,460	-41.88%
<u>Other Financing Sources (Uses)</u>					
Operating Transfers In	7,317,000	4,848,492	6,450,000	(867,000)	-11.85%
Operating Transfers Out	(2,000,000)	(1,500,000)	(8,000,000)	(6,000,000)	300.00%
Total Other Financing Sources (Uses)	5,317,000	3,348,492	(1,550,000)	(6,867,000)	-129.15%
Excess of Revenue and Other Financing	(7,035,336)	(1,228,680)	(8,728,875)	(1,693,540)	24.07%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	11,826,208		10,132,669		
Total Fund Balance, June 30	11,826,208		10,132,669		
Total Fund Balance - Percent of Expenditures	50.2%		39.6%		
Revenue + Transfers-in	16,499,567		16,829,418	329,851	2.00%
Expenditures + Transfers-out	23,534,903		25,558,293	2,023,390	8.60%

FY 2025-26 3rd Quarter Financial Report

LOCAL ROADS FUND SUMMARY

	2025/26 Amended Budget	2025/26 Year-To-Date (includes encumbrances)	2025/26 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned Unassigned	11,846,278	11,846,278	11,846,278		
Total Fund Balance (actual)	11,846,278	11,846,278	11,846,278		
<u>Revenue</u>					
Intergovernmental Revenues					
Gas & Weight Tax (Act 51)	3,006,456	1,707,903	2,416,516	(589,940)	-19.62%
Federal/State Grants	0	0	0	-	0.00%
Total Intergovernmental Revenues	3,006,456	1,707,903	2,416,516	(589,940)	-19.62%
Other Revenues					
Miscellaneous					
Interest Earnings	75,000	443,617	519,843	444,843	593.12%
Total Other Revenues	75,000	443,617	519,843	444,843	593.12%
Total Revenue	3,081,456	2,151,521	2,936,359	(145,097)	-4.71%
<u>Expenditures</u>					
Construction	17,161,500	13,701,474	30,042,000	12,880,500	75.05%
Routine Maintenance	4,556,843	2,679,974	4,175,213	(381,630)	-8.37%
Traffic Services - Maintenance	31,857	35,358	31,857	-	0.00%
Winter Maintenance	161,579	262,030	161,579	-	0.00%
Administration, Records & Engineering	872,488	835,701	867,488	(5,000)	-0.57%
Total Expenditures	22,784,267	17,514,538	35,278,137	12,493,870	54.84%
Excess of Revenue Over (Under) Expenditures	(19,702,811)	(15,363,017)	(32,341,778)	(12,638,967)	64.15%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	0.00%
Operating Transfers In	17,300,000	12,975,000	23,300,000	6,000,000	34.68%
Operating Transfers Out	0	0	0	-	0.00%
Total Other Financing Sources (Uses)	17,300,000	12,975,000	23,300,000	6,000,000	34.68%
Excess of Revenue and Other Financing	(2,402,811)		(9,041,778)	(6,638,967)	276.30%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	9,443,467		2,804,500		
Total Fund Balance, June 30	9,443,467		2,804,500		
Total Fund Balance - Percent Of Expenditures	41.4%		7.9%		
Revenue + Transfers-in	20,381,456		26,236,359	5,854,903	28.73%
Expenditures + Transfers-out	22,784,267		35,278,137	12,493,870	54.84%

FY 2025-26 3rd Quarter Financial Report

CAPITAL IMPROVEMENT FUND SUMMARY

	2025/26 Amended Budget	2025/26 Year-To-Date (includes encumbrances)	2025/26 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned Unassigned	13,560,239	13,560,239	13,560,239		
Total Fund Balance (actual)	13,560,239	13,560,239	13,560,239		
<u>Revenue</u>					
Grants	100,000	2,161,137	2,570,933	2,470,933	2470.93%
Other Revenues	0	6,750	0	-	0.00%
Interest Earnings + Bond Proceeds	7,015,000	539,138	7,015,000	-	0.00%
Total Revenue	7,115,000	2,707,025	9,585,933	2,470,933	34.73%
<u>Expenditures</u>					
Capital and Equipment	13,617,702	8,129,920	15,417,702	1,800,000	13.22%
Construction	10,588,518	7,055,752	8,788,518	(1,799,999)	-17.00%
City Wide Facilities Improvements	465,175	514,413	465,175	(0)	0.00%
Miscellaneous	0	0	0	-	0.00%
Debt Payment	0	0	0	-	0.00%
Total Expenditures	24,671,395	15,700,086	24,671,395	0	0.00%
Excess of Revenue Over (Under) Expenditures	(17,556,395)	(12,993,061)	(15,085,462)	2,470,933	-14.07%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	0.00%
Operating Transfers In	5,000,000	3,750,000	3,900,000	(1,100,000)	-22.00%
Operating Transfers Out	0	0	0	-	0.00%
Total Other Financing Sources (Uses)	5,000,000	3,750,000	3,900,000	(1,100,000)	-22.00%
Excess of Revenue and Other Financing Sources Over (Under)	(12,556,395)	3,750,000	(11,185,462)	1,370,933	-10.92%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	1,003,844		2,374,777		
Total Fund Balance, June 30	1,003,844		2,374,777		
Total Fund Balance - Percent of Expenditures	4.1%		9.6%		
Revenue + Transfers-in	12,115,000		13,485,933	1,370,933	11.32%
Expenditures + Transfers-out	24,671,395		24,671,395	0	0.00%



MEMORANDUM

To: Karen Mondora, Acting City Manager
From: Thomas C. Skrobola, Finance Director/Treasurer
Date: April 27, 2026
Subject: The City's Quarterly Investment Report as of March 31, 2026

Attached you will find the City's Quarterly Investment Report (exclusive of the investments of the Pension Trust Funds) as of March 31, 2026.

In comparison to the quarter ended December 31, 2025, the City's total investment/bank balance is \$169.3 million, a decrease of \$34.1 million or 16.8%, which is typical for this period, coming one quarter after the deadline for the collection of Summer (2025) Property Taxes, which funds the City's General Fund.

In comparison to the same quarter a year ago, i.e., the quarter ended March 31, 2025, the City's total investment/bank balance has increased by \$9.3 million or 5.81%, which reflects a positive cash flow, due to nominal increases in net City revenue versus one year ago.

The City's average Rate of Return (R.O.R.) on investments was 3.63% compared to 3.62% the previous quarter. The City's R.O.R. was below the benchmark Fed Funds Rate by 0.15%. The gap has narrowed as the Federal Reserve has stabilized the Fed Funds Rate after a year of successive reductions.

We will continue to work within the primary objectives of the City's Investment Policy, which, in priority order, are; safety, diversification, liquidity and return on investment, as highlighted below:

1. Safety of principal is the primary objective of the City of Farmington Hills investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of principal in the overall portfolio. The objective will be to mitigate risk through the utilization of FDIC insured and collateralized investments;
2. The investments shall be diversified by type and institution in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. The City has investments in certificate of deposits, CDARS, cash equivalents, mutual funds, checking accounts, savings accounts, money market accounts, and U.S. instruments, diversified between financial institutions as indicated in this report;
3. The investment portfolio shall remain sufficiently liquid to enable the City to meet all operating requirements which may be reasonably anticipated, by the use of cash flow forecasting models; and

4. The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow characteristics of the portfolio. At minimum, the City's average rate of return on investments should earn more than the 3-month Treasury Bill Rate and Fed Funds Rate.

Please let me know if you have any questions.

City of Farmington Hills Quarterly Investment Report As of March 31, 2026								
				\$169,320,840			3.64%	
Financial Institution	Fund	Account Type	Investment	Bank Total	Date of Maturity	Current % Interest Rate	Average R.O.R.	Percentage of Portfolio
Comerica Bank	All funds	*CK	28,139		Immediate	0.18%	0.0000%	
Comerica Bank	All Funds-J-Fund	MF	14,242,404	14,270,543	Immediate	3.47%	0.2919%	8.43%
Community Unity	All Funds		268,009	268,009	3/31/2026	3.60%	0.0057%	0.16%
Michigan Class	All Funds	MMIP	21,955,230	21,955,230	Immediate	3.74%	0.4855%	12.97%
Oakland County Investment Pool	All Funds	LGIP	12,137,134	12,137,134	Immediate	4.05%	0.2905%	7.17%
PNC Bank	All Funds	*CK	8,235,988	8,235,988	Immediate	1.87%	0.0910%	4.86%
Robinson Capital	All Funds	MUNI	112,453,936	112,453,936	Varies	3.72%	2.4706%	66.41%
Total				169,320,840			3.6352%	100.00%
1-Year Treasury Bill Rate-trailing six months							4.09%	
3-Month Treasury Bill Rate-trailing six months							4.32%	
Quarterly Fed Funds Rate-trailing six months							3.77%	
City's Avg. R.O.R. over/(under) the 1-year T-Bill Rate							-0.46%	
City's Avg. R.O.R. over/(under) the 3-month T-Bill Rate							-0.69%	
City's Avg. R.O.R. over/(under) the Fed Funds Rate							-0.13%	
Type Codes								
CD - Certificate of Deposit			MF - Mutual Fund			MUNI - Municipal Bonds		
CE - Cash Equivalent			MM - Money Market Account					
CK - Regular Checking			***MMIP - Money Market Investment Pool					
CP - Commercial Paper			SV - Savings Account					
IBC- Interest bearing checking			USI - United States Instrumentality					
LGIP - Local Government Investment Pool			UST - United States Treasury					
*CK = Earnings Credit applied to Bank Service Fees.								
**CK = Non-interest bearing account.								
***Michigan Cooperative Liquid Assets Securities System (Michigan CLASS) is rated 'AAAm' by Standard & Poor's. The rating signifies extremely strong capacity to maintain principal stability and to limit exposure to principal losses due to credit, market, and/or liquidity risks. This is accomplished through conservative investment practices and strict internal controls. Standard & Poor's monitors the portfolio on a weekly basis. The Pool invests in US Treasury obligations, federal agency obligations of the U.S. government, high grade commercial paper (A-1 or better), collateralized bank deposits, repurchase agreements (collateralized at 102% by Treasuries and agencies) and approved money market funds. The credit quality of the Pool is excellent with greater than 50% of the securities invested in A-1+ securities and the remainder in A-1 paper. The portfolio's weighted average maturity is kept under 60 days, which further helps to enhance liquidity and limits market price exposure. Portfolio securities are priced to market on a weekly basis.								
			Previous 1/4	\$203,456,809			120.2%	
			\$ Change	(\$34,135,968)				
			% Change	-16.78%				
			Previous Year	\$160,017,204			94.5%	
			\$ Change	\$9,303,636				
			% Change	5.81%				



**CITY MANAGER'S REPORT TO
MAYOR AND COUNCIL**

DATE: 04/27/2026

DEPT: SPECIAL SERVICES

RE: AUTHORIZATION FOR SPECIAL LICENSE APPLICATION TO SERVE ALCOHOL

ADMINISTRATIVE SUMMARY

- The City of Farmington Hills will sponsor America's 250th Anniversary Celebration on June 25, 2026, from 7 - 10pm at Founders Sports Park. The event will include live music, children's activities, food, fireworks, and a cash bar with beer brewed by the Farmington Brewing Company.
- Effective August 2011, the Michigan Department of Licensing and Regulatory Affairs - Liquor Control Commission (MLCC) requires a Certified Resolution of the Membership or Board of Directors Authorizing the Application for a Special License to Serve Alcohol.
- The Department of Special Services has obtained a Special License to serve alcohol from the MLCC for these types of events in the past.
- City staff have consulted the MMRMA for any special recommendations with regards to the request and serving alcohol on City property. City staff will adhere to those recommendations once they have received them.
- Therefore, City Council approval authorizing the Department of Special Services to apply for a Special License is required for city sponsored events.

RECOMMENDATION

- IT IS RESOLVED that the City Council authorize Special Services staff to submit a Special License Application for the America's 250th Anniversary Celebration, which will be held on June 25, 2026.

###

Prepared by: Brian Moran, Deputy Director of Special Services
Reviewed by: Bryan Farmer, Interim Director of Special Services
Approved by: Karen Mondora, Acting City Manager



Michigan Department of Licensing and Regulatory Affairs
 Liquor Control Commission (MLCC)
 Mailing Address: P.O. Box 30005, Lansing, MI 48909
 Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____
 Request ID: _____
 (For MLCC Use Only)

Certified Resolution of the Membership or Board of Directors Authorizing the Application for Special License

(Required under Administrative Rule R 436.576 - Not Required for Candidate Committee)

At a Regular Special meeting of the Membership Board of Directors

called to order by _____ on _____ at _____
 (Date) (Time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from _____
 (Name of Organization)

for a Special License to serve alcohol on _____
 (Event Date or Dates)

to be located at _____
 (Physical Address - Include Location Name, Street Address, City, State, & Zip Code)

It is the consensus of this body that the application be _____ for issuance.
 (Recommended or Not Recommended)

Approval Vote Tally

Yeas: _____

Nays: _____

Absent: _____

Certification by Authorized Officer of Organization:

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the

Membership Board of Directors at a Regular Special meeting held on _____
 (Date)

 Print Name & Title of Authorized Officer Signature of Authorized Officer Date



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/27/2026

DEPT: Human Resources

RE: Ratification of Wage Reopener with Teamsters State County Municipal
Workers-Local 214

ADMINISTRATIVE SUMMARY

- The current collective bargaining agreement (CBA) between the City and Teamsters is in effect through June 30, 2027. The CBA included a wage reopener, effective as of July 1, 2025.
- Upon expiration of the current CBA in 2027; wages, hours, and conditions will be negotiated in the full successor agreement.
- The Tentative Agreement for the wage reopener included the following key terms:
 - 2025 Wage Increases:**
 - 4.00% Increase across the board with Retro pay back to July 1, 2025,
 - Lump Sum (non-pensionable) per the preliminary 2024 Wage Study which, in combination with the across the board, will equal the Minimum amount from the preliminary 2024 Wage Study.
 - 2026 Wage Increases:**
 - 3.75% Increase across the board
 - Lump Sum (non-pensionable) per the preliminary 2024 Wage Study which, in combination with the across the board, will equal the Minimum amount from the preliminary 2024 Wage Study.
 - 1% Lump Sum Bonus (non-pensionable) applied to total wages as of July 1, 2026.

Wage Study Update: Management agrees to provide a wage study to the unit by June 30, 2027, which will reflect the most current market data available, which will be applied to the wage tables beginning July 1, 2027. This will include a classification analysis, which will be reviewed by management to ensure alignment between individual members' work-related responsibilities and their job classifications.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

All other terms of the current collective bargaining agreement remain unchanged.

RECOMMENDATION

In view of the collective bargaining that has taken place, and the tentative settlement outlined herein, it is hereby recommended that the following resolution be adopted by the City Council:

Resolve that the Acting City Manager authorized to sign the Tentative Agreement with Teamsters ratified by the parties and outlined herein.

###

Prepared by: Lori Brown, Human Resources Director

Reviewed by: Thomas Skrobola, Finance Director

Executive Approval: Karen Mondora, Acting City Manager



HUMAN RESOURCES DEPARTMENT
LORI BROWN, DIRECTOR

Wage Reopener Proposal

February 3, 2026

(Management's Package Proposal)

Current CBA continues with the listed amendments.

Article XIX: Salary.

Wages:

- **A. July 1, 2025** -- ^{4.00}~~3.75~~% Increase across the board with Retro pay back to July 1, 2025.
- **B. Lump Sum (non-pensionable) per Wage Study** which, in combination with the Across The Board increase in A. above, will equal the Minimum amount from the Study.
- ~~C. 1% Lump Sum Bonus (non-pensionable) applied to total wages inclusive of A. above, as of July 1, 2025.~~


-
- **A. July 1, 2026** - ^{3.75}~~3.75~~% Increase across the board.
 - **B. Lump Sum (non-pensionable) per Wage Study** which, in combination with the Across The Board increase in A. above, will equal the Minimum amount from the Study.
 - **C. 1% Lump Sum Bonus (non-pensionable) applied to total wages inclusive of A. above,** as of July 1, 2026.

Management agrees to provide a wage study to the unit by June 30, 2027, which will reflect the most current market data available, which will be applied to the wage tables beginning July 1, 2027. This will include a classification analysis, which will be reviewed by management to ensure alignment between individual members' work-related responsibilities and their job classifications.


Both parties understand and agree that the above modifications are the only items that shall amend the current collective bargaining agreement and that all other terms and conditions of the current collective.

IN WITNESS WHEREOF, the parties have executed this Tentative Agreement on the dates indicated below.

For the City of Farmington Hills

By: 
Lori Brown, HR Director

Date: 3/25/26

By: 
Thomas Skrobola, Finance Director

Date: 3/25/26

By: 
Karen Mondora, Acting City Manager

Date: 3/25/26

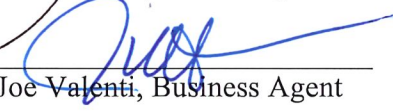
For Teamsters

By: 
Don Droelle, Union Representative

Date: 3/25/26

By: 
Joe Bledsoe, Union Representative

Date: 3/25/26

By: 
Joe Valenti, Business Agent

Date: 3/25/26



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/27/2026

DEPT: Human Resources

RE: Wage Reopener with IAFF Local 2659

ADMINISTRATIVE SUMMARY

- The current collective bargaining agreement (CBA) between the City and IAFF is in effect through June 30, 2026. The CBA included a wage reopener, to be bargained between the City and IAFF, to become effective on July 1, 2025.
- Upon expiration of the current CBA in 2026, wages, hours, and conditions will be negotiated in the full successor agreement.
- The Tentative Agreement for the wage reopener included the following key terms:
 - Retroactive to July 1, 2025, wages for all members of the bargaining unit will be increased by 9%.
 - Retroactive to July 1, 2025, the command wage scale will receive one-time wage increases as follows:
 - Sergeants: 1%
 - Lieutenants: 2%
 - Battalion Chief: 4%
 - Fire Marshall: 4%
- Retroactive to July 1, 2025, employee pension contribution will increase by 1.5% (for a total of 6%) for all bargaining unit members until the City of Farmington Hills Employees' Retirement System-Basic Retirement Benefits Actuarial Valuation Report reaches a total funding ratio of eighty-five percent (85%) or higher. Once an 85% or higher funding ratio is met, all bargaining unit members shall revert to the original employee contribution rate of four and one-half percent (4.5%).
- The City will complete a wage study.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- Article VII, Section A of the CBA shall be modified to permanently adopt the current 24-hour shift and 42-hour work week in suppression.
- The parties withdraw all other proposals.
- The Union agrees to dismiss with prejudice the pending Act 312 petition

The Union has notified the City that it has ratified this Tentative Agreement.

All other terms of the current collective bargaining agreement remain unchanged.

RECOMMENDATION

It is recommended that the following resolution be adopted by the City Council:

Resolve that the Acting City Manager is authorized to sign the Tentative Agreement with IAFF as ratified by the parties and outlined herein.

###

Prepared by: Lori Brown, Human Resources Director

Reviewed by: Thomas Skrobola, Finance Director

Executive Approval: Karen Mondora, Acting City Manager

City of Farmington Hills and IAFF Local 2659
TENTATIVE AGREEMENT

It is hereby agreed between the City of Farmington Hills (“the City”) and the IAFF Local 2659 (“the Union”) that, in tentative settlement of all outstanding issues under negotiation, the parties’ bargaining teams agree, and agree to recommend ratification to their respective principals, as follows:

1. Retroactive to July 1, 2025, wages for all members of the bargaining unit will be increased by 9%.
2. Retroactive to July 1, 2025, the command wage scale will receive one-time wage increases as follows:

Sergeants: 1%
Lieutenants: 2%
Battalion Chief: 4%
Fire Marshall: 4%
3. Retroactive to July 1, 2025, employee pension contribution will increase by 1.5% (for a total of 6%) for all bargaining unit members until the City of Farmington Hills Employees’ Retirement System-Basic Retirement Benefits Actuarial Valuation Report reaches a total funding ratio of eighty-five percent (85%) or higher. Once an 85% or higher funding ratio is met, all bargaining unit members shall revert to the original employee contribution rate of four and one-half percent (4.5%).
4. The City will complete a wage study.
5. Article VII, Section A of the CBA shall be modified to permanently adopt the current 24-hour shift and 42-hour work week in suppression.
6. The parties withdraw all other proposals.
7. The Union agrees to dismiss with prejudice the pending Act 312 petition
8. The Union shall ratify this Tentative Agreement first, and notify the City in writing when it has been ratified.

THE CITY

Queen Moudou

Date:

THE UNION

[Signature]

Date:



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: April 27, 2026

DEPT: Fire Department

RE: Consideration of Employment for Caleb Pudlik

ADMINISTRATIVE SUMMARY

- The Fire Department has followed all City policies and procedures in establishing an eligibility list of qualified candidates. A thorough investigation of the applicant's credentials, personal interview, background check, psychological evaluation and physical evaluation were conducted. Providing applicants are equally qualified, residents and current Paid-on-Call employees receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for full-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Fire Department respectfully requests the City Council's approval of Caleb Pudlik.

Name: Caleb Pudlik

Position Applied For: Career Firefighter

Number of Employees Needed in this Position: 2

Date Position Posted: 3/23/26 Open Until: Filled

Number of Applicants for this position:1

Number of Applicants Interviewed:1

Salary: \$55,533 (Step 1)

Relationship: Son of Paid-on-Call (POC) Lieutenant Raymond Pudlik

Justification: Caleb has been employed as a POC since September 2022 and has completed all training to be promoted to Career Firefighter.

RECOMMENDATION

IT IS RESOLVED, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Caleb Pudlik, who is related to an employee of the City, Raymond Pudlik, Paid-on-Call Lieutenant.

Prepared by: Kelly Kitchen, Assistant to the Fire Chief

Reviewed by: Jason Olszewski, Deputy Fire Chief

Approved by: Karen Mondora, Acting City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04-27-2026

DEPT: POLICE DEPARTMENT

RE: 2026 High Intensity Drug Trafficking Area (HIDTA)

ADMINISTRATIVE SUMMARY

- The City's Police Department participates in the Oakland County Narcotics Enforcement Team (NET), a multijurisdictional task force operating under the direction of the Oakland County Sheriff's Office (OCSO).
- Oakland County has entered into a Grant agreement with the High Intensity Drug Trafficking Area (HIDTA), where it is eligible to receive reimbursement of overtime for the HIDTA/NET related initiatives.
- Oakland County intends to use Grant Funds to reimburse the City's Police Department for qualifying overtime expenses up to \$6,600.00 annually.
- To receive reimbursement, the city must execute the 2026 High Intensity Drug Trafficking Area (HIDTA) Subrecipient Agreement with Oakland County.
- This agreement is renewed annually.
- City Attorney Jollen Shortley has reviewed the agreement as to form and content.

RECOMMENDATION

IT IS RESOLVED THAT the City Council approve that the Acting City Manager be authorized to execute the High Intensity Drug Trafficking Area (HIDTA) Oakland County Subrecipient Agreement and any associated documents or agreements.

Prepared by: Brian Moore, Assistant Police Chief
Reviewed by: John Piggott, Police Chief
Approved by: Karen Mondora, Acting City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: April 27, 2026

DEPT: Economic Development

RE: Addendum to AKT Peerless Agreement for As Needed Economic Development Consulting Services

ADMINISTRATIVE SUMMARY

- AKT Peerless Environmental Services serves as the City of Farmington Hills' primary consultant for brownfield and economic development matters. Their role includes reviewing brownfield requests, development plans, and incentive information provided by the State of Michigan. These services are outlined in Contract No. FH-20-21-2279, CMR 7-21-71, awarded July 12, 2021.
- At times, AKT Peerless may also consult directly with developers seeking City-supported economic development incentives.
- This addendum adds a new requirement to AKT Peerless's scope of work: the firm must disclose any actual or potential conflicts of interest related to representing clients who are seeking approvals from the City.
- Additionally, this addendum ensures that separate AKT Peerless staff will represent the City and any developer clients. It also acknowledges AKT Peerless's responsibility to take appropriate steps to prevent clients from accessing privileged or confidential City information in situations involving dual representation.
- The Amendment has been prepared by the City Attorney with input from staff.

RECOMMENDATION

IT IS RESOLVED, that the City Council of Farmington Hills hereby approves addendum no. 5 to the Agreement for As Needed Economic Development Consulting Services, Contract no. FH-20-21-2279, dated July 13, 2021, by and between the City of Farmington Hills and AKT Peerless Environmental Services, and authorize the Acting City Manager and City Clerk to execute said amendment on behalf of the City.

Prepared by: Cristia Brockway, Economic Development Director
Reviewed by: Karen Mondora, Acting City Manager
Approved by: Karen Mondora, Acting City Manager

ADDENDUM NO. 5 TO AGREEMENT
FOR AS NEEDED ECONOMIC DEVELOPMENT CONSULTING SERVICES

The Agreement for As Needed Economic Development Consulting Services ("Agreement"), dated July 13, 2021, by and between the CITY OF FARMINGTON HILLS, a Michigan municipal corporation, whose address is 31555 Eleven Mile Road Farmington Hills, MI 48336 (hereinafter referred to as "City"), and AKT PEERLESS ENVIRONMENTAL SERVICES, whose address is 22725 Orchard Lake Road, Farmington, Michigan 48336 (hereinafter referred to as "Consultant"), is hereby amended as follows:

The following language is hereby added to Section 1.3.1. Scope of Work:

Each party must disclose in writing any actual or potential conflicts of interest as soon as they arise, including, but not limited to AKT Peerless representing a client or clients filing applications for approval by the City. If a conflict arises, parties must take steps to mitigate it, such as removing the conflicted party from decision-making. AKT Peerless may accomplish removal of the conflict by ensuring that the City and AKT Peerless conflicting client are represented by different employees of AKT Peerless and acknowledging herein that AKT Peerless will take all necessary steps to prevent the conflicting client from receiving privileged or confidential information as a result of its dual representation.

All other terms and conditions shall remain the same.

CITY OF Farmington Hills, a Michigan
Municipal Corporation

AKT PEERLESS ENVIRONMENTAL SERVICES

By: Karen Mondora
Its: Acting City Manager

By:
Its:

By: Carly Lindahl
Its: Clerk



**CITY MANAGER'S REPORT TO
MAYOR AND COUNCIL**

DATE: 04/27/26

DEPT: Fire

RE: Purchase of Stryker ProCare Service for Cardiac Monitors and LUCAS Devices

ADMINISTRATIVE SUMMARY

- The Farmington Hills Fire Department would like to purchase an extension of the Stryker ProCare Service for six (6) LifePak 15's (Cardiac Monitors/defibrillators) and five (5) LUCAS devices (Mechanical chest compression device).
- The purchase for the LUCAS devices were made during COVID and the LifePak 15's were purchased with grant funds. In 2022 (CMR 7-22-65) City Council approved a four (4) year ProCare Service on these devices which ensured software updates and all-inclusive replacement/repair of parts with labor including batteries which expired. Stryker is offering additional coverage until February 2027.
- FHFD is requesting to purchase a ProCare service extension from Stryker Medical in the amount of \$26,344.52.
- Funding for this expense is budgeted in the Operating Budget, Medical Supplies.

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the City Manager to issue a purchase order to Stryker Medical in the amount of \$26,344.52 to purchase the ProCare Service.

###

Prepared by: Jason Olszewski, Deputy Fire Chief

Reviewed by: Michelle Aranowski, Director of Central Services

Department Approval: Jon Unruh, Fire Chief

Executive Approval: Karen Mondora, Acting City Manager



Prevent Coverage

Quote Number: 11107221
 Version: 1
 Prepared For: FARMINGTON HILLS FIRE STATION 5
 Attn:

Rep: Jamie Smith
 Email:
 Phone Number:

GPO: CUSTOMER CONTRACT
 Quote Date: 04/22/2025
 Expiration Date: 06/30/2026
 Contract Start: 01/01/2026
 Contract End: 02/28/2027

Service Rep: Ryan Vrooman
 Email:

Delivery Address

Name: FARMINGTON HILLS FIRE STATION 5
 Account #: 20042117
 Address: 31455 W 11 MILE RD
 FARMINGTON HILLS
 Michigan 48336

Bill To Account

Name: CITY OF FARMINGTON HILLS
 Account #: 20003345
 Address: 31555 W ELEVEN MILE RD
 FARMINGTON HILLS
 Michigan 48336-1103

ProCare Products:

#	Product	Description	Months	Qty	Sell Price	Total
1.0	LUCAS-FLD-PROCARE	PROCARE-SVC-LUCAS-FIELD-REPAIR Parts, Labor, Travel Preventative Maintenance Batteries Service	14	5	\$2,075.50	\$10,377.50
2.0	LIFEPK-FLD-PROCARE	PROCARE-SVC-LIFEPAK-FIELD-REPAIR Parts, Labor, Travel Preventative Maintenance Batteries Service	14	6	\$2,661.17	\$15,967.02
ProCare Total:						\$26,344.52

Price Totals:

Grand Total: \$26,344.52

Authorized Customer Signer (Printed) _____ Date _____

Stryker Authorized Signature (Printed) _____ Date _____



Prevent Coverage

Quote Number: 11107221

Version: 1

Prepared For: FARMINGTON HILLS FIRE STATION 5
Attn:

Rep: Jamie Smith

Email:

Phone Number:

GPO: CUSTOMER CONTRACT

Quote Date: 04/22/2025

Service Rep: Ryan Vrooman

Email:

Contract Start: 01/01/2026

Contract End: 02/28/2027

Authorized Customer Signature Date

Stryker Authorized Signature Date

Purchase Order Number

Service Terms and Conditions:

The Terms and Conditions of this quote and any subsequent purchase order of the Customer are governed by the Terms and Conditions located at <https://techweb.stryker.com> The terms and conditions referenced in the immediately preceding sentence do not apply where Customer and Stryker are parties to a Master Service Agreement.

Equipment Service Plan

Line Item #	Model	Serial #
1.0	PROCARE-SVC-LUCAS-FIELD-REPAIR	35191581
1.0	PROCARE-SVC-LUCAS-FIELD-REPAIR	35191604
1.0	PROCARE-SVC-LUCAS-FIELD-REPAIR	35191622
1.0	PROCARE-SVC-LUCAS-FIELD-REPAIR	3519G587
1.0	PROCARE-SVC-LUCAS-FIELD-REPAIR	35191620
2.0	PROCARE-SVC-LIFEPAK-FIELD-REPAIR	48525034
2.0	PROCARE-SVC-LIFEPAK-FIELD-REPAIR	48525150
2.0	PROCARE-SVC-LIFEPAK-FIELD-REPAIR	48525340
2.0	PROCARE-SVC-LIFEPAK-FIELD-REPAIR	48525105
2.0	PROCARE-SVC-LIFEPAK-FIELD-REPAIR	48525309
2.0	PROCARE-SVC-LIFEPAK-FIELD-REPAIR	48525940

Purchase Order Form



Account Manager _____
 Cell Phone _____

Purchase Order Date _____
 Expected Delivery Date _____
 Stryker Quote Number _____

Check box if Billing same as Shipping

BILL TO		CUSTOMER #
Billing Account Num		
Company Name		
Contact or Department		
Street Address		
Add'l Address Line		
City, ST ZIP		
Phone		

SHIP TO		CUSTOMER #
Shipping Account Num		
Company Name		
Contact or Department		
Street Address		
Add'l Address Line		
City, ST ZIP		
Phone		

Authorized Customer Initials _____

Authorized Customer Initials _____

DESCRIPTION	QTY	TOTAL
REFERENCE QUOTE <input type="text"/>	<input type="text"/>	<input type="text"/>

Accounts Payable Contact Information

Name _____
 Email _____
 Phone _____

Stryker Terms and Conditions
www.stryker.com/stnc

Authorized Customer Signature

Printed Name _____
 Title _____
 Signature _____
 Date _____

Attachment Stryker Quote Number

*Sales or use taxes on domestic (USA) deliveries will be invoiced in addition to the price of the goods and services on the Stryker Quote.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/27/2026

DEPT: Finance

RE: Award of Professional Financial and Compliance Auditing Services

ADMINISTRATIVE SUMMARY

- Requests for proposal (RFP) were advertised, posted on the MITN e-procurement site and publicly opened on March 12, 2026, for Professional Financial and Compliance Auditing Services. Notification was sent to over six hundred (600+) auditing firms (including two-hundred twenty-seven (227) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with nine (9) auditing firms responding.
- The City of Farmington Hills utilized a very thorough RFP evaluation process which included review of the overall proposal, firm expertise and experience, audit approach, proposed hours, and pricing. Four (4) auditing firms were short-listed for interview: Maner Costerisan, Yeo & Yeo, Andrews Hopper Pavlik and Baker Tilly. During interviews, the auditing firms were also evaluated on their overall presentation, proposed staff assigned to the audit, value adds, and responses to the many questions asked during the interview.
- The specifications requested pricing for three (3) years with provisions for two (2) each two-year extensions through mutual consent between the City and the firm.

RECOMMENDATION

IT IS RESOLVED that the City Council of Farmington Hills authorize the Acting City Manager to issue a purchase order to Yeo & Yeo, CPA's & Advisors for Professional Financial and Compliance Auditing Services for three (3) years, in the estimated amount of \$102,750 in the first year, with annual escalators of 4%, beginning with the 2025/26 audit, with possible extensions.

###

Prepared by: Thomas Skrobola, Finance Director
Reviewed by: Michelle Aranowski, Director of Central Services
Approved by: Karen Mondora, Acting City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/27/2026

DEPT: DPW

RE: Award of Cooperative Bid - Rock Salt for Snow & Ice Control

ADMINISTRATIVE SUMMARY

- Sealed bids were advertised, distributed on the MITN e-procurement site, publicly opened and read aloud on Tuesday, April 14, 2026, for Rock Salt for Snow & Ice Control. Notification was sent to three hundred and twelve (312) vendors (including seventy-five (75) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) we received two (2) responses and two (no-bids).
- This bid is a cooperative contract administered by the City of Farmington Hills that includes Berkley, Bloomfield Township, Clawson, Farmington Hills, Lathrup Village, Huron Clinton Metro Parks, Orchard Lake, Rochester, Rochester Hills, Royal Oak., Southfield, Southfield Public Schools, South Lyon, Walled Lake, Wixom, Centerline, Roseville, St. Clair Shores, Sterling Heights, Warren, Grosse Pointe Woods, Livonia, Romulus, Grosse Pointe Shores and Westland. Cooperative bids have proven to be an effective way to reduce costs due to increased volume and consolidation of bid administration. The total quantity of rock salt bid for this solicitation is 58,100 tons per year. The City of Farmington Hills quantity is 4,500 tons.
- Rock Salt continues to be a challenging commodity to procure. Pricing is dictated by fuel prices, weather conditions, weather predictions, supply and demand. The 2025/26 winter season proved especially challenging due to prolonged low temperatures and above-average snowfall.
- Specifications for this bid allow the participating agencies some flexibility in usage. Unlike other Cooperative efforts, agencies can increase or decrease their quantity commitment by 30% during the season and still maintain the contracted price per ton. This successful model helps agencies deal with the fluctuating demand.
- The City is recommending award to Detroit Salt Company. Due to the fluctuating demand due to weather, the award recommendation includes the quantity



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

contingency of 130% of the estimated 4,500-ton usage, for a Not-to-Exceed budget amount of 5,850 tons or \$420,089. The City has worked with Detroit Salt Company in the past and they provided excellent service. Their pricing proposal includes rates for Years 1 and 2, along with four (4) additional one-year renewal options, subject to mutual consent.

- The City received a lower bid from Hyer Investments LLC; however, upon review, the vendor has not previously supplied this commodity and was unable to provide any references.
- Funding for Rock Salt is budgeted in the Department of Public Services/DPW Major Road maintenance accounts.

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the Acting City Manager to issue a purchase order to Detroit Salt Company for a not to exceed total of amount of 5,850 tons or \$420,089 for fiscal year 2026/2027 and for an estimated amount of 5,850 tons or \$441,090 for fiscal year 2027/2028. In addition, it is recommended that the City Council authorize the Acting City Manager to issue purchase orders for Rock Salt to Detroit Salt Company for four (4) additional one-year extensions at the approved 5% per year increase upon mutual consent between the City and Detroit Salt Company.

###

Prepared by: Michelle Aranowski, Director of Central Services
Reviewed by: Derrick Schueller, DPW Superintendent
Reviewed by: Jacob Rushlow, Director of Public Services
Approved by: Karen Mondora, Acting City Manager

City of Farmington Hills, MI
 Bid Tabulation
 Rock Salt for Snow & Ice Control
 ITB-FH-25-26-2570

Recommend for award

Year 1-2026/27		Oakland Cty			Macomb Cty			Wayne Cty			Grand Total -All Counties
		26,700			19,250			12,150			
		Early fill	Late fill	Total(late fill)	Early fill	Late fill	Total(late fill)	Early fill	Late fill	Total(late fill)	
Vendor	City/State	\$/Ton	\$/Ton	Total(late fill)	\$/Ton	\$/Ton	Total(late fill)	\$/Ton	\$/Ton	Total(late fill)	
Detroit Salt	Detroit, MI	\$68.81	\$71.81	\$1,917,327.00	\$68.84	\$71.84	\$1,382,920.00	\$67.99	\$70.99	\$862,528.50	\$4,162,775.50
Hyer Investments LLC	Wauwatosa, WI	\$60.00	\$61.00	\$1,628,700.00	\$60.00	\$61.00	\$1,174,250.00	\$60.00	\$61.00	\$741,150.00	\$3,544,100.00

Year 2-2027/28 Season		Oakland Cty			Macomb Cty			Wayne Cty			Grand Total -All Counties
		26,700			19,250			12,150			
		Early fill	Late fill	Total(late fill)	Early fill	Late fill	Total(late fill)	Early fill	Late fill	Total(late fill)	
Vendor	City/State	\$/Ton	\$/Ton	Total(late fill)	\$/Ton	\$/Ton	Total(late fill)	\$/Ton	\$/Ton	Total(late fill)	
Detroit Salt	Detroit, MI	\$72.25	\$75.40	\$2,013,180.00	\$72.28	\$75.43	\$1,452,027.50	\$71.39	\$74.54	\$905,661.00	\$4,370,868.50
Hyer Investments LLC	Wauwastosa, WI	\$61.50	\$62.50	\$1,668,750.00	\$61.50	\$62.50	\$1,203,125.00	\$61.50	\$62.50	\$759,375.00	\$3,631,250.00

GRAND TOTAL BID		GRAND TOTAL YEAR'S 1 & 2	Discount if increase 80% guarantee	Discount if decrease 120% guarantee	Blue Dye per ton	Optional Extension Beyond Year 2	Accept P-card	Production Origin & Delivery	Extendable to other MITN agencies	Exceptions
Vendor	City/State									
Detroit Salt	Detroit, MI	\$8,533,644.00	\$0.00	\$0.00	\$0.00	5%	No	Detroit/MI	Yes	N/A
Hyer Investments LLC	Wauwastosa, WI	\$7,175,350.00	-\$1.50	-\$0.75	\$2.50	3%	Yes	Midwest regional mine (Michigan/Wisconsin Supply Network ASTM D632 Compliant sodium chloride)	Yes	N/A

Notification was sent to over 312 vendors. Two (2) "No-Bids were received"



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/27/2026

DEPT: FIRE

RE: Award of Fire Department Bay Floor Coating

ADMINISTRATIVE SUMMARY

- On February 18, 2026, requests for proposals were solicited, posted on the MITN e-procurement system, for floor coating of Fire Department Bay Floors. Notification was sent to 734 vendors (including two-hundred thirty-five (235) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with eight (8) responding.
- The Fire Department is in need of bay floor resurfacing at all five fire stations. The current bay floor surfaces are losing anti-slip properties and, in many areas, are chipping up. The proposed new surface will provide for anti-slip and address current trip hazards.
- Fire Department staff, in coordination with Purchasing personnel, have reviewed all submissions, performed reference checks, evaluated similar work completed, and rated each company. The lowest two proposers were interviewed with staff ultimately recommending the lowest bidder Wing Construction, Inc.
- Wing Construction, Inc. presented a well-organized approach to the project, including surface preparation, repairs, and completing the work one-half bay at a time to maintain continuity of operations.

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the Acting City Manager to issue a purchase order to Wing Construction, Inc., to resurface the bay floors at all five (5) fire stations, in the amount of \$174,996.00 with the ability to add ancillary spaces with a total project cost not to exceed \$200,000.00.

###



**CITY MANAGER'S REPORT TO
MAYOR AND COUNCIL**

Evaluation Summary

Company Name	Initial Evaluation Score
Wing Construction, Inc.	86
Protech Concrete Coatings (alt 2)	82
Protech Concrete Coatings (alt 1)	73
Protech Concrete Coatings (main quote)	70
Cipriano Coating Technology	60
MPM Painting, LLC	51
G-1 Services Group, Inc.	51
MotorCity Floors and Coatings	47
Elite Coatings, LLC	0 (disqualified/nonresponsive)
Premier Garage	0 (disqualified/nonresponsive)

Company Name	Final Score after Interviews
Wing Construction, Inc.	100
Protech Concrete Coatings (alt 2)	90

Prepared by: Art Walker, Buyer
 Brian Pankow, Staff Lieutenant
 Jason Olszewski, Deputy Fire Chief
 Reviewed by: Michelle Aranowski, Director of Central Services
 Reviewed by: Jon Unruh, Fire Chief
 Approved by: Karen Mondora, Acting City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/27/2026

DEPT: Fire and DPW

RE: Fire Alarm System Upgrade for DPW, Fire Station 2 & Fire Station 3/Grant Center

ADMINISTRATIVE SUMMARY

- Request for proposals were advertised, available on the Michigan Inter-Governmental Trade Network (MITN) e-procurement site, publicly opened and read aloud on Tuesday, March 31, 2026, for fire alarm removal and replacement at DPW, Fire Stations 2 and 3. Notification was sent to four hundred seventeen (417) vendors, (including ninety-two (92) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with two (2) responding, including one (1) alternate.
- The current fire alarms at DPW, Fire Stations 2 and 3 are outdated, have many false alarms, trouble signals, and require frequent repairs. These Fire Alarm Systems have reached their life expectancy and do not meet current Fire and Building code. Replacement of these units is part of the approved Capital Improvement Plan, under the Public Facilities City-Wide Improvements.
- Work will include ensuring all equipment and wiring meets current Michigan Building and Fire Codes. All systems and wiring will be replaced to meet NFPA72, the National Electrical Code and applicable adopted Fire/Building codes with UL listed components. The new fire panel is non-proprietary for ease of service. All emergency strobes/horns will be added, replaced or modified as needed to bring the building up to code. Elevator control valves will be replaced and will be monitored by the fire alarm; connecting the fire panel to Bosche D6100 IP based alarm system in Dispatch at the Police Department. This will ensure the fire alarm communicator has an effective and reliable means of communication according to NFPA 72.
- RedGuard Fire & Security, a woman-owned business located in Plymouth, Michigan, has satisfactorily completed recent fire alarm work for the EOC Expansion Project. Although City staff are familiar with the quality of their work, a post-bid interview was conducted with both Fire Department staff and the Purchasing Division. No areas of concern were identified.



**CITY MANAGER'S REPORT TO
MAYOR AND COUNCIL**

	Hendrich Building Company	Redguard Fire & Security, Inc.
	Grosse Pointe, MI	Plymouth Twp., MI
PROJECT SITE	Bid Bond - Yes	Bid Bond - Yes
DPW	\$89,224.05	\$43,532.00
FIRE STATION 2	\$37,068.31	\$32,340.00
FIRE STATION 3 & GRANT CENTER	\$84,242.88	\$53,430.00
PROJECT TOTAL	\$210,535.24	\$129,302.00
Additional Charge	\$10,000.00	None

- The estimate is \$43,532 for DPW; \$32,340 for Fire Station 2; \$53,430 for Fire Station 3/Grant Center. The total project estimate is \$129,302. Staff is recommending authorization for 20% contingency (\$25,860) to address unexpected and unforeseen repairs in meeting current Michigan Building Code for Fire Protection Systems that might be found once work begins.
- Funding for the project is budgeted and available in the 2025/2026 Capital Budget.

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the Acting City Manager to sign an agreement and issue a purchase order for the new Fire Alarm Systems at DPW, Fire Station 2 and Fire Station 3/Grant Center to RedGuard Fire & Security in an amount not to exceed \$155,162 (\$129,302 + \$25,860 contingency).

###

Prepared by: Jason Olszewski, Deputy Fire Chief
 Nikki Lumpkin, Senior Buyer
 Tammy Gushard, Assistant Director, Public Services
 Reviewed by: Jon Unruh, Fire Chief
 Reviewed by: Derrick Schueller, Superintendent of Public Works
 Approved by: Karen Mondora, Acting City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 4/27/2026

DEPT: SPECIAL SERVICES

RE: AWARD OF BID FOR PREPARATION AND EXTERIOR STAINING AT THE NATURE
CENTER AND THE FARMINGTON HILLS GOLF CLUB

ADMINISTRATIVE SUMMARY

- Invitations to bid were advertised, available on the Michigan Inter-Governmental Trade Network (MITN) e-procurement site, publicly opened and read aloud on Tuesday, April 7, 2026, for the preparation and exterior staining at the Nature Center and the Farmington Hills Golf Club. Notification was sent to eight hundred nine (809) vendors, (including two hundred forty-six (246) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with five (5) responding. We received zero (0) "No-Bids."
- The scope of the project includes repairing and staining the exterior and painting the trim of the Nature Center on or before June 15, 2026; staining the fascia boards at the Farmington Hills Golf Club; and preparing and finishing wood surfaces at the Farmington Hills Golf Club entrance peak.
- Due to the age of the buildings, many wood boards will need to be replaced to provide adequate structural support and ensure a proper, long-lasting finish.
- Funding for this project is budgeted through the City-Wide Facility Capital Improvements Fund.

RECOMMENDATION

IT IS RESOLVED that the City Council of Farmington Hills authorizes the Acting City Manager to execute a purchase order to MPS Company, LLC. in the amount of \$52,096.00 (\$47,360.00 plus a 10% contingency cost of \$4,736.00 for unforeseen costs once the project starts) for the preparation and exterior staining at the Nature Center and the Farmington Hills Golf Club.

###

Prepared by: Brian Moran, Deputy Director of Special Services
Prepared by: Art Walker, Buyer
Reviewed by: Michelle Aranowski, Director of Central Services



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

Reviewed by: Bryan Farmer, Interim Director of Special Services
 Approved by: Karen Mondora, Acting City Manager

City of Farmington Hills						
Bid Tabulation						
Bid #itb-h-25-26-2520						
Preparation and Exterior Staining at the Nature Center and the Farmington Hills Golf Club						
4/7/2026						
ITEM NO.	DESCRIPTION	Michael Rivard Bingham Farms, MI	BT's Construction, Inc. Shelby Twp., MI	MPM Painting, LLC Shelby Twp., MI	General Painting Co. LLC Rochester Hills, MI	MPS Company, LLC Shelby Twp., MI
		Price	Price	Price	Price	Price
A1.	Staining the Nature Center Exterior	\$40,000.00	\$38,700.00	\$14,500.00	\$9,600.00	\$7,290.00
A2	Painting the Trim of the Nature Center	\$5,000.00	\$7,660.00	\$4,500.00	\$1,800.00	\$1,100.00
A3	Painting the Cement of the Nature Center	\$2,000.00	\$5,400.00	\$3,500.00	\$1,400.00	\$1,250.00
A4	Price per foot to replace wood siding	\$8.50/ft	\$10.00/ft	\$15.00/ft	\$18.00/ft	\$20.00/ft
	No of Square Feet of wood replacement	1670	1670	1670	1670	1670
	Total Cost wood replacement	\$14,195.00	\$16,700.00	\$25,050.00	\$30,060.00	\$33,400.00
	Subtotal: Scope of Work A	\$61,195.00	\$68,460.00	\$47,550.00	\$42,860.00	\$43,040.00
B1.	Staining the Fascia Boards	\$25,000.00	\$8,400.00	\$3,500.00	\$4,800.00	\$2,570.00
	Subtotal: Scope of Work B	\$25,000.00	\$8,400.00	\$3,500.00	\$4,800.00	\$2,570.00
B2	Price per foot to replace fascia boards	\$8.50/ft	\$8.00/ft	\$20.00/ft	\$18.00/ft	\$20.00/ft
C1.	Staining the Entrance Peak	\$12,000.00	\$5,900.00	\$3,500.00	\$1,800.00	\$1,750.00
	Subtotal: Scope of Work C	\$12,000.00	\$5,900.00	\$3,500.00	\$1,800.00	\$1,750.00
C2	Price per foot to replace wood	\$8.50/ft	\$8.00/ft	\$25.00/ft	\$50.00/ft	\$30.00/ft
TOTAL BASE BID		\$98,195.00	\$82,760.00	\$54,550.00	\$49,460.00	\$47,360.00



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: April 27, 2026

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for CARES of Farmington Hills and Westside Rod & Custom Cars Cruise-In and Community Night to be held Wednesdays through October 2026

ADMINISTRATIVE SUMMARY

- The City received an application from David Poirier, representing CARES of Farmington Hills in collaboration with Westside Rod & Custom Cars for a Special Event Permit to hold Cruise-In and Community Night every Wednesday from 4pm to 8pm beginning May 6 through October 28, 2026, at CARES of Farmington Hills located at 27835 Shiawassee Street.
- This will be an outdoor event which will be held in the parking lot and will include a car show, a food truck, and music with a live DJ.
- The maximum number of proposed attendees is 150 people.
- The required indemnification agreement was received by the City.
- The application was reviewed by all appropriate Departments. There were no objections to the event being held, subject to the following conditions and details as verified by the applicant:
 - The event is open to the public and expecting 150 people
 - One (1) 5' x 7" tent will be on the applicant's property
 - Music on site and applicant advised on the local noise ordinance
 - There is no issue with egress and ingress for emergency vehicles
 - There will be no parking within 20' of any tent
 - Egress shall be maintained throughout the building
 - Fires lanes shall not be blocked or restricted
 - Cooking/open flame devices shall not be used under tents/awnings and shall be at least 20' away
 - All applicable permits shall be applied for through the Building Department
 - The proponent must contact Fire Prevention to schedule an inspection prior to beginning the event. To include the Hot Dog Cart vendor



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

- The event shall comply with minimum Fire Prevention Code requirements
- Additionally, it has been strongly recommended that the proponent set up barriers for the congregating areas around the DJ and food truck, so pedestrians and vehicle traffic are defined.

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for CARES of Farmington Hills in collaboration with Westside Rod & Custom Cars to hold Cruise-In and Community Night every Wednesday from 4pm to 8pm beginning May 6 through October 28, 2026, at CARES of Farmington Hills located at 27835 Shiawassee Street, subject to the terms and conditions outlined in the City Clerk report dated April 27, 2026.

Respectfully submitted,

Carly Lindahl, City Clerk

APPLICATION FOR SPECIAL EVENT/TEMPORARY OUTDOOR SALES

CITY OF FARMINGTON HILLS
31555 ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336
(248) 871-2410 FAX (248) 871-2411

ALL FEES ARE NON-REFUNDABLE

Fees: \$50.00 Application Review Fee (fee is waived for non profit companies) Carnivals are \$ 150.00

A Clean Up Deposit of \$300 is required for special events and temporary outdoor sales (involving the use of any temporary outdoor structures or equipment – tents, tables, etc.). This deposit is refundable when the site is cleared.

A Liability Insurance Certificate naming the City as an additional insured in the amount of \$1,000,000 is required for special events or temporary outdoor sales as determined by the City. The attached Indemnification Agreement is required for Special Events as determined by the City.

Temporary Outdoor Sales: (Sales event held on the same property as the business and accessory to the use of the business) are limited to 14 consecutive days and a total of 28 days in any 12 month period.

NOTE: A COMPLETE AND DETAILED SITE PLAN/SITE MAP OF THE PROPERTY SHOWING THE EVENT AREA IS REQUIRED. PLAN MUST SHOW LOCATIONS OF SIGNS, TENTS OR ANY STRUCTURES, AMUSEMENT RIDES, FOOD SERVICES, PARKING AREA, THE LOCATION OF EXISTING BUILDINGS, ETC. REQUEST WILL NOT BE REVIEWED UNTIL THIS PLAN IS RECEIVED. IF A TENT IS TO BE ERECTED, SPECIFICATIONS ARE REQUIRED - SEE page 2)

APPLICANT'S NAME: (If partnership or corporation, please include all names & residential address of officers on separate sheet)

CARS IN FARMINGTON AND WESTSIDE ROD & CUSTOM CARS

APPLICANT'S RESIDENTIAL ADDRESS:

27835 SHIAWASSEE ST FARMINGTON HILLS MI 48336
CITY ST ZIP

APPLICANT'S PHONE: Office: 248 882 7800

Cell: [REDACTED]

RELATION OF APPLICANT TO BUSINESS/EVENT: Owner Manager Representative Other

IS ORGANIZATION A FOR PROFIT OR NON PROFIT BUSINESS: PROFIT NON-PROFIT

ADDRESS OF THE PROPERTY AT WHICH THE EVENT WILL BE CONDUCTED:

27835 SHIAWASSEE ST, Farmington Hills MI 48336

DOES APPLICANT OWN OR OCCUPY THE PROPERTY AT WHICH THE EVENT IS TO BE HELD?

YES NO IF NO, WRITTEN CONSENT FROM THE PROPERTY OWNER FOR THE EVENT IS REQUIRED WITHIN SEVEN(7) DAYS OF THE DATE OF SUBMISSION OF APPLICATION TO THE CITY AND TO ALL OTHER TENANTS ON THE PROPERTY OF THE PROPOSED EVENT. PLEASE ATTACH.

GIVE A DETAILED DESCRIPTION OF THE EVENT PROPOSED:

EVERY Wednesday From 4pm to 8pm in the North Parking Lot on CARS campus
FOR OUR WEEKLY CRUISE. WEATHER PERMITTING 25 to 75 CARS GATHER to showcase
Custom and unique vehicles in a family friendly atmosphere
DATE OF THE EVENT: EVERY Wednesday TIME OF YOUR EVENT: 4pm to 8pm MAY 6 to 10-28

NOTE: Special events/temporary outdoor sales are permitted by ordinance ONLY between 9am and 10pm

IS THE EVENT OPEN TO THE GENERAL PUBLIC? YES NO

WILL ANY GOODS OR MERCHANDISE BE OFFERED FOR SALE TO THOSE ATTENDING: YES NO

MAXIMUM NUMBER OF PEOPLE PROPOSED TO ATTEND OR PARTICIPATE EACH DAY: 150

ONE Food Truck on site Food Truck NAME "WHAT UP DAWG"

HAS THE APPLICANT, PARTNERS, OFFICERS OR DIRECTORS EVER BEEN CONVICTED OF A FELONY?

YES NO IF YES, ON SEPARATE SHEET PROVIDE DESCRIPTION OF CONVICTION - INCLUDING WHAT FOR, DATE OF INCIDENT, DATE OF CONVICTION, ETC.

PERMANENT STRUCTURES ARE **NOT ALLOWED** TO BE ERECTED. DO YOU PLAN ANY TEMPORARY STRUCTURES (TENT, TRAILER, STAGE, ETC)? YES NO IF YES, PLEASE DESCRIBE WHAT THOSE ARE AND INCLUDE ON MAP: _____

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: 7 X 7 TENT

NOTE: A certificate of Flame Resistance for the Tent must be provided 10 days prior to the date of event/sales.

IF THE REQUEST IS TO HOLD A BLOCK PARTY, ARE YOU REQUESTING TO CLOSE ANY ROADS FOR THE EVENT? YES NO (If yes, please submit signatures of abutting property owners who would be directly affected by the road closure indicating that they have no objections-form attached).

WILL ELECTRICAL EQUIPMENT BE USED FOR THIS EVENT? YES NO IF YES, DESCRIBE IN DETAIL WHAT TYPE OF ELECTRICAL EQUIPMENT WILL BE USED. CONTACT BUILDING DEPARTMENT at 248.871-2450 TO DETERMINE IF A PERMIT IS REQUIRED.

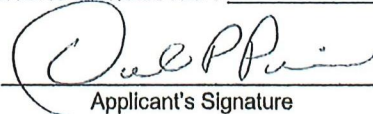
~~NO ELECTRICAL EQUIPMENT~~ DJ USES FARMINGTON CARES ELECTRICAL OUTLET

IS ANY SIGNAGE PROPOSED? YES NO IF YES, NOTE SIZE AND LOCATIONS OF ANY SIGNS PROPOSED ON THE PLAN PROVIDED WITH THIS APPLICATION.

IS THE EVENT FOR PROFIT? NON- PROFIT

IS THIS EVENT TO TAKE PLACE IN A CITY OWNED PARK YES NO

IF YES, HAVE YOU RECEIVED AND AGREE TO ABIDE BY THE CITY'S PARKS AND RECREATION RULES AND REGULATIONS? YES NO ANY DEVIATIONS REQUESTED? _____


Applicant's Signature

DATE: April 13 2026 DAVID POIRIER
Printed Name of Applicant

Note: Section 22-119 of the City Code stipulates that other permits and/or inspections **MAY** be required along with permission to conduct the special event. This could be for health facilities (food), electric services, fire issues, or a certificate of use from the city's Building Department

FOR OFFICE USE ONLY:

- Application and fee
- Complete Site Plan/Map

APPROVALS:

- Police
- Fire
- Planning/Bld/Zoning
- Engineering

IF APPLICABLE:

- ~~N/A~~ Insurance Certificate (If required by city)
- Indemnification Agreement (Special Events)
- ~~N/A~~ Clean Up Deposit (if required by city)
- ~~N/A~~ Tent Certificate of Flame Resistance
- ~~N/A~~ Tent Co. Information (see above)
- ~~N/A~~ Names/Addresses of Corporation
- ~~N/A~~ Neighborhood Signatures (block parties closing a road)
- ~~N/A~~ Carnivals Only (State of MI Certificate)



CARE Farm

CARES in Farmington Hills

X
Food Vendor

CAR Show Area
ATTENDEES do AT TIME
Put up small TENT For shade
NEAR THEIR CARS

DJ AREA

COLWELL ST

COLWELL ST

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
APRIL 13, 2026 – 5:30PM**

The study session of the Farmington Hills City Council was called to order by Mayor Rich at 5:31pm.

Councilmembers Present: Aldred, Boleware, Bridges, Dwyer, Knol, Rich and Starkman

Councilmembers Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Farmer and Skrobola, Fire Chief Unruh and City Attorneys Joppich and Gouri

The closed session started at 5:31pm

CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO DISCUSS STRATEGY AND NEGOTIATION SESSIONS CONNECTED WITH THE NEGOTIATION OF VARIOUS COLLECTIVE BARGAINING AGREEMENTS, AS ALLOWED UNDER SECTION 8(1)(C) OF THE OPEN MEETINGS ACT. (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION).

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby approves entering into a closed session to discuss strategy and negotiation sessions connected with the negotiation of various collective bargaining agreements, as allowed under Section 8(1)(c) of the Open Meetings Act.

MOTION CARRIED 7-0.

The open session resumed at 6:06pm

REVIEW OF THE FARMINGTON FAIR SHARE STUDY

Finance Director/Treasurer Skrobola presented an updated analysis of the Farmington Fair Share Study, noting this was substantially the same memo received last April with updated data. The study focuses on Special Services cost-sharing between Farmington Hills and the City of Farmington, specifically covering cultural arts, seniors, and recreation services where Farmington residents receive resident rates rather than non-resident rates.

Finance Director/Treasurer Skrobola explained that under the 2008 agreement, Farmington's contribution is capped at a 3% annual increase, but actual costs have diverged significantly since the Hawk opened and post-COVID program expansion. Based on 2025-26 estimated figures, Farmington should contribute approximately \$684,170 versus their current capped amount of \$382,000, creating a \$302,000 gap.

Staff met with Farmington officials in summer 2025 to discuss a phased increase over five years, but Farmington was not supportive at that time. The recommendation is to approach them again with a proposal to eliminate the 3% cap temporarily and implement annual increases of \$60,000, then \$120,000, \$180,000, \$240,000, and finally \$300,000 over five years in order to close the gap.

Councilmember Bridges supported the recommendation, noting the careful analysis and that Farmington residents benefit from the programs.

Councilmember Knol confirmed that Farmington residents now receive resident rates for golf and ice arena services, not just the three original program areas.

Councilmember Aldred expressed concern that the \$684,000 figure might be on the high side and emphasized the need for negotiation, noting that simply charging non-resident fees would not generate the full amount being requested.

Councilmember Boleware argued for the increase, stating that Farmington Hills residents should not subsidize Farmington residents, especially with a new \$30-35 million community center being built. She cited examples of inequitable cost-sharing, including the Art Commission where Farmington contributes only \$164 annually while Farmington Hills contributes \$5,000.

Mayor Rich emphasized that she does not support Farmington Hills residents subsidizing Farmington residents and questioned the utilization data and comparative tax rates. She noted that any negotiation must include readiness to end the partnership if fair terms cannot be reached.

Interim Special Services Director Farmer detailed additional services provided to Farmington including field scheduling, maintenance coordination, Meals on Wheels, senior transportation, and joint commissions; estimating \$29,000 in direct park maintenance support alone.

Finance Director/Treasurer Skrobola clarified that Farmington has an 18.1 city millage compared to Farmington Hills' 16.5 mills, and their general fund shows a \$12.5 million budget with a \$4 million fund balance (31% surplus).

Council reached consensus to proceed with negotiations based on the \$684,170 figure, with staff directed to prepare a comprehensive list of additional services provided to support the financial justification.

REVIEW OF THE OPEN MEETING ACT AND THE RULES OF THE CITY COUNCIL AND GUIDELINES OF CONDUCT

City Attorney Joppich provided a presentation on the Open Meetings Act (OMA) and the Rules, of City Council and Guidelines of Conduct. He emphasized that Council has always taken the Open Meetings Act seriously and follows a conservative interpretation to ensure compliance, as courts read the act very narrowly.

City Attorney Joppich explained that a "meeting" is defined as a convening where a quorum is present for deliberating toward or rendering a decision, noting that even deliberation without decision-making can constitute a meeting. He warned about technology traps, particularly email chains where "reply all" communication among three or more council members could constitute a meeting if they involve deliberating toward a decision.

The presentation covered notice requirements, explaining that the city exceeds minimum requirements by posting detailed agendas online. Attorney Joppich clarified that while agendas can be amended during regular meetings, special meetings have more restrictive rules about adding business.

Regarding public participation, Attorney Joppich noted that meetings must be open to the public in accessible locations, and attendees can record meetings without prior approval, subject to reasonable rules that don't interfere with business. The rules for removing disorderly individuals include multiple steps: warning, restriction from further speaking, and only then potential removal from the meeting.

Attorney Joppich detailed the limited exceptions for closed sessions, emphasizing that all decisions must be made in open session. He covered the various grounds for closed sessions including personnel matters, collective bargaining strategy, real property purchases, litigation settlement strategy, and reviewing confidential job applications. He noted that interviews for public positions must be conducted in open sessions.

The presentation concluded with enforcement provisions, noting that violations can result in both civil and criminal liability, including potential personal liability for council members. Attorney Joppich mentioned a recent Court of Appeals decision requiring cities to provide reasonable accommodations for disabled individuals to have their public comments read at meetings when they cannot attend in person.

ADJOURNMENT

Mayor Rich closed discussion and adjourned the meeting at 7:23pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
APRIL 13, 2026 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:39PM.

Councilmembers Present: Aldred, Boleware, Bridges, Dwyer, Knol, Rich and Starkman

Councilmembers Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Aranowski, Farmer, Kettler-Schmult and Rushlow, Police Chief Piggott and City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by dispatchers Catherine Mason (Communication Supervisor), Tony Stacer (Dispatcher), and Jennifer Robertson (Communications Manager).

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Aldred, support by Starkman, to approve the agenda as published.

MOTION CARRIED 7-0.

**PROCLAMATION RECOGNIZING APRIL 12 -18, 2026 AS NATIONAL PUBLIC SAFETY
TELECOMMUNICATORS WEEK**

The following proclamation was read by Councilmember Dwyer and accepted by dispatchers Catherine Mason (Communication Supervisor), Tony Stacer (Dispatcher), and Jennifer Robertson (Communications Manager).

**PROCLAMATION
Recognizing National Public Safety Telecommunicators Week
April 12 – 18, 2026**

WHEREAS, emergencies require the prompt response of police, fire, or City medical services, which are critical to the protection of life and the preservation of property; and

WHEREAS, the safety of our community, police, firefighters, and paramedics relies upon the quality and accuracy of information obtained from public safety telecommunicators and

WHEREAS, Farmington Hills public safety telecommunicators are the first and most critical contacts that community members have when contacting emergency services; and

WHEREAS, public safety telecommunicators provide a crucial link for police and fire by monitoring their activities via radio and providing them with essential information to ensure their safety; and

WHEREAS, our City's public safety telecommunicators have contributed substantially to the apprehension of criminals, suppression of fires, and prompt treatment of patients; and

WHEREAS, these dedicated employees exhibit compassion, understanding, and professionalism in the performance of their duties, helping to save millions of lives every day as they serve the public in this demanding profession.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim the week of April 12 – 16, 2026 as **National Public Safety Telecommunicators Week** in Farmington Hills and call upon everyone to recognize the important role that these professionals play as they assist others in their time of need and maintain the safety of all members of our community.

Councilmember Dwyer stated that, based on his many years in law enforcement and his 23 years as Farmington Hills police chief, he knew that dispatchers and communications personnel perform one of the most difficult jobs in public safety, involving split-second decisions that save lives.

Chief Piggott pointed out that dispatchers are the first voice residents hear when calling 911 and are the calm voice guiding officers and firefighters during emergencies. He referenced the recent incident at Temple Israel and said the City's dispatch center served as the backup 911 center for West Bloomfield that day while continuing to manage the City's own calls for service. The communications staff handled both responsibilities seamlessly and demonstrated the level of coordination and control required behind the scenes during emergencies. He was proud of the communications staff for their performance that day and for the work they do every day.

Dispatcher Stacer thanked Mayor Rich and the City Council for the recognition. The honor extended to every dispatcher who answers the next call with compassion and strength while carrying the weight of another person's emergency. Although the work of dispatchers is not always visible, it is important, and he expressed pride in serving the community, knowing the dispatch team had the full support of command staff and City Council.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

Emergency Preparedness Commission member Mike Sweeney provided information regarding preparing for emergency evacuations. He emphasized the importance of knowing what is important to take with you, and particularly highlighted the need to prepare for times when cell phones may not be available, and when cars need to be ready to go.

CORRESPONDENCE

No correspondence was received.

CONSENT AGENDA

City Clerk Lindahl advised that a resident had requested removal of Item No. 8 for discussion. City Attorney Joppich explained that under Council's Rules, a request for removal did not automatically require removal of the item from the consent agenda. The matter was for Council to decide and that, consistent with past practice, Council could vote on whether to remove the item and place it under Consent Agenda Items for Discussion.

MOTION by Aldred, support by Knol, to pull agenda item #8 for discussion.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

MOTION by Starkman, support by Aldred, to approve the consent agenda items 7, 9, 10, 11, 12 and 13 as published.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

MOTION by Starkman, support by Knol, to approve the consent agenda items 14 and 15 as published.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN

Nays: NONE

Absent: NONE

Abstentions: RICH

MOTION CARRIED 6-0-0-1.

CONSENT AGENDA ITEMS FOR DISCUSSION

RECOMMENDED ADOPTION OF A RESOLUTION OPPOSING MICHIGAN HOUSE OF REPRESENTATIVE BILLS 5529-5532 AND 5581-5585 REGARDING LOCAL MUNICIPAL ZONING AUTHORITY.

Mayor Rich introduced Item No. 8, the recommended adoption of a resolution opposing Michigan House of Representative Bills 5529-5532 and 5581-5585 regarding local municipal zoning authority.

City Attorney Joppich explained that Council had raised this matter at prior meetings and requested that the resolution be brought back for consideration. A number of Michigan communities, including cities,

villages, townships, and some counties, were adopting similar resolutions. The Michigan Municipal League opposed the bills and had proposed alternative legislation.

The listed House bills were commonly referred to as zoning preemption bills because they would preempt a substantial portion of local zoning authority, particularly with respect to residential properties, while also having broader impacts on municipal zoning powers. The resolution would communicate the City Council's opposition to the Governor and state legislators. All the referenced bills are pending in committee.

Public comment

Pea Gee, Farmington Hills resident, asked for clarification regarding the purpose of this agenda item, specifically whether zoning authority would be taken from the City and given to another entity. She expressed support for the City's existing zoning laws and ordinances and did not want the City to lose its authority to enforce those regulations.

Mayor Rich clarified that the resolution was in opposition to the bills that would take zoning authority away from the Council.

Eric Schmidt, Farmington Hills resident, opposed transferring local rights to the state and supported Council's efforts to retain local control.

Council discussion

Councilmember Aldred explained that he had requested removal of the item from the consent agenda because of its importance and because he believed public discussion would provide needed clarity. He referenced a statement in the resolution saying that the bills "were dismissive of the role of local governments in protecting residents and the public through careful and transparent land use regulations at the community level."

Councilmember Bridges stated that the bill package represented another effort by Lansing to take authority away from local government. The legislation would intrude on the City's ability to carry out community planning, economic development, and local land use decision-making. He was strongly opposed to the bills and supported the resolution.

Mayor Rich stated that Council had begun discussing the issue when the nine-bill package first came forward. Most members of Council had already signed a letter from the Michigan Municipal League and SEMCOG expressing opposition. While acknowledging that the state has authority to pass laws, Mayor Rich emphasized that the proposed package failed to account for the actual impact on cities. The bills did not adequately consider the consequences of allowing duplexes by right, accessory dwelling units by right, and significant changes to setback requirements, nor did they address whether local infrastructure could handle the level of increased density that would result. The proposed bills represented substantial overreach. Mayor Rich supported the alternative approach advanced by Representative Samantha Steckloff and Representative Tisdell, which used incentives rather than mandates.

Councilmember Knol added that the bill package also failed to consider the viewpoints of residents and constituents. Many residents move to Farmington Hills because they want single-family homes, green space, and larger lots rather than dense urban-style development. The proposed legislation could force high-density development onto undeveloped properties, demolition sites, and new construction areas

immediately adjacent to established single-family neighborhoods, without regard for compatibility. Council had consistently worked to protect compatibility in land use planning and to ensure that new development adjoining established neighborhoods was as compatible as possible.

Mayor Rich requested that the resolution be posted on the City's website and shared through social media.

MOTION by Aldred, support by Bridges, to approve the following resolution:

CITY OF FARMINGTON HILLS, MICHIGAN
RESOLUTION OPPOSING MICHIGAN HOUSE
OF REPRESENTATIVE BILLS 5529-5532 AND 5581-5585 REGARDING
LOCAL MUNICIPAL ZONING AUTHORITY
RESOLUTION NO. R-71-26

At a regular meeting of the City Council of the City of Farmington Hills held on April 13, 2026, at 7:30 p.m., Eastern Daylight Savings Time, with those present and absent being,

PRESENT: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN
ABSENT: NONE

the following preamble and resolution were offered by Councilmember Aldred and supported by Councilmember Bridges:

WHEREAS, the City of Farmington Hills is organized and existing under the laws of the State of Michigan and is charged with protecting the public health, safety, and welfare; and

WHEREAS, the Michigan House of Representatives recently introduced a package of bills, including HBs 5529-5532 & HB 5581-5585 (referred to in this Resolution as the "bills"), which have the purpose and effect of preempting local governments from exercising their traditional authority to plan and zone for residential land uses within their communities; and

WHEREAS, among other things, the proposed bills prohibit every community in the State from requiring parcel and lot sizes in any single-family residential district to be more than 1,500 square feet where houses are served by public water and sewer, which would undermine the ability of local communities to have different densities in different residential districts, or even having density limitations at all; and

WHEREAS, if enacted into law, the bills would also: (1) allow, without any substantive review by the local government, a second or "accessory" home to be built onto an existing home, or to be built on any existing lot (e.g., in the side or back yard of an existing residential home on a residential lot), with such additional house being permitted under State law, without regard to local regulations, to be up to 800 square feet in area or up to 75% of the existing home, whichever is less; (2) allow that second or accessory house to be placed within 5 feet of a neighbor's rear or side yard property line (and in fact allow *any* home to be built 5 feet from a neighboring property line as a "universal" setback in a "metropolitan" area of the State, including Farmington Hills); (3) allow a basement as part of that second home, with the same 5 foot setback; (4) allow that second or accessory home to be manufactured off-site and transported to the existing home site to be installed (i.e., allow mobile homes on every residential lot in the State); (5) allow

duplex homes in every single-family zoning district on any residential lot; (6) preclude a community from having or enforcing minimum home square footage requirements over 500 square feet; (7) restrict a community from adopting regulations specific to duplexes and accessory second houses; and (8) significantly limit (if not prohibit) communities from having architectural and/or façade materials requirements for single-family houses (given the universal mobile home authorization); and

WHEREAS, while the sentiment and intention of some of the proposed statewide changes reflected in the bills are appropriate considerations for housing policy at both the State and local level, as an essentially a statewide abolition of longstanding place-based planning and zoning rules, the bills would upend many decades of community planning that has shaped current residential neighborhoods—and in fact whole cities, townships, and villages—and that has been relied on by residents in making their own housing choices; and

WHEREAS, if enacted into law, the bills would also drastically change the process pursuant to which local communities review plans for new development and buildings, by greatly limiting the local government’s ability to effectively require the submission of plans that meet ordinance requirements and by imposing a completely arbitrary and unrealistic uniform timeframe in every community, regardless of its size and staffing, for the review of plans and the issuance of decisions with respect to plans; and

WHEREAS, these limitations will result in communities either being denied the opportunity to appropriately assure compliance with public health, safety, and other development requirements for all developments—commercial and retail and industrial as well as residential—or being obligated to deny approval of plans under the arbitrary time limits, thus actually delaying full and final review of some development proposals; and

WHEREAS, local communities are best situated to (1) assess infrastructure capabilities, such as whether a particular local government can provide residents with enough drinkable water and enough sanitary sewer capacity to dispose of dangerous human waste, so that future development and re-development may be properly planned and the health of its residents protected; (2) design adequate stormwater management systems to accommodate development while avoiding flooding and environmental degradation; (3) evaluate whether that local government can provide adequate police and fire and emergency first responder protection to all of its current and future residents; and (4) plan for the use of public facilities and spaces in a way that does not discriminate against some residents or limit opportunities for use of such resources; and

WHEREAS, local zoning and housing standards are carefully developed to reflect unique housing needs and align with the capacity of roads, stormwater systems, water and sewer infrastructure, and police and fire services, and such regulations are closely integrated with locally unique long-range comprehensive plans, capital improvement plans, and municipal budget forecasting; and

WHEREAS, increasing residential density without adequate local review and mitigation planning may result in overburdened utilities, unsafe traffic conditions, strained public safety resources, unfunded service demands, loss of greenspace, and other unintended consequences that adversely impact residents, including overcrowding and overcharging; and

WHEREAS, local planning processes are transparent and participatory as required by law, providing residents with direct access to public meetings, hearings, and elected officials, thereby ensuring accountability and community engagement in land use decisions; and

WHEREAS, the bills as written will impose significant costs on local governments (more public safety, more utilities, more flooding prevention, more parks and public buildings) with no corresponding effort to provide or acknowledge the need for a source for funding those costs, further contributing to the precarious financial position local governments already find themselves in given Headlee- and Proposal A-based limitations on taxation, reduced and unpredictable State revenue sharing, removal or limitation of governmental immunity for some local government activities, limitations on raising rates or fees in connection with development and the provision of public utility services, and other forces now affecting the ability of local governments to serve existing their residents and the public in general; and

WHEREAS, the bills as written not only are dismissive of the role of local governments in protecting residents and the public through careful and transparent land use regulations at the community level, they appear to have resulted at least in part from untrue or inaccurate criticisms of how local governments process development approvals, and propose limitations on that process that are completely unnecessary, unworkable, and, ultimately harmful to residents whose protection it is the fundamental and animating purpose of local government; and

WHEREAS, while the reported reasoning in support of the bills is the claim that they will enable and facilitate the construction of affordable housing in Michigan, there are many communities in Michigan that have adopted and successfully applied zoning ordinance provisions requiring and incentivizing affordable housing for many years, and the City of Farmington Hills and many other cities therefore support efforts to increase housing affordability and expand housing opportunities within the State of Michigan, but the proposed bills are counter-productive to that effort and contrary to the protection of the public health, safety, and welfare, as described in this Resolution; and

WHEREAS, the Michigan Municipal League has developed the MI Homes Program for local communities and the Michigan House of Representatives recently introduced a separate package of bills, being HBs 5660 and 5661, all of which support investment to accelerate housing construction and rehabilitation, while promoting updates to local zoning regulations that will help cultivate thriving communities and stimulate affordable housing and economic vitality, without usurping local authority over local land use concerns.

NOW, THEREFORE, BE IT RESOLVED that the City of Farmington Hills, by an affirmative vote of its City Council, does hereby formally oppose passage of House Bills 5529-5532 and 5581-5585; and

BE IT FURTHER RESOLVED that the City urges members of the Michigan Legislature to vote against the bills and to instead engage collaboratively with local governments to develop housing policies that promote affordability while preserving local planning authority and protecting public infrastructure systems; and

BE IT FURTHER RESOLVED that the City supports constructive dialogue and partnership with the State to identify meaningful solutions that increase housing opportunities without creating unfunded mandates or infrastructure burdens on local communities; and

BE IT FURTHER RESOLVED that the City supports legislation which seeks to reward and incentivize communities that adopt certain housing best practices and programs, which the MI Homes Program appears to support, rather than punishing local municipalities and the residents by preempting and eliminating local control and restricting the rights under current zoning laws of residents and business owners to speak and voice their support or concerns at public hearings relating to important community planning and zoning matters; and

BE IT FURTHER RESOLVED that the Farmington Hills City Clerk is directed to transmit a copy of this Resolution to Governor Whitmer, State Senator Bayer, State Senator Cavanagh, State Representative Steckloff, State Representative Hoskins, State Representative Breen, the Michigan Association of Planning, the Michigan Municipal League, the Michigan Townships Association, the Michigan Association of Counties, and other interested or affected parties.

ADOPTED: Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN
Nays: NONE
Absent: NONE

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Councilmember Bridges complimented City enforcement related to the potholes that impacted the public access drive for the library. He asked that zoning enforcement particularly pay attention to commercial areas of the city in terms of enforcing against blight, and ensure that parking lots and landscaping are maintained, particularly at gas stations on corner lots.

Councilmember Knol stated that there is still time to participate in the 13th Annual Farmington Hills Beautification Commission Carol Posby Litter Walk, on Saturday, April 25. Residents can call Tracey at the City at 248-871-2545 to get information about participation. The City will provide trash bags and gloves.

Mayor Rich highlighted the following:

- Walk the Hawk is tomorrow, 7pm on the track. In the case of inclement weather, participants will walk on the third floor of The Hawk.
- Feed the Need met today, and received a report about a pilot that was done with a partnership between Neighborhood House and the Hindu community at the ISKCON Temple, who provided hot

meals to unhoused residents who were staying at the Red Roof Inn. The pilot was very successful, and will be expanded. Feed the Need is looking at what gaps need to be filled in the community to make sure that people have food, especially school age children during the summer break. Feed the Need is a working partnership of interfaith, nonprofit and education communities.

- Residents should be able to recognize the invasive garlic mustard plant. Please pull the plants up and put them in separate plastic bags to be picked up at the curb.
- Two new restaurants have opened in Farmington Hills: Shawarma Taj, on the east side of Orchard Lake Road north of 13 Mile Road, and Starbucks on Grand River and Purdue. At least three other restaurants will be opening this year.
- New Mandarin Garden has opened after a fire closed the restaurant a year and a half ago. Buffalo Wild Wings will also be re-opening soon.
- Congratulations to the City of Farmington for winning the National Great American Main Street Award.

CITY MANAGER UPDATE

Acting City Manager Mondora noted the following:

- Road construction is kicking off in the City with over \$30 million in infrastructure investments this construction season. Residents and visitors can receive updates by visiting the city's website, fhgov.com, and registering for e-news listservs.
- April 20 through 24 is Work Zone Awareness Week. Drivers are reminded to adjust their driving habits to keep road workers safe.
- The Police Department, in conjunction with the Drug Enforcement Administration, is participating in the National Prescription Drug Take Back Day on April 25th. Prescription drugs can be dropped off at the Police Department lobby on April 25 from 10am to 2pm.
- The City, in collaboration with Farmington Public Schools, is inviting students grades K through 12 to participate in a poster contest to help the city celebrate the 250th anniversary of the United States. The contest is open through April 26. The application is available on the City's website under *Latest News*.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FIVE-YEAR CONSOLIDATED PLAN (2026-2030), ANNUAL ACTION PLAN (2026-2027), PROPOSED USE OF FUNDS, AND AMENDMENT TO THE CITIZEN PARTICIPATION PLAN. CMR 4-26-44

Tracey Emmanuel, Community Development and Special Projects Coordinator, presented the 2026-2030 Community Development Block Grant (CDBG) Five-Year Consolidated Plan, the 2026-2027 Annual Action Plan and Proposed Use of CDBG fund, and a proposed amendment to the Citizen Participation Plan. The plans were developed through a HUD-required process that included a community needs survey aligned with HUD priority categories, stakeholder meetings with residents, service providers, housing partners, and community organizations, a 30-day public comment period (February 22 through March 26), publication of public notices in the Oakland Press, and posting on the City website and social media, in addition to the public hearing before Council.

HUD requires completion of the public participation process before the final funding allocation is released. The City therefore prepared the plans using estimated funding levels based on the prior year's grant allocation of \$358,837 plus \$50,000 in program income, for a total anticipated budget of \$408,837. HUD had since released the actual CDBG allocation; it was \$32,633 higher than expected. Pursuant to

the adjustment method included in the Annual Action Plan and public notice, the additional funds would be added to housing rehabilitation.

Coordinator Emmanuel reviewed the proposed budget. \$306,337 was budgeted for housing rehabilitation to support approximately 17 home improvement projects and to cover staff wages and fringe benefits, construction oversight, and rehabilitation administration. \$42,500 was budgeted for public service activities, which are capped at 15% of the grant allocation, to support nonprofit services including homelessness prevention, domestic violence support, food assistance, crisis intervention, and other assistance for low- and moderate-income households. The City received funding requests from Lighthouse, Haven, CARES, Common Ground, Fair Housing Center of Metro Detroit, and Neighborhood House. \$60,000 was budgeted for program administration, which is capped at 20% of the annual allocation, to cover staff wages and fringe benefits, legal notices, printing, audit services, office supplies, and general administration.

In response to questions from Councilmember Dwyer, Coordinator Emmanuel stated that the housing rehabilitation program is advertised primarily through the City website, by word of mouth from previous clients and neighbors, and through referrals from code enforcement and building inspection personnel who identify potentially qualifying properties. Coordinator Emmanuel serves as program administrator and grant funds cover her salary.

In response to Councilmember Bridges, Coordinator Emmanuel stated that while she was confident in the City's outreach efforts, there could always be more outreach. While the City's budget does not include marketing funds, the City works closely with Oakland County, which refers residents to the City because Farmington Hills operates its own CDBG program. The City highlights its programs during public outreach efforts. Approximately 14 homes participated last year. Rehabilitation costs vary depending on the scope of work, with examples including furnaces, roofs, and septic replacements. Eligibility for housing rehabilitation is based on income rather than geographic location, so income-qualified households throughout the City may participate.

Public comment

Pea Gee, Farmington Hills resident, expressed support for the City's involvement in the Community Development Block Grant program. She urged broader and more accessible public notice, suggesting that notices be published in the Farmington Press, instead of the Oakland Press, to better reach residents, seniors, and others. She also requested clearer public information regarding the Citizen Participation Plan, including its purpose, participants, and community benefits. She encouraged the City to consider increased support for domestic violence services, substance abuse prevention, and youth outreach efforts.

MOTION by Knol, support by Dwyer, that the City Council of Farmington Hills hereby approves the Five-Year Consolidated Plan 2026-2030, the Annual Action Plan 2026-2027, and the Amendment to the Citizen Participation Plan; and

IT IS FURTHER RESOLVED that the Community Development Block Grant Program Year 2026-2027 budget be allocated as: \$306,337 for Housing Rehabilitation; \$42,500 for Public Services; and \$60,000 for Program Administration; and

IT IS FURTHER RESOLVED that the Acting City Manager is authorized to submit the required application to the U.S. Department of Housing and Urban Development by May 16, 2026.

MOTION CARRIED 7-0.

UNFINISHED BUSINESS

CONSIDERATION OF APPEAL OF A FREEDOM OF INFORMATION ACT REQUEST DATED JANUARY 11, 2026 (POSTPONED FROM MARCH 9, 2026).

This request was withdrawn from the applicant prior to the meeting.

CONSIDERATION OF AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT PLAN 12, 2014 INCLUDING SITE PLAN 60-7-2025 – CULVERS RESTAURANT (POSTPONED FROM FEBRUARY 23, 2026). CMR 4-26-45

Director of Planning and Community Development Kettler-Schmult introduced this request to amend Planned Unit Development Plan 12-2014, including Site Plan 60-7-2025, to permit construction of a new fast food restaurant with a drive-thru on a vacant lot within the existing Orchard 12 Shopping Center. The request had been reviewed by the Planning Commission in October and November 2025. It first came before City Council in January 2026, and was postponed in February 2026 to a date certain of tonight's meeting. A public hearing had been held in January, additional comments were received in February, and a March study session gave Council an opportunity to provide further comments to the applicant. The applicant would present this evening. It would be at Council's discretion whether to take additional comments from the audience following the presentation.

Allen Eizember, Novak & Fraus Engineers, was present on behalf of this request, as was Ronald J. Sesi, applicant.

Mr. Eizember explained that the project represented an estimated \$3 million development, with approximately \$250,000 already invested in engineering, architectural work, and discussions with the shopping center ownership. The project was estimated to generate a taxable value of approximately \$700,000.

Other sites had been considered for the restaurant. The adjacent Comerica Bank property had no plans to move or sell until its merger with Fifth Third Bank. The site at Middlebelt and 12 Mile Road had been considered and a query had been made, but no response had been received from the developers or real estate agents associated with that property.

Regarding the subject site, Mr. Eizember reviewed changes to the plan made since the last City Council meeting. The parking islands and parking spaces had been revised in an effort to improve traffic flow through the site. A large island was proposed near the main entrance to shield the monument sign and prevent vehicles from parking directly adjacent to it, while additional islands were added to create a cleaner traffic pattern around the proposed restaurant. These islands would also provide new snow storage areas.

The proposed Culver's operation would have peak hours from 12:00pm to 1:00pm and from 6:00pm to 8:00pm, with business projected to be 55 percent indoor service and 45 percent drive-thru service. Based on ordinance requirements, the site plan provided five stacking spaces behind the ordering station, two spaces at the pay window, and six post-payment spaces, for a total of 13 stacking spaces.

The average dwell time for the proposed double drive-thru was approximately 30 seconds from ordering to cash-out.

Mr. Eizember presented site photographs taken on Saturday, March 7, at approximately 10:30am, 12:30pm, and 6:00pm. The photographs showed parking conditions within the shopping center and the proposed Culver's area at different times of day. The proposed Culver's site largely empty during the morning and midday periods, when parking activity was heavier in front of Scramblers and, later in the day, closer to Craft Brews City, but generally did not extend significantly into the proposed Culver's site.

The applicant had worked with the Fire Department regarding concerns about vehicles stopping in main drive aisles of the shopping center to pick up carry-out orders. The applicant committed to install 10 "No Parking Fire Lane" signs throughout the main north-south and east-west drive aisles so that the restriction would be enforceable. The Fire Department supported that approach.

Using a site maneuvering schematic and video, Mr. Eizember described how vehicles would enter from 12 Mile, travel north through the center islands, then circulate around the site to access the drive-thru lane. The exit drive onto 12 Mile would be restriped to provide two outbound lanes, one for left turns and one for right turns. Internal to the site, the design included a 14-foot bypass lane required by the Fire Department, screening in front of the menu boards and along the frontage, and landscape plantings and ground cover around the patio, building foundation, and menu board areas.

Mr. Eizember presented renderings showing views of the patio area, menu board screening, and the appearance of the site from eastbound and westbound 12 Mile Road, including required shrubs and landscaping along the frontage.

Public comment

Darcy Scott, Farmington Hills resident, remained concerned that the proposed restaurant would compress too much activity into an already busy area of the shopping center and would further reduce parking available to nearby businesses, particularly Scramblers. She suggested that an alternative location, such as the former Arby's site, might be more appropriate. Mayor Rich responded that the Arby's site was planned for a 7 Brew Coffee use.

Randy Carron, Scramblers restaurant, thanked Council for its continued attention to this matter. After working with the City's engineering department, he believed the proposal could work if certain adjustments were made. He recommended widening the exit drive from 22' to 24' to allow two vehicles to exit more easily. He also stated that, in coordination with the landlord, Scramblers planned to make better use of underutilized rear parking by directing employees to park there, while also drawing patrons to the southwest area by restriping the lot, and adding a signed awning over the side entrance. He no longer opposed this project.

Liesa Helfer, Farmington Hills resident, remained opposed to the proposal after seeing the site plan and parking layout. She was concerned that the reduction in parking would negatively affect existing businesses, particularly Scramblers, because customers could become frustrated by difficulty finding parking and choose to shop elsewhere. The proposal would alter the character, convenience, and usefulness of the shopping center for the benefit of a single new national restaurant.

Eric Schmidt, Farmington Hills resident, also opposed the proposal. Parking and traffic circulation in the shopping center were already difficult, particularly because vehicles frequently stop in fire lanes near existing businesses for carryout pickups, creating congestion and safety concerns. An additional restaurant would worsen those conditions, negatively affect surrounding businesses during construction, and make the site harder to navigate. Mr. Schmidt also referenced the 12 Mile and Orchard Lake Corridor Study Report, stating that Culver's ranked low among quick-service restaurant recruitment targets, and he questioned whether the project justified changing the existing layout of the area.

Council discussion

Noting that she had previously expressed concerns about locating Culvers on this site, Councilmember Knol said she appreciated that the applicant had explored other possible locations, all of which had turned out to be unavailable or not feasible.

Councilmember Knol pointed out that because Farmington Hills is a fully developed city, Council had to evaluate whether the proposal could be made workable within existing conditions rather than under ideal circumstances. The revised plan showed meaningful improvements. The revised circulation pattern was a significant improvement and would be more intuitive if supported by proper signage. Councilmember Knol was pleased to see room for both a right-turn lane and a left-turn lane exiting onto 12 Mile Road, but agreed that area should still be widened and striped so that right-turning vehicles would not be blocked by those waiting to turn left. Additionally, the City should continue working with Oakland County regarding a possible traffic signal at the intersection, to further help alleviate backups. Councilmember Knol also addressed her concerns regarding parking and the potential effect on Scramblers. She thanked Mr. Carron for his patience and willingness to work with the developer, landlord, and Council. His support for the revised proposal was meaningful. The proposed awning on the south side of Scramblers would improve the business's visibility from 12 Mile Road and encourage customers to use parking areas on the southwest side of the building that are currently underutilized.

Councilmember Knol suggested that if the Comerica site were ever to become available, the City and possibly the developer should encourage the shopping center owner to pursue control of that property so it could potentially be regraded and integrated into the site as shared parking for the complex.

Councilmember Knol concluded that, while the proposal was still not perfect, sufficient progress had been made on traffic circulation and parking issues to warrant her support.

Councilmember Bridges stated that he would support the project because the applicant had worked closely with the City and had consistently revised the proposal in response to questions and concerns raised by Council. No development is perfect, and this project merited support because it would add a needed restaurant to the City, traffic concerns had been addressed through repeated discussion and modifications, the Police and Fire Departments had signed off on the project with respect to access, and the applicant had worked with Scramblers and other businesses regarding rear employee parking. It was encouraging to hear Mr. Carron express support for the revised plan.

Councilmember Starkman stated that he had not been certain before the meeting how he would vote because of the concerns that had been raised. While he believed the 12 Mile site would have been a better location, he acknowledged that the City had to work within realistic conditions. The traffic study helped address one of his main concerns because it showed no significant increase or major issue, and

hearing Mr. Carron's objections withdrawn made him more comfortable supporting the development. He would support the proposal.

Councilmember Aldred thanked the applicant for the effort made to improve the traffic flow. The revised layout appeared far more sensible than the earlier version. He continued to have reservations about parking in the area. Referencing the traffic study, he stated that total parking within the shopping center had decreased from 415 spaces to 351 spaces and that the additional lane shown on the revised plan would remove another 11 spaces, resulting in a total loss of 75 parking spaces. The proposal would also add restaurant demand, which he believed could increase parking utilization from roughly 50% to approximately 75% or more at typical peak periods. Councilmember Aldred asked staff whether an expected parking occupancy rate of approximately 75% would be considered reasonable for the site.

Director Kettler-Schmult said that under the current zoning ordinance standards, with the additional striping and the full availability of rear parking, the site met the City's parking requirements. Actual conditions can vary depending on the intensity of use and overlapping business hours, but her review was based on compliance with the City's code and zoning ordinance. She noted that the City's parking standards have historically been conservative.

Councilmember Aldred stated that there was a distinction between satisfying ordinance requirements and determining whether a parking arrangement was practically appropriate and functional. He asked engineering staff whether an anticipated parking lot occupancy of approximately 75% would be acceptable in real-world use.

City Engineer Saksewski responded that it was difficult to confirm a specific expected occupancy rate. The zoning ordinance required 325 parking spaces and the Giffels Webster study showed approximately 361 spaces were available on the site before the latest revision. After the loss of an additional 11 or 12 spaces for the revised layout, the site would still have enough parking, but the key issue would be whether the rear parking area was actually used on busier days. The site had sufficient parking if the rear lot were utilized.

Noting that the rear parking area was in poor condition, Councilmember Aldred asked whether the rear parking area would be striped, lighted, and made fully usable. Mr. Eizember confirmed that the plaza owner had agreed in writing that the 65 spaces in the rear would be striped and lighted. City Engineer Saksewski added that the rear lot contained approximately 60 spaces. If the total number of on-site spaces was reduced to roughly 320, it could be expected that 30 to 40 vehicles would need to use the rear parking area during peak periods.

Councilmember Boleware asked for clarification regarding the site circulation shown in the video presentation, specifically how vehicles exiting the drive-through would leave the site after receiving their food. Mr. Eizember responded that vehicles would exit the drive-through by circulating around the site in the opposite direction of the entry movement, using the new two-way drive aisle, and then proceeding south through the main north-south drive aisle to the double exit onto 12 Mile Road. The drive aisle would be 24 feet wide, which met the City's minimum standard.

Councilmember Boleware said she had struggled with this project. She viewed it as a good restaurant in a poor location. She remained concerned about the traffic pattern and noted that the study stated crash exposure could be expected to increase slightly due to the additional site traffic, although this increase was not considered significant. However, the Orchard Lake Road and 12 Mile Road intersection is

already a dangerous location, and any increase in crash hazard would add to an already difficult situation.

Councilmember Boleware also stated that the proposal involved several deviations from zoning provisions associated with the existing Planned Unit Development, including the use of a drive-in restaurant in a B-4 district, a stand-alone fast food building, a deficient front setback, and the drive-in restaurant standard requiring vehicular access drives to be located at least 60 feet from the right-of-way. When considering whether to approve the requested amendment, she looked at what benefit the project would offer to Farmington Hills residents. She acknowledged that residents often request more casual dining options, but this proposal was for a fast-food restaurant in an area that already contained several carryout-oriented businesses.

Councilmember Boleware asked whether any public art had been proposed as part of the project. Director Kettler-Schmult stated that no public art component had been identified in the proposal.

Councilmember Boleware appreciated hearing from Mr. Carron. His comments were meaningful given Scramblers' long-standing presence in the City. She was somewhat less concerned about parking than some other council members, although she acknowledged that a parking lot operating at approximately 75% occupancy during portions of the day would not be ideal for customers visiting the other businesses in the shopping center. She remained unconvinced that this project was a right fit for the City. She also expressed continued concern regarding the visibility of the menu boards from 12 Mile Road, noting that the low shrubs shown in the renderings did not appear to provide sufficient screening. Based on these concerns, she would likely vote no on the project.

Councilmember Dwyer stated that concerns and required revisions had been thoroughly addressed and both the City and the applicant had worked well together throughout the review process. He believed the project would be a positive addition to Farmington Hills and reaffirmed his support for the development.

Councilmember Aldred noted that one of the requested zoning deviations involved locating the order confirmation menu boards in the front yard rather than the rear yard, along with a front setback of 44 feet where 120 feet would otherwise be required. Per the applicant, the menu boards would be illuminated digital screens. The proposed screening along 12 Mile Road did not appear to be sufficient to shield the menu boards from view.

Mr. Eizember responded that the current proposal met ordinance requirements for 30-inch landscaping along the frontage, but they were open to providing taller hedges if Council desired additional screening.

Councilmember Aldred asked for clarification regarding the proposed deceleration lane shown on the engineering drawings. The applicant stated that a deceleration lane was being added along 12 Mile Road in response to comments from Council, the City Engineer, and the Road Commission, and further confirmed that widening the exit drive was already included as part of the Road Commission requirements for the site.

Mayor Rich then noted that under an ordinance adopted approximately one year ago, new development in the City is expected to provide an investment in public art. Referring to the estimated \$3 million cost

of the development, she stated that the ordinance would suggest an investment in public art equal to one-half of one percent, or \$15,000, toward public art. The art could either be placed on the site itself or the amount paid into the City's public art fund. If the motion included provisions addressing widening and striping of the exit, additional screening along 12 Mile Road, and the public art contribution, she could support the project.

Mayor Rich said the City should continue discussions with the Road Commission regarding conditions on 12 Mile Road, particularly in light of the anticipated apartment development across the street. She thanked Mr. Carron of Scramblers for continuing to participate in the process. The project would be better because neighboring businesses had worked together.

Mr. Sesí thanked Council for working with them on this project. Regarding the public art requirement, they would work with the City as to whether they would place art on their site or contribute to the public art fund.

MOTION by Bridges, support by Dwyer, that the City Council of Farmington Hills hereby approves the application for amended PUD Plan 12, 2014, including Site Plan 60-7-2025, dated revised March 17, 2026, based on the findings that the proposed PUD promotes land use goals and objectives of the City, satisfies the qualification and other requirements in Section 34-3.20 of the Zoning Ordinance and will not adversely affect the public health, welfare and safety, for the following reasons:

1. The Master Plan for Future Land Use 2025 has indicated a community desire for restaurants within Farmington Hills;
2. The requested deviations from the Zoning Ordinance regulations otherwise applicable to this property are outweighed by the positive impacts this proposed development will have on the area;
3. Traffic and site access for the shopping center are not significantly impacted;
4. Front yard drive-through signage and stacking is well screened to moderate the effects of this placement;
5. The proposal is compatible with other uses in the area and
6. The proposal brings about development of a vacant lot with a use that is determined to be desired within the community;

IT IS FURTHER RESOLVED, that that the application for amended PUD 12, 2024 and Site Plan 60-7-2025 are approved subject to the following conditions:

1. Any conditions and requirements of the Planning Commission's November 20, 2025, motion recommending approval of the amended PUD and Site Plans,
2. Giffels Webster's November 12, 2025, review shall be complied with or addressed to the reasonable satisfaction of the Planning and Community Development Department;
3. Any conditions and requirements stated in the February 18, 2026 review by the City Engineer shall be complied with or addressed to the reasonable satisfaction of the City Engineer; and
4. Any conditions and requirements stated in the October 31, 2025 review by the Fire Marshal shall be complied with or addressed to the reasonable satisfaction of the Fire Marshal.

5. The petitioner will work with the City of Farmington Hills Engineering Division and the Road Commission for Oakland County to widen the exit onto 12 Mile Road;
6. The petitioner will add additional and heightened screenage to the south end of the site, along 12 Mile Road, to minimize view of vehicles and order boards;
7. The petitioner will contribute one half of one percent into public art on the property or to the City's public art fund.

IT IS FURTHER RESOLVED, that City Attorney prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

Mayor Rich recognized Mr. Carron, who asked that a sign be required at the exit: "Do Not Block Intersection." Mr. Eizember said that a sign was already shown in the first island that addressed this issue.

Councilmember Boleware said that with the conditions as now listed, she would support the motion.

MOTION CARRIED 7-0.

Mayor Rich called a short break at 9:21pm and reconvened the meeting at 9:29pm.

NEW BUSINESS

CONSIDERATION OF ACCEPTANCE OF THE 2026/2027 - 2031/2032 CAPITAL IMPROVEMENTS PLAN. CMR 4-26-46

City Planner Mulville-Friel presented the FY 2026-2027 through FY 2031-2032 Capital Improvements Plan. The Planning Commission is mandated by State law to adopt a Capital Improvements Plan after a public hearing, and the City Manager is required to submit Capital Expenditure Projections to City Council that outline major capital expenditures or projects planned over the next six years.

The Capital Improvements Plan (CIP) outlines a six-year schedule of public service expenditures for major permanent physical improvements, including the facilities, services, and installations necessary for the community to function. The CIP serves as the first step in an organized effort to strengthen the quality of public facilities and services and provides a framework for achieving community goals and objectives identified in the City's Master Plan.

The updated CIP was formally adopted by the Planning Commission following a public hearing held on February 19, 2026. Before the public hearing, the Planning Commission held a work session during which directors and staff from the Police Department, Fire Department, Central Services, Special Services, Public Services, and the Department of Public Works presented anticipated capital expenditures. The CIP includes a total of 142 projects across those departments, with projected expenditures of approximately \$342 million over the six-year period. Transportation and local roads represented the largest category of projected expenditures, followed by parks and recreation, major roads, drainage, and water main improvements.

Council discussion

Councilmember Aldred asked whether the City had examined alternatives for funding the vehicle fleet. Acting City Manager Mondora stated that the City had reviewed various options over the years and that leasing opportunities might exist for some passenger vehicles, but a full conversion to a lease program would make it difficult to return to a City-owned fleet. Councilmember Aldred clarified that his question related more to tactical opportunities where such options might make sense, while recognizing that many vehicles are specialized and must be maintained by the City.

Councilmember Bridges asked about sidewalk funding and the City's long-standing effort to connect sidewalks throughout Farmington Hills. The City had historically spent approximately \$150,000 per year on sidewalk connections and replacements and suggested that the City consider increasing that level of funding in the future. He specifically referenced poor sidewalk conditions along the south side of 12 Mile Road and asked whether sidewalk improvements were federally funded or supported by City dollars, and whether there were plans to increase sidewalk connection funding.

Acting City Manager Mondora responded that sidewalks are typically funded through the general fund. The Public Services team also monitors SEMCOG funding opportunities, including Safe Streets for All and the Transportation Improvement Plan. She stated that the annual sidewalk expenditure varies depending on the major road projects undertaken in a given year. When major roadway work is already being performed, the City can often add sidewalk improvements more efficiently through that project.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby accepts the 2026/2027-2031/2032 Capital Improvements Plan.

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED ACCEPTANCE OF THE BEAUTIFICATION COMMISSION 2025 ANNUAL REPORT. CMR 4-26-47

MOTION by Starkman, support by Aldred, that the City Council of Farmington Hills hereby receives and files the Beautification Commission 2025 Annual Report and 2026 Goals.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF INTERGOVERNMENTAL AGREEMENT BETWEEN GREAT LAKES WATER AUTHORITY AND THE CITY OF FARMINGTON HILLS. CMR 4-26-48

MOTION by Starkman, support by Aldred, that the City Council of Farmington Hills hereby authorizes the Acting City Manager and City Clerk to sign the Intergovernmental Agreement Between Great Lakes Water Authority and City of Farmington Hills.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN

Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR 2026 AS NEEDED CATCH BASIN CLEANING TO SAFEWAY TRANSPORT, INC., IN AN AMOUNT NOT-TO-EXCEED THE ANNUAL BUDGETED AMOUNT, WITH EXTENSIONS. CMR 4-26-49

MOTION by Starkman, support by Aldred, that the City Council of Farmington Hills hereby authorizes the contract award to Safeway Transport, Inc. of Romulus, Michigan for the 2026 As Needed Catch Basin Cleaning Services in the amount not-to-exceed the annual budgeted amount with one or more administration approved extensions not-to-exceed a total of four (4) additional years.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR PROVISION AND INSTALLATION OF RUBBER FLOOR TILE AT THE FARMINGTON HILLS ICE ARENA TO MASTER CRAFT FLOORS, LLC IN THE AMOUNT OF \$195,046.78. CMR 4-26-50

MOTION by Starkman, support by Aldred, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to execute a purchase order to Master Craft Floors, LLC in the amount of \$195,046.78 (\$188,451.00 plus a 3.5% contingency cost of \$6,595.79 for unforeseen and anticipated costs once the project starts) for the provision and installation of rubber floor tile at the ice arena.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR A TIRE CHANGING MACHINE TO MOHAWK LIFTS, LLC IN THE AMOUNT OF \$26,566.21. CMR 4-26-51

MOTION by Starkman, support by Aldred, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue a purchase order to Mohawk Lifts, LLC of Amsterdam, New York, for a new tire changing machine in an amount of \$26,566.21.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN

Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A CONTRACT WITH CONSTELLATION NEW ENERGY, LLC FOR NATURAL GAS FOR THE PERIOD OF JUNE 1, 2026 THROUGH MAY 31, 2028 AT THE RATE DESIGNATED PER THE TERMS AND CONDITIONS OF THE STATE OF MICHIGAN NATURAL GAS CONTRACT. CMR 4-26-52

MOTION by Starkman, support by Aldred, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to sign a contract with Constellation New Energy, LLC for natural gas for the period June 1, 2026, through May 31, 2028, at the rate designated per the terms and conditions of the State of Michigan Natural gas contract.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF MARCH 23, 2026.

MOTION by Starkman, support by Knol, that the City Council of Farmington Hills hereby approves the City Council study session minutes of March 23, 2026.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: RICH

MOTION CARRIED 6-0-0-1.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF MARCH 23, 2026.

MOTION by Starkman, support by Knol, that the City Council of Farmington Hills hereby approves the regular session minutes of March 23, 2026.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: RICH

MOTION CARRIED 6-0-0-1.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Anita Wagoner, Farmington Hills resident, spoke regarding the proposed future activity center planned for The Hawk property to replace the Costick Center. She was concerned that the proposed parking may be insufficient, stating that she counted 211 parking spaces in use today at the current Costick Center and observed that 20 of the 22 ADA spaces were occupied, which highlighted the need to ensure adequate parking, including accessible parking, at the new site. She further noted that the current Costick site has approximately 330 parking spaces, some of which are occupied by vans and trailers, and stated that additional consideration should be given to bus loading, day-trip parking, and the impact of the new building on existing Hawk parking, including heightened seasonal parking needs at The Hawk during summer programs.

Liane Kufchock, Farmington Hills resident, addressed Council regarding the scope of the study for the Hawk campus expansion and proposed pool. She was concerned that the consultant's work was focused primarily on locating a new standalone building on The Hawk campus rather than evaluating all viable alternatives, including an integrated expansion of the existing Hawk facility. A full side-by-side comparison of all options was necessary to properly assess construction costs, site constraints, long-term efficiency, and community benefit, and she urged Council to ensure that the consultant is directed to evaluate all feasible approaches before any long-term commitments are made. Ms. Kufchock also urged caution in committing the City's \$1.8 million grant for improvements at The Hawk until a comprehensive plan is completed, expressed concern that City communications appeared to suggest a standalone facility had already been selected before the study began, and questioned whether community input presented at the Ad Hoc meeting was supported by reliable demographic data. She urged the City to mandate that the consulting firm evaluate all viable approaches, including an integrated expansion at The Hawk facility.

Pea Gee, Farmington Hills resident, asked questions regarding ordinance enforcement related to heavy vehicles traveling through residential neighborhoods, including what weight restrictions apply to trucks and recreational vehicles. She raised broader concerns about enforcement procedures when residents are found to be in violation of City requirements, stating that she would like greater clarity regarding how violations are addressed when compliance is not promptly achieved. She expressed concern about residential work being performed without visible permits, particularly after hours and on weekends, and urged the City to provide more education and enforcement regarding when permits are required, who may obtain them, and how the permitting process works.

Darcy Scott, Farmington Hills resident, spoke regarding potential traffic impacts associated with the Culver's development and the proposed future senior center at The Hawk. Although she supports Culver's, she had hoped it would be located elsewhere. The additional traffic at 12 Mile Road and Orchard Lake Road could further complicate access for seniors traveling to and from The Hawk site. She asked whether the traffic impacts of the Culver's project would be considered in future planning for the senior center.

Mayor Rich noted that the City had received a written public comment from Charles Blackwell and, as an accommodation under the Persons with Disabilities Civil Rights Act, read his comment into the record. "Good Evening: Mayor Theresa Rich is a snake oil saleswoman on the issue of government transparency. During election season, she spams citizens homes with election flyers that she supports government

transparency. Then while on City Council, she frequently votes against releasing FOIA request that have withheld or denied by the Clerk's office. She's a phony."

CITY ATTORNEY REPORT

The City Attorney Report was received by Council.

ADJOURNMENT

The regular session of City Council meeting adjourned at 9:58pm.

Respectfully submitted,

Carly Lindahl, City Clerk