

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, APRIL 17, 2024 and APRIL 24, 2024
7:00PM

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, April 17, 2024 and April 24, 2024, at Livonia Department of Public Works building.

Committee Members Present: Rob Gjonaj-Donovic, Chair
Jim Jolly, Vice Chair
Carrie Budzinski, Member

Committee Members Absent: None

City Council Members Present: Brandon McCullough, Council President
Martha Ptashnik, Council Vice President
Scott Morgan, Councilmember

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Bob Jennison, Fire Chief
Paul Bernier, City Attorney
Carter Fisher, City Attorney
Mike Slater, Finance Director
Debra Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Dev. Director
Don Rohraff, Director, DPW
Ted Davis, Superintendent of Parks and Recreation
Robb Drzewicki, Governmental Affairs Director

Doug Smith, Plante Moran Real Point
Paul Theriault, Plante Moran Real Point
Andy Fountain, Plante Moran Real Point
Ava Wisniewski, Plante Moran Real Point

Additional Attendees: See attached list

1. CR 02-23 Subject matter of the 2022 Facility Condition Assessment and Space Needs Assessment.

The second and third meetings regarding the subject matter were led by Committee Chair, Rob Gjonaj- Donovic. A discussion took place with Plante Moran Real Point relating to the probable cost involved in a new City Hall, Police Station, and renovation of Fire Station 1.

Continued discussion about at what point does it become financially irresponsible to continue to invest into an aging City Hall and Police Department that are not functionally operational and cost prohibitive.

Roughly 85,000 vehicles drive by City Hall a day and about 1.1 million people a year visit the City Center area for various reasons.

Continuing to discuss highest and best use for the overall area of city owned Town Center property and how much land we as would use for city buildings and how much could be used to redevelop into the Vision 21 Master plan.

Discussion primarily on four key topics: Site Opportunity Analysis, Market Feasibility, Financial Feasibility, and Strategy and Implementation.

The third meeting focused on Financing the Vision, can we afford to do this.

A public/ private partnership would not be financially feasible to fund a City Hall or Police Department, and Fire Station 1.

Funding this using existing funds is a better financial option.

Late 2022, the city transitioned to Medicare Advantage program for post 65 retirees, which has provided significant cost saving that can be shifted to fund the debt service to bond for a new City Hall.

The premiums are less than the city's expected costs for self-insuring, those savings are roughly 2.4 million a year.

The city needs to commit these annual savings and would like to commit these dollars toward the debt service for this bond.

Bonding for a new City Hall will be explained more in detail at the upcoming May 15th Committee meeting by Miller Canfield.

Discussed hiring Plante Moran Real Point for Phase 3 to continue to engage and plan to build a new Police Department and redevelopment of Fire Station 1 and the Town Center masterplan.

PMR would provide Owner Representative Work and Development Advisory Services. PMR would work to development civic site master plans and oversee design and construction.

This will be an ongoing discussion and will remain in committee in order to hold a future meeting regarding this subject matter.

Note: This item will remain in Committee.

These meetings will be reported at the Regular Meeting of May 6, 2024.

A handwritten signature in black ink, appearing to be 'Rob Gjonaj-Donovic', written over a horizontal line.

Rob Gjonaj-Donovic, Chair