

**ECONOMIC DEVELOPMENT, STRATEGIC PLANNING
AND TECHNOLOGY COMMITTEE MEETING
FEBRUARY 25, 2026
7:00PM**

An Economic Development, Strategic Planning and Technology Committee meeting was held on February 25, 2026, at Livonia City Hall in the City Council Chambers on the 2nd floor.

Committee Members Present: Carrie Budzinski, Chair
Patrick Brockway, Vice Chair
Eileen McDonnell, Member

Committee Members Absent: None

City Officials Present: Kayleigh Reid, Council President
Brandon McCullough, Councilmember
Carter Fisher, City Attorney
Eric Goldstein, Assistant City Attorney
Sydnee Rogers, Assistant City Attorney
Mark Taormina, Planning and Economic Dev. Director
Aarica Smith, Director of Government Affairs
Jerome Hanna, Inspection Director

Additional attendees: See the attached list.

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| 1. The subject matter of blighted and vacant businesses on Plymouth Road. (CR 90-25). |
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The Committee meeting commenced at 7 PM and discussion was led by Carrie Budzinski, Committee Chair.

This item was originally discussed in committee in May 2025. A motion was put forth to have the Administration offer a report and recommendation to update the fee schedule to be more aggressive and provide for a compounded annual rate. Within the Home Rule Cities Act, an ordinance can be passed that would allow the city to prevent a property owner from moving forward in a development project at one site if another is considered vacant/blighted.

City Attorney Carter Fisher provided an update on the Administration's work on this issue and recommends expanding the ordinance department's ability to issue civil infractions allowing for ticket issuance and actionable enforcement options outside of court. There is a possibility of using nuisance laws for serious offenders and the legal options related to Home Rule is being worked on. Presently fines are limited to \$500 per issue, per the Charter, Council may choose to re-evaluate that.

Director of Inspection, Jerome Hanna, provided additional background information. All businesses in Livonia are inspected each year. Vacant properties are registered, their exteriors inspected/cited as needed but interior inspections are not done until the building is set to be reoccupied.

Council discussed options for inspecting the interior of vacant properties on a regular basis regardless of occupancy – including the possibility of using a third-party company (Safe Built) to avoid burdening the department or putting staff at undue safety risk.

Council also discussed the possibility of expanding the ordinance request from Law related to 911 abuse calls requesting help from LFD by local senior facilities to include calls to LPD related to blighted businesses (notably trespassing).

Councilmembers discussed having a more detailed discussion on notable commercial buildings that are vacant and blighted in a different committee at a later date.

Residents shared their thoughts on blight and offered recommended action.

The Committee recommends:

- Motion put forward by Council Vice President Patrick Brockway requesting the Law Department draft an ordinance on expanding the ability of the inspection department to issue civil infractions for vacancy and blight

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of March 9, 2026**

2. The subject matter of data centers and attendant zoning related issues. (CR 02-26)

It was noted that topic was put into committee instead of a direct motion to allow time for research and for the city to be proactive and not reactive. Currently there are no pending proposals for a data center in Livonia.

Schoolcraft College student Naz Cimsit gave a presentation on research on this topic. Items of note:

- In 2024, 4% of energy was used by data center; In 2025 it has increased to 12%
- Data Centers use the amount of electricity of 2,000 households daily and have shown to cause water contamination and drought. Noise pollution is also a threat that can be disruptive and result in hearing loss.
- Cimsit spoke with Dr. Patrick Brody at the University of Dublin and in Ireland there have been increased energy costs for citizens and even blackouts
- German Energy Efficiency Act is a notable model for Livonia and calls for all data centers to have closed loop heat and water systems, frequent energy audits and public reporting on energy use.
- Cimsit noted that smaller size data centers are increasingly being proposed and due to Michigan's state-wide incentives there is an increase possibility that these centers would look to locate in Livonia.
- It was noted that carbon-offsetting is often done outside of the community of development and Livonia should avoid allowing investors to do that.

Planning Director Mark Taormina noted that data centers are currently a permitted-use in the industrial district.

Residents spoke on their concerns about data centers, offered suggestions for action and noted that some businesses have internal use only data centers that should not be impacted by a new ordinance.

The Committee recommends:

- Motion put forward by Council Vice President Patrick Brockway requesting the Law Department draft a one-year moratorium on data centers to allow time to update zoning ordinances to reflect best practices for building standards using the German Energy Efficiency Act as a model.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of March 9, 2026**

3. The subject matter of limiting the number of gas stations and car washes in the city. (CR 04-26)
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This item was put in committee by Vice President Patrick Brockway and he introduced note surrounding communities that have placed moratoriums on car washes and gas stations.

City Attorney Carter Fisher noted that moratoriums require motivation based on fact finding that can be centered on public health, the environment and commercial saturation. He cautioned that too many active moratoriums weaken the credibility of all of them and at this time Livonia has pending proposals for moratoriums on car washes and data centers.

Councilmembers discussed the merits and unintended consequences of moratoriums – noting that there is less investment in the NE section of Livonia and residents in that area may prefer a car wash to a vacant property. It was also noted that gas stations and car washes require a use waiver and Council has broad discretion on whether or not to approve those requests. It was decided that at this time it is best to take no new action and leave the item in committee.

The Committee meeting adjourned at 9 PM.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of March 9, 2026**



Carrie Budzinski, Committee Chair

ECONOMIC DEVELOPMENT, STRATEGIC PLANNING AND TECHNOLOGY
COMMITTEE MEETING
FEBRUARY 25, 2026 - 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*

*PERTAINING THE SUBJECT MATTER OF THIS MEETING

Hunter Anderson Youth Commission

Barbara Glover resident

Jerry Karasinski

Julian Partida resident

Sydney Rogers law Dep.

Christina Urso Resident

Donna Willbanks Resident

Annie Wilk Resident

Selma Ba Resident

Jerome Hanna Inspection

Amanda Smith Gen Affairs

Frankie resident

Laura McEl

Laura Shoemaker Resident

Patti Riggs

Naz Ernst