

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, MARCH 12, 2025
7:00PM

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, March 12, 2025, in the Livonia City Hall Auditorium.

Committee Members Present: Rob Gjonaj Donovic, Chair
Martha Ptashnik, Vice Chair
Carrie Budzinski, Member

Committee Members Absent: None

City Council Members Present: Brandon McCullough
Lynda L. Scheel
Laura M. Toy

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Susan Nash, Treasurer
Lori Miller, Clerk
Sean Kavanagh, Judge
James Jolly, Judge
Carter Fisher, City Attorney
Dave Varga, Chief of Staff
Debbie Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Development Director
Ted Davis, Superintendent of Parks and Recreation
Thomas Goralski, Police Chief
Robert Jennison, Fire Chief
Linda Gosselin, Assessor
Jerome Hanna, Director of Inspection
Kristen Edson, Library Director
Kristin Houchins, Director of Communications
Anthony Hall, Police Union President
Scott Heraty, Fire Fighter Union President
Plante Moran Realpoint Representatives

1. The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

The meeting convened at 7:02 PM.

The meeting began with a discussion of the following:

- Chairman Donovic explained Council meeting structures and procedures to significant audience size and how the meeting agenda was going to proceed.
- Chairman Donovic explained that this isn't the first meeting held on this item, and that this project was first established back in 2018 through Livonia Vision 21.
- Multiple members of the Council gave remarks around the meeting.
- Project management team was introduced by Administration.
- Multiple vendors were introduced from HED (Master Planner & Architect for City Hall).
- Mayor explained the first phase in the project was the building of the new Senior Wellness Center, (Project Catalyst) primarily funded by Federal, State, and County dollars that wanted to fund a senior center specifically.
- This is a long-range plan, first established in Vision 21, unanimously voted on by the Council in 2020 that specifically calls for 5 Mile & Farmington Rd to be a Civic Center/ Downtown campus.
- The city owns roughly 70 acres at this corner.
- Livonia Vision 21 surveyed thousands of residents in 2017/18, held countless Open Houses, dozens and dozens of residents and vendors drafted Vision 21 years ago, now the Administration wants to implement the plan, not just let it sit on a shelf.
- There was a study conducted in the 1980's that talked about building a downtown area to attract younger families to our community.
- This planning has been going on for longer than a year and a half with many public open meetings.
- Vision 21 is a city-wide policy for all things zoning and future land use planning and guidance for the future of our community.
- The Administration has exhausted all federal, state, and county funding sources, which was important to the Administration. They have also looked for areas to cut within the general fund and be fiscally responsible.
- The Administration talked about the city hall, police department, and library reaching the end of their useful life. It would be more economical to demo these old, poorly built buildings, than to reinvest into them and continue to spend tax dollars on aging functionally obsolete city buildings that are too large, not ADA accessible, and poorly built.
- The city conducted an asset management plan of all city buildings to inventory building issues and capital expenditures. This is the first time the city has conducted an asset management plan in city history.
- The Administration talked about how much it will take to update and maintain existing buildings, which is north of 97 million dollars over the next 10 years.
- This means just updating these city buildings to "Good Status."
- Every year that goes by, the cost to renovate city buildings to good status goes up.
- The Administration is proposing to build smaller, more efficient buildings.
- The city is building the senior center next door to the rec center, relocating it.

- Survey hundreds of seniors, had representatives from the aging commission, and senior center staff all served on the planning committee for the Senior Wellness Center.
- The vacant courthouse has been vacant since 2015.
- The Administration is purposing to clear roughly 9.5 acres in the first phase, which is the first block that can be cleared.
- Plante Moran Real-Pointe, the cities real estate advisor says for a successfully project, the city needs to make at least 20 acres available.
- City Hall will be roughly 40 million dollars to be built, being designed by HED. Council approved Frank Rewald & Sons as the general contractor to build.
- City Hall is roughly 96,000 sqft, the space needs assessment conducted by PMR, says we only need roughly 50,000 sqft.
- Savings from the shift in retiree healthcare to Medicare advantage plus, freeing up roughly 2.4 million a year in annual city contributions that now are unapproached in the general fund. These funds were cover the bond payment (mortgage payment) to build city hall.
- In December of 2023, Council took the initial step to approve bond language up to 47 million dollars. Council will formally approve or deny this bond later this year.
- Phase 2 of land clearing would include the clearing of City Hall proper.
- In 1967, there were new articles of City of Livonia planning to build this area as a downtown, but no one ever formally acted on these plans.
- Phase 3 would be to demo the police department, see a new library, central park, bike loop, and significant updates to the various fire stations.
- The existing Police Department is built on a high-water table and is an addition to a former water department building.
- Is not ADA accessible, doesn't have proper facilities for women, inadequate training facilities for officers to do physical fitness training and various other issues.
- The fire stations are in good locations, proper sizing, but need updating to existing faculties.
- The Robert & Janet Bennet Civic Center Library is many years behind similar communities in metro Detroit.
- It is far too big and inefficient, can be roughly 50,000 sqft.
- Phase 4 would be to attract private sector developers for residential and commercial/ retail.
- City builds the central gathering/ park area, private developers build their residential and retail projects.
- HED is currently working on conceptual plans that will continue to evolve and grow/ change. Nothing is finalized yet.
- There was significant discussion about combined a new City Hall and Library into one building. There are cost savings by combined various building systems, stairwells, elevators, HVAC, electrical, and plumbing systems.
- There are still significant discussions that need to take place, but the goal is to activate the municipal building and that there are many pros to a combined building. They would still maintain their unique services but provide great amenities to the community and be a fiscally responsible building.
- HED (hired master planner) has over 25 years of public planning projects, they have partnered with Design Works, to bring high-level design to the entire plan.
- The Administration talked about the potential bond would only found city buildings, city infrastructure and greenspace, not private development.

- The city wants to improve library services and programming with a new combined City Hall and Library. This provides more flexibly.
- The private development community will analyze the master plan and build private development, guided by our master plan.
- We want to promote people on streets, street parking, city center environment.
- There was a lot of talk about green space and how large the central gathering area will be.
- A lot of discussion around parking and biking.
- There was a lot of discussion around funding and what that could potentially look like.
- The city wants a destination for not only Livonia residents, but for people in Metro Detroit to come to our city, shop in this district and live nearby.
- The potential millage would fund city buildings, gathering area, and underground infrastructure. Those numbers will be explained at the next Committee meeting, April 2nd, 7:00pm at City Hall.

The meeting adjourned at 10:26 PM.

The Committee recommends:

- Item will stay in community for further discussion.

Note: This item will remain in Committee.

This meeting will be reported at the **Regular Meeting of April 14, 2025.**

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

Robert Gjonaj-Donovic, Chair

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, MARCH 12, 2025, 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*
*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

Jennifer Kankula	7344662491 Library
April Bornusch	313-303-8659 Library
Nicholas Pickard	313-638-0352

DAVID CORDS

Deeuge Miller	248-231-1943
Alex King	248-884-6460
Frances Tunny	213-910-6037
CHERR BERNHARD	734-744-7964
Spencer Meeks	734-542-1307
Kathryn Huyghe	313-247-8389
DONNA WALKER	734-634-8888
Bill McEvoy	734 427 2633

Mike Obekt.

Patricia Rabichue

Gini Krenz

Burt Iovan

Maureen Stuenkel

John Schaler

USF Fresh

DAVE MacFARLAND

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, MARCH 12, 2025, 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*
*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

Eileen McDonnell

Lauren + Stephanie Ladd

DAVE LUNCEY

Cindy Fleming

Meghan Rokita

Jenny O'Connor

Jeanette & Chris Oswell

Clare Shelton

CAKIE RICKMAN

Chris Hensch

Peter Dale

Barla Tuxall

Diane Wilson

ELON MCK

Patty Riggio

Julia Peronis

JIM BRUNGWALD