

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 26, 2021**

Meeting was called to order via Zoom remote technology at 9:05 p.m. by President Kathleen McIntyre. Present: Rob Donovic (Deployed); Laura Toy (Livonia, Michigan); Scott Bahr (Livonia, Michigan); Cathy White (Livonia, Michigan); Brandon McCullough (Livonia, Michigan); and President Kathleen McIntyre (Livonia, Michigan). Absent: Jim Jolly.

Councilmember Rob Donovic led the meeting in the Pledge of Allegiance.

Elected and appointed officials present: Mark Taormina, Director of Planning and Economic Development; Todd Zilincik, City Engineer; Paul Bernier, City Attorney; Susan Nash, City Clerk; LaShawn Thomas, Director of Governmental Affairs; Josh Sabo, Director of Community Resources; Doug Moore, Assistant Superintendent of Public Works; Jacob Rushlow, Superintendent of Public Service; and Casey O'Neil, Director of Information Systems.

President McIntyre reminded everyone that the Livonia Public School's Bond Election is coming up on May 4th.

AUDIENCE COMMUNICATION None heard.

NEW BUSINESS

1) REAPPOINTMENT OF STEPHANIE BLATT (ROEHL) TO THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire on May 16, 2024.

LaShawn Thomas, Director of Governmental Affairs, presented this request to Council. She said she is happy to present Stephanie Blatt for reappointment to the Plymouth Road Development Authority. Stephanie Blatt is a Community Affairs Manager for Consumers Energy, Michigan's largest energy provider. She proudly serves Wayne, Washtenaw and Monroe Counties, working with key stakeholders, local government, and customers to build relationships and foster partnerships between the company and communities in Southeast Michigan. An active community member Stephanie sits on the board of both the Monroe County Business Development Corporation and also the Livonia Chamber of Commerce. Stephanie holds a bachelor's degree in political science from Syracuse University, Maxwell School, as well as a Certificate of Completion from the American University, Washington, D.C., Semester Program in American Politics. I believe that Stephanie is on the call and would like to make a few remarks.

Councilmember White offered an approving resolution for the Consent Agenda.

DIRECTION:

APPROVING

CONSENT

2) REQUEST TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CHARTER COUNTY OF WAYNE AND THE CITY OF LIVONIA: Department of Parks and Recreation, re: for improvements at Bicentennial Park and Clements Circle Pool, with the proposed City's participation in the amount of \$100,000.

Ted Davis, Superintendent of Parks and Recreation, presented this request to Council. He said they are asking Council to approve an Intergovernmental Agreement with Wayne County for a total grant amount of \$149,579.00. We're going to be focusing these funds on two projects, Bicentennial Park, we would like to get installation of a universal successful playground, similar to the structure we installed at Rotary Park several years ago. And Clements Circle, the replacement of pool furniture. This is a 2021 grant; these funds and these projects would take place during the 2021/2022 fiscal year.

Councilmember Donovic asked Davis about the furniture for the pool, is that just chairs and tables for the pool and then awnings and what not? Davis replied yes, it is, and that they're a little limited in some of our funds and the districts that appropriate them and where we can spend them. I believe for the Clements Circle district a total grant allotment is around \$6,000.00, so that does limit what we can do. And that being such a popular amenity in that section, in that district, we kind of focused our money at Clements Circle. And the pool furniture if you've been out there, there's never enough, and it's probably that way at just about any pool, but especially it seems Clements Circle, so that's our reasoning.

Donovic then asked if the City will be matching about \$100,000.00 and Davis replied that's the plan right now. Typically in a fiscal year we spend about – we try to replace one to two playgrounds a year, so the City from the General Fund commits in a normal year \$125,000.00 to \$200,000.00 to playground replacement, so this is in line with the normal fiscal year General Fund allotment.

Vice President Bahr asked what portion of the \$456,000.00 is going towards the Bicentennial equipment in relation to Clements with the split.

Davis replied it will be about \$450,000.00 for Bicentennial. That was about our total project cost for Rotary and we would think a similar size playscape and accessibility features would be appropriate at Bicentennial Park.

Bahr asked if this will be at the McNamara Park or which playscape at Bicentennial are we talking and Davis replied it would be Ben Celini and Bahr asked if that's on the west side edge of the park and Davis replied east edge, southern most eastern edge, so right off of Seven Mile, there's a parking lot right. Bahr said he thought that was called McNamara Park, I must have said my names wrong.

Bahr then asked how old the playscape is that is currently there and Davis replied different features are different ages, that actually has some of the oldest pieces still, if you've been there recently that still has the old style Merry-go-Round which they don't even make parts for anymore, you literally have to wait for someone else's Merry-go-Round to kind of implode and then piece it together from those parts. Most of that structure is about twenty-one, twenty-two years old, most of the pieces there.

Bahr asked if they are just replacing the large structure or are you replacing all of the equipment in that park or just the large structure?

Davis stated they haven't decided on a site plan yet, I think we'll probably go in and evaluate each individual piece. I take my son there frequently, my youngest, he calls Bicentennial the fire truck park because there's a fire truck with a bell and he really likes that. He also likes the Merry-go-Round even though it gives me heart palpitations as a parent and a Parks and Recreation person. So I think we'd go in and look and evaluate each individual piece, we don't have a site plan yet, and I think that's something we would have prior to asking Council for an award on this.

Bahr said I've probably asked you this before, when you talk about replacing one to two play structures a year, do you have a pecking order all laid out, you know, of all the play structures in the City?

Davis replied we do and it goes by obviously usage, condition, age of equipment, we try to factor in as much information and data as we possibly can to make the best possible decisions. And a lot of our usage, you know, is just anecdotal is what we see out there in sight in different playgrounds and parks. This one is a very well used amenity and the minute we installed Rotary, it kind of called for why isn't this being done at Bicentennial were immediate. So, it's taken us a few years and I think this project makes a lot of sense.

Councilmember McCullough said I'm super excited about helping playgrounds, I hope you get when the design process comes, that you get one of those spinning globe things, I forget what they're called but those are fun and I'd be happy to offer an approving for the Consent Agenda.

President McIntyre said I know that that playground equipment has been there for a long time because David Culliton, our oldest son, is now 23. I remember when he was a little, little guy and we were very excited because all of a sudden there were all these neat playground features at that park in Bicentennial, so it's been there a long time. I have been on one of the spinning globes, somewhere there's a photo and video record of it that one of my son's has, and it's to go to the grave with me. But I think this is great and exciting, accessibility in the park is wonderful, anybody who's over at Rotary sees how much that park is used by children of every different ability, and I think this is exciting and great.

DIRECTION:

APPROVING

CONSENT

3) AWARD OF BID: Department of Parks and Recreation, re: for the Department Branding Project as identified in Livonia Vision 21, from budgeted funds.

Ted Davis, Superintendent of Parks and Recreation, presented this request to Council. He said the Department of Parks and Recreation is taking proposals for Department rebranding in cooperation with Community Resources. We received ten responses and narrowed that field down to two firms for interviews. After interviews, we are recommending the award go to Everwild, whose information and proposal is in your packet. The current logo brand dates back to the early 2000s. It lacks meaning, representation in the Department, and clear identification of Livonia's Park and Recreation. Simply put, we can do better and we feel it's time for a change. The branding project is identified in Council approved Livonia Vision 21 as part of the Healthy Communities, name objective 4.4, establish a marketing and branding campaign to increase awareness about Livonia's strong quality of life. This bulk project includes several phases in project deliverables. The initial phase is a discovery phase where Everwild will be learning about Livonia's Parks and Recreation, where we currently are, our vision for the future and needs of stakeholders. We'll then go through a development, a brand platform, and what they're asking here is what makes this unique and why should people take notice. They're going to be telling our story and telling it in a compelling way. It includes a brand mission and vision, brand values, brand promise and the implied benefits and a brand positioning statement what we would call our tagline. So right now our current tagline is come out and play, that was stolen from M Parks, and before that it was creating the interest, People, Parks and Programs was stolen from California's Parks and Recreation in a project that was initially done in the late '90s, so some of these have been around for quite some time. They also establish a brand identity which is a visual representation of who we are at its core, on logo, color palettes and examples in use. And then finally a style guide that will develop standards for use to ensure consistencies in application. Again, we're recommending the award of bid go to Everwild. Their approach, experience with Parks and Recreation Agencies and projects such as the 2024 Los Angeles Olympics set them apart.

Vice President Bahr said obviously this involves a well-colored palette, the definition of all things you talked about, do you envision this being some sort of – obviously, the logo will brand magazines within facilities, but are you envisioning some kind of wayfinding or signage that goes along with this or is this only focused on just the logo and the mission statement and those kind of things?

Davis replied that's a great question. This award is only focused on the logo and the development of that, right, and how we get to that, and our mission, our vision, our brand value, that's what this project is all about right now.

Bahr asked how do you envision what ultimately comes out of this, working with the City branding; is this going to be something completely distinct or is there a desire to have those two intertwine somehow?

Davis replied I think they will co-mingle; they'll co-exist. But Parks and Recreation is one of the biggest outward facing department. And this is important for us. We do have an existing logo right now, again, it kind of lacked – if you just saw the logo, you would not look at it and say oh, yeah, that's Parks and Recreation. You would look at it and say it's someone's Nike shoe upside down. So, I mean again, that's not identifiable for us, really, that doesn't represent who Parks and Recreation is and what we are or what we provide. I think that's really what you want to get to with this process.

Bahr said I agree, I like what you're doing, and I'll offer an approving for Consent if there's no objection. But one of the things I'm excited about with this, if I'm not mistaken, I'm going off memory here, this price tag is quite a bit less than what we spent for the City of Livonia branding a few years ago. And I'll just say I was underwhelmed by the results of that. And if Parks and Rec can do this right at a lower price tag it appears, if my memory serves me correctly, I guess I'm hopeful that that can help maybe influence what we do on a City level as well. Please respond to this if you have a thought to it, but it seems to make sense to me that there be consistency from the City and Parks and Rec. I'm all about the branding that you're talking about but it doesn't make a ton of sense to me that you'd have a distinct brand for Parks and Rec versus the City of Livonia. I offered an approving for Consent, I'm excited to see what you guys come up with.

Councilmember Donovic lost connection to the Zoom Meeting prior to speaking on this item, therefore President McIntyre asked that it be placed on the Regular to give him the opportunity to speak on this matter.

DIRECTION:

APPROVING

REGULAR

4) REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) CASE 580SN BACKHOE 2WD TRACTOR THROUGH THE SOURCEWELL CONTRACT (FORMERLY NJPA): Public Service Division, re: to be used by the Roads department, from budgeted funds.

Doug Moore, Assistant Superintendent of Public Works, presented this request to Council. He stated the first item before you tonight is the purchase of a backhoe, it was approved in 2021, the Department's Capital Budget. The 2WD is two-wheel drive, so you were right. This will be assigned to the Roads Maintenance Section but it will be available for all sections of DPW to use it. It's being purchased through Sourcewell, which was formerly the NJPA contract. Southeastern Equipment out of Novi will be the servicing dealer. And older backhoe whose repair costs are exceeding the value will be disposed of through the auction process and the purchase cost is \$97,882.06. Councilmember McCullough offered an approving resolution for the Consent Agenda. This is a cooperative purchasing agreement from budgeted funds, everything seems in line.

DIRECTION:

APPROVING

CONSENT

5) REQUEST FOR AUTHORIZATION TO PURCHASE TEN (10) FORD 2021 F250 PICKUP TRUCKS THROUGH THE STATE OF MICHIGAN AND MACOMB COUNTY BID PROCESS; Public Works Division, re: for use by the Parks, Roads and Building Maintenance sections.

Doug Moore, Assistant Superintendent of Public Works, presented this request to Council. He said the department is trying something a little bit different this time. Normally we send these up by section, this year we're sending them up by the fund, these are all being purchased by the Capital Fund, the General Fund. Seven of the trucks are in the 2021 approved Capital Budget. Three of the trucks were in the 2020 Capital Budget and they're being carried forward due to the Coronavirus, the funding of those trucks was brought forward and we weren't able to get them in time last year. Three of the trucks will be used in the Road Maintenance Section; six trucks will be used in the Parks Maintenance; and one truck will be used in Building Maintenance. The trucks are being purchased through the State bid process from Signature Ford of Owosso in the amount of \$289,370.00 for ten trucks. The outfitting of the truck will consist of plows, light packages, spray and bed liners. A couple of the trucks are getting liftgates, tailgates and onboard air compressors. The cost for these will be \$204,324.83 for the ten trucks. The vehicles that are being replaced will be auctioned or disposed of through the auction process. The ages of those trucks range from ten to twelve years old and due to plowing snow it's really tough on a truck so they're aging. The department is asking Council to approve the purchase of the ten trucks from the two mentioned vendors in the amount of \$493,694.83.

Councilmember McCullough offered an approving resolution for the Consent Agenda and asked if these vehicles, with the new DPW facility which is starting to look pretty awesome, will these be under roofs and Moore replied pick-ups will not. They'll be assigned, depending on where, some of them may be assigned to Civic Center, could be at Bicentennial or Greenmead. But the pick-up trucks will not be under roof, it's the dump trucks, the vactors, the bigger trucks that will be parked in the two barns.

Councilmember Donovic asked what happens to the vehicles that are no longer going to be used and Moore replied they will be sent to auction. Normally lately they're being sent to the auction company that's on Telegraph Road between Schoolcraft or I-96 and Five Mile there on the east side, the name eludes me.

DIRECTION:

APPROVING

CONSENT

6) REQUEST TO APPROVE A THREE-YEAR CONTRACT EXTENSION WITH HYDROCOP SERVICES FOR THE CROSS CONNECTION CONTROL PROGRAM: Public Works Division, re: to perform all work necessary to complete the program requirements, in an amount not to exceed \$66,276.00 annually, from budgeted funds. (CR 128-20)

Jacob Rushlow, Superintendent of Public Service, presented this request to Council. He said this item before you is for the water system cross connection control program which is necessary to reduce the risk of contamination to the public water supply which could occur if questionable water leaves a private facility's plumbing and enters the public water supply system through backflow. So this program applies to private facilities including industrial and commercial process facilities that use water like pools and irrigation systems and include our periodic on site inspection and testing in over 3,300 water accounts across the City. Hydrocorp has managed the City's cross connection control program since 2010. They have a very extensive knowledge of our system, they have gained an excellent reputation with these private facilities that require inspections, ongoing and testing in those buildings. For those reasons we recommend that City Council proceed to approve a three-year contract extension with Hydrocorp Services through April 30th of 2024 and authorize an expenditure from budgeted funds in the amount of \$66,276.00 annually.

Councilmember White said this is a very well-respected company and they do good work for the City of Livonia, a crucial part of our infrastructure and I'm happy to offer an approving resolution for the Consent Agenda.

DIRECTION:

APPROVING

CONSENT

7) WAIVER PETITION: Planning Commission, re: Petition 2021-01-02-01 submitted by Stein Investment Company, L.L.C. requesting approval to develop and operate a climate-controlled, indoor self-storage facility on property located on the north side of Plymouth Road between Sears Drive and Merriman Road (31100 Plymouth Road) in the Southwest ¼ of Section 26.

John Gaber, attorney for the Applicant, presented this request to Council. He said he believes that Mr. Taormina was going to present this first to give you an overview.

Clerk Nash said she called Taormina and his computer had crashed.

John Gaber, 380 N. Old Woodward, Suite 300, Birmingham, 48009, continued with his presentation. He said members from his team were with him as well, Daniel Ginsburg and Jason Linscott are here from Stein Investment Company. And I'm going to hand the floor over to Jason, too, after a few comments because he can give you more on the actual plans and the operation of the facility than I can. As an overview I just want to mention a few things, that this is an adaptive reuse of this office building for an indoor climate controlled self-storage facility by my clients. My clients have done this, they put up about thirty-five facilities of this type throughout the country. Many of them are redevelopment type of facilities like this. And I believe you've seen in your packet of information there are some before and after photos, some of the sites that they've had an opportunity to work on. And one thing that's somewhat unique about them and we think is beneficial to the community, is that not only do they develop these facilities but they also manage and operate these facilities on an ongoing basis. They don't sell them; they retain these self-storage facilities in their portfolio. So that leads them to essentially build a quality product or redevelop

a building in a quality fashion that's going to be operational and essentially exactly what's needed for their business purposes. Mr. Linscott can go into that, too. I will mention that he's going to have a few comments for you in terms of the market, because it's always a question as to what does the market analysis show and is there an unserved population and a demand for these type of facilities. Mr. Linscott will go into that portion of the project as well. And then finally, I can answer any questions with respect to the waiver use criteria because under the waiver use criteria there are eleven specific criteria that apply to indoor climate controlled self-storage facilities. We meet every one of these criteria. I don't know if you want me to go through them but I can if you so desire. So with that I'd like to turn the floor over to Jason Linscott. We're at a little bit of a disadvantage because Mr. Taormina was going to show you all of the plans and the drawings and such to give you the visual aids to assist with this. And we don't have that opportunity right now. But Jason, I think you can tell them some detail about the project and the plans, what's intended both from a redevelopment standpoint and an operational standpoint for this facility, if you could, please.

Jason Linscott, Stein Investment Group, 5607 Glenrich Drive, Atlanta, Georgia. I guess it's a little bit difficult here to not be able to show you the drawings and site plan, but I'll definitely do my best here to describe it and I know you each have a packet, I believe, that has all the information in it. So, this is a project that is in a vacant former AT & T occupied office building on Plymouth Road just east of Merriman Road, the north side of Plymouth Road. The building has been vacant for five or six years or so, it was once occupied by AT & T who was the original occupant. And as Mr. Gaber mentioned we are planning to repurpose the building for interior climate controlled self-storage. So, I'll pause for just a moment and I'll do this briefly because I know you're bringing up the end of your agenda tonight for a long night.

President McIntyre stated that it's not through any fault of your own that you're at the end of the agenda and you have our full attention and again, this is because meetings go long so please don't feel that you have to rush through this, this is your time and we're here to do this.

Mark Taormina, Director of Planning and Economic Development, resumed his connection in the Zoom meeting and apologized for the fact that his computer crashed at the worst possible time and took over the presentation. He said this is the former AT & T site on Plymouth Road just east of Merriman Road. I think most everyone is familiar with this property. The parcel is about five acres in size and has quite a bit of frontage on Plymouth Road, roughly 738 feet of frontage. The building is three levels, contains a gross floor area of about 115,000, 114,000 square feet. And as everyone I think knows as well, this building is vacant, it has been mostly vacant for several years. The redevelopment involves really at least as part of this initial phase for this project, the westerly three acres of the property. The easterly, the remaining easterly portion which is mostly parking today is not part of this project and that would be reserved for future development. The property is surrounded by commercial properties. The main unique aspect about this building is the fact that

there is no level at ground level. So the lower level of the building is about six feet below the ground elevation, the middle level is about six feet above, and then you have a level above that. So each floor plane is about 38,000 square feet. All three floors would be used for an indoor self-storage facility. This is treated as a waiver use. There are eleven special requirements that apply to the use. I won't go over all of them, I'll just say that a couple of the probably the most prominent items would be the fact that it requires a minimum of three acres which this request meets. There can only be one building devoted for the purpose of self-storage which obviously would be the case here. No outside storage is allowed. Access to all of the units must be from within the building. The hours of operation are limited between 7:00 a.m. and 9:00 p.m. and the exterior of the building should be primarily of maintenance free materials. What's unique about this project as I mentioned, is you're really dealing with the grades of the – the floor elevations, if you will. And in order to provide access to each of the levels, there will be an elevator tower constructed at the back of the building. So this portion here is actually an addition to the structure. It would increase the size not by a great deal, it would be about 1,000 square feet additionally. But what it does is it provides ramps for trucks to access the building, to access the elevators towers providing access to all three levels of the building. This ramp along the far north part of the site, this is actually a canopy overhead. This ramp goes down and then back up again to allow vehicles to come down to the lowest level of the building where there would be a corridor access to the elevators. For the middle level there is a ramp only going up to a similar canopy overhead and access to the same group of elevators. So, dealing with the building was going to require quite extensive modifications, so inside the building as well as you can see here, the exterior along the back of the building. The building currently is set back about 60 feet from the right-of-way of Plymouth Road, a little bit less than that. The ordinance does require 60 feet. The Planning Commission spent quite a bit of time looking at the property and how it would be impacted by the development. It doesn't require a lot of parking as you could well imagine from the site's use. There would be some spaces provided along the east side of the building for probably a very limited staff as well as customers to the site. The sales and leasing office would be located here in the northeast corner of the site where there would be a small addition provided to the building. And that's the one area of the building that's actually at grade level. They've provided some general floor plans showing how the corridors would be laid out. These are basically the existing corridors but how what was previously the call center and office areas would be converted to the units. As far as the exterior of the building it's primarily brick along the façade. There is the existing, main entry and lobby areas of the building. That would be modified as part of their brand identity here where they would, they can explain it, but the glazing here would be maintained. It would not serve as an entrance but as more of a feature of the building identifying it as a self-storage facility. The upper portion of the building would be renovated to include new EIFS, fiber cement panels would be provided on the sides of the building. Spandrel glass or EIFS would be used to cover the windows along the front, there would be some glazing as I indicated here where the lobby existed. I'll show you one last thing and I know it might be a little difficult to understand how the access along the back

operates. So this is what it would like from the rear of the building, these green lines would represent the canopies. But if you can see this line going down and coming back up again, that's where the ramp would be provided to the lower level of the building, where this dashed line essentially represents the finish floor elevation of the lower part of the building. Then this ramp going up which is separate from the ramp going down and up for the lower level, this ramp going up is to access the middle level of the building and this dashed line represents the finish floor elevation generally of that middle level. Of course the only way to access the upper level units would be via the elevator that will be added. With that I'll answer any questions, I believe Mr. Gaber and others with the company would like to show you some additional slides. And I will point out one last thing. The only modification to the requirements that were made by the Planning Commission were with respect to the hours of the operation. The Petitioner was asking that the hours be extended from 9:00 p.m. to 10:00 p.m. and that recommendation was supported by the Planning Commission.

Jason Linscott continued with his presentation. Just to back up for just a moment, just to kind of introduce you guys to who we are, we're an Atlanta, Georgia based family real estate company. We develop and own real estate really all over the Southeast, Midwest and MidAtlantic. And we are retail, primarily retail and self-storage are the two commercial real estate products that we own and manage. Self-storage is something we've been doing for twelve or thirteen years, and we've done 3.5 or 4 million square feet of this type of product. Our approach to self-storage has always been a little bit more retail minded, so we believe this product and others do as well, but we just see it as a retail product, this is something for the community and our customers are the consumers. As John Gaber said at the beginning, The Space Shop here is our brand so that's something that's our management company and our brand. So when we build these we build them to our standard and then we own and manage them ourselves with our staff. And this would be no different. We're very proud of these facilities. We put a lot of effort into making them sort of best in class and sort of recognized that way in all the places that we go and do these facilities. It's also been a pleasure to, we've done a lot of ground up facilities, we build a brand new building. And we've also done a lot of building, sort of repurposing an existing building which is what we're doing here. And they're a lot of fun to do because you sort of take an existing building that has some functional obsolescence to it, some issue, and we fix it. And most of these buildings like this one have big parking fields that are also just completely unused. So, the nice thing about the self-storage business is you don't need much parking. Really we'll end up with somewhere between twelve and fourteen trips a day to the facility and those customers generally will be in the rear doing any kind of loading, the loading area that Mark was describing. So we don't really use very much parking. So that enables us to then use the other part of the site for some other type of development. Generally we can activate that with some type of retail or other new use that wasn't previously possible because of the parking problem but the building made now functionally obsolete. So we've done buildings like Toys R Us, K-Marts and office buildings, bowling alleys, you name it. All types of buildings that just had great bones

but just were sort of functionally obsolete. You know this building is super unique. In all of my years I really haven't seen an office building of this size built like this. As Mark described it doesn't have a floor at grade. So when you walk in the building it's like walking into a split level home. You walk in and you either go downstairs or upstairs, which is pretty unique for an office building. You know, if you want to use an office building to put a bunch of people in it, it's pretty unusual to not have a floor to meet that grade for access. So it was a bit of a challenge to try and figure this one out and I think we have a great design here and we're really happy with it. You know primarily I do want to address one quick thing that Mark said. When we talk about access in the back, 99% of our customers and our vehicle access here are the community members and their vehicles that typically are their car, their SUV, their minivan, those types of things, maybe a small trailer, but's 99% of the access here and what our customers will be doing. Every once in a while we get a large truck but it's not that common but it does happen from time to time. If you don't mind, Mark, would you go to the before and after slides that you were on just a moment ago. So these are just a couple examples I want to show you guys what we do when we take an existing facility, an existing building and improve it. So this for example was an actual car dealership. Here you can see this was before, the after is the next slide, we show the resulting facility. You know this particular community wanted this to look like a retail building and on the last one in fact some of those are retail suites. This was a closed K-Mart on the left, this is the new façade on that. This is an old bowling alley. This community wanted it to look a little bit more modern so we did that and we improved it. And I think the next one is an old office building actually, three stories, pretty similar to this situation, although this one really didn't have as good of bones, didn't look so good. It needed a complete redo, so that building turned into this. This was an older sort of gymnasium looking building that had some storage in it, that we put a whole new façade on, new material. There's one more, that was an old furniture store that we converted into a new building as well. You can sort of see the difference between the before and after. And the whole idea with these is you know when you come in and repurpose the building, it's really important to make it look like it was purpose built, that it was built for what you're doing. As you can see in some of those afters, none of those buildings look like we just stuck a sign on it and said hey, you know come in and put your things in here. They look purpose built. It was like they were built for that reason. And this is no different. So, on this building the brick and the architecture of the building really has a lot of great features and characteristics to it, so we're going to use those and just sort of continue forward. We put these big, a little bit more dramatic elements in the middle and on the end and what we're going here is that that middle part with glass is actually all completely new. So, we're going to remove the existing glass and replace it with more modern storefront modern glass. And the grey horizontal between the doors is a Nichiha product which is like a fiber cement but it has a wood grain to it so it looks like sort of grey wood. It's a really nice product. And that's what's on the end also, the large grey vertical elements on each end on the left and right sides of the building. I think Mark did a really good job on describing the loading in the rear, I'm happy to answer questions on that but I won't repeat what he said. I'll switch over real quick to why we like this site. I talked to you about why we like the building, why we like

to repurpose buildings like this and where it makes sense. However, it only makes sense to do these where we find an undersupply of the product that we provide to the community. It doesn't do any good for us to invest all of this money in a community and there not be a demand for product. So we do a pretty detailed analysis, we do a very detailed analysis on supply and demand saturation and we sort of study trade areas and figure out where there are those imbalances in saturations and this market is one of those that has an under supply of this type of product in it. The trade area here, and when I say trade area, what we do is we sort of know where our customers will come from, what type of radius they'll come from so to speak and it's not necessarily a circle. We study traffic patterns and where the schools are and the grocery and to and from work and those sorts of things and figure out how the traffic flow functions. But the trade area here including our facility because we have to include our facility in our analysis if we're going to build it, has about five square feet per capita, so that's total self-storage product. And a lot of those are what we would call Class C facility, meaning they're outdoor, drive-up older facilities, if you can envision the older self-storage product with a fence around it and outdoor drive-up storage. The newer interior climate controlled product with climate protected loading, which is what this is there's about two square feet per capita in this trade area including our facility if we were to build this facility which is really very low. A market like this you'd expect to see something closer to seven square feet per capita. So, it shows that there's an under supply of that. And when I say that demand I'm happy to go into it if you'd like but I don't want to bore you but there's a lot of things that go into that demand, everything from demographic to housing stock, what type of houses there are, other types of storage facilities and so on and so forth. And of course climate and things like that. So, there's a lot of analysis that goes into that and that's sort of a general overview of the reason we like this market, the city, and this particular site. I think I'll stop there and just answer questions. Hopefully, I've covered the main points here but of course I see there's already a question and I'd be happy to answer those.

Councilmember McCullough said I think any time you have a building, and I've seen this building sit there over the course of five years, so having a development come in there and repurpose a building has the ability to spark more development that goes both east/west, north/south. I even think there's a couple commercial buildings to the east that are vacant. So I love to see this kind of development. My question to the Petitioner and when you guys do a lot of market analysis but a lot of things that, at least during my short time on Council, I think we've approved two other storage facilities; is the market that great for this type of business? Obviously, it is if you guys are coming in there, but I don't see any other reason to not support this, it's something that's going to revitalize the existing area. But that was just kind of my general question.

Linscott said the answer to your question is yes. I know it seems like; it's been an interesting ten years for the self-storage industry. There's been a lot of buildings built over the years and a lot of that has been, there's a lot of discussion on why and why there's so much demand for the product but you know this is, it really is sort of

a new product. When you walk in the office here and walk through the facility, it feels real good. Our offices are, it feels more like hotel lobbies, I mean there's a coffee bar with free coffee, a Keurig if you want to make a coffee. You know there's free water for customers, the office just feels really nice. And the facility feels really nice. There's music playing, it's well lit, the climate control feels really good and I think people feel comfortable. That sort of seven square feet per capita over that sort of demand profile has historically been where there's, there's a lot of studies going on now and actually what's happening is that number is actually going up, people are using these products more.

Councilmember Donovan said I, too, am really excited for this project. I've been driving by this building for as long as I can remember, I was just a little kid, and it's always been this big building and I knew AT & T was there and then it wasn't there and it hasn't had a tenant since and it really just sat vacant for such a long time. What really excites me is the fact that potentially in the future that the lot can be split and the large parking lot to the east could also see something done to it. Kind of like Councilmember McCullough mentioned earlier about the buildings to the east that are vacant right now and have been for some time or have kind of been struggling to keep tenants, so hopefully this can revitalize this mile area right there. I did have a question. Looking at the packet there was a 9:00 p.m. and a 10:00 p.m. and then Mr. Taormina had mentioned that the Petitioner is asking for 10:00 p.m. Is that a big issue you see, Mr. Taormina, extending to 10:00 p.m., is that something you're worried about or what do you foresee being an issue there?

Taormina replied I do not, the Planning Commission really did not have issues with extending the hour. Really there's no impact to any residential area or sensitive land uses in the immediate area, so it's pretty innocuous.

Donovic said just for clarification, the 10:00 p.m. or 9:00 p.m., whatever it happens to be, does that mean that nobody can enter the building like customer wise or is this just like for office staff, the office has to be shut down, everybody has to leave?

Taormina replied it would apply to customers as well.

Donovic said I'm definitely in support of this, I'm really excited for this potential project. It was awesome to see of the past projects the Petitioner has worked on and the quality of workmanship they bring to the table. Earlier there was a comment about the family runs this business and you can really tell that they look over all the little details and they've made it the successful brand that it is.

Councilmember Donovan offered an approving for Consent if there's no objection.

President McIntyre said she doesn't want it to go on the Consent Agenda and I'd like to say that I think that this is a really exciting project. I love reuses of buildings; I love it when people come to our community and they love our community and they use words like good bones about our buildings. The AT & T building is an iconic, you

know if you're not from Livonia but if you grew up here, it is kind of iconic. The one concern that I have is all the work that we're putting into Plymouth Road and what we're trying to do with Plymouth Road and I think this is a tremendous brand. I have to tell you I was looking at the branding and thinking this is really fantastic branding for a self-storage, you know, giving it kind of that retail feel. This is like an internet retail site where you go to buy cool things. I am concerned about if this is the highest and best use of a facility on Plymouth Road. And I really, really like this product, I like the upscale nature if you will, the ambience, the restricted hours, everything about it. But I guess I'd like the ability to dive a little bit deeper into if this fits with the vision for Plymouth Road. And I don't have a foregone conclusion on that. I mean we've allowed a lot of things on Plymouth Road and I hope the Petitioner understands that this in no way is lack of enthusiasm for your project or appreciation for the investment you're willing to make here and the thought out way you've approached this, but to me this is a big decision for a big building on Plymouth Road at a time that we're really giving a lot of attention to where we're putting things in our City. So I'd like to offer that unless one of our attorneys tells me that the President is unable to.

Councilmember White asked if President McIntyre is asking to put this into Committee of the Whole?

McIntyre replied yes, I'm sorry, I should have made that clear. I haven't done this in a long time, if ever, in the last year and a half.

Councilmember Donovic said if it makes it easier I don't mind offering my resolution to the Committee of the Whole if it just makes things cleaner.

McIntyre said no, it doesn't, we can have multiple, often we have multiple resolutions and our very capable City Attorney did not tell me that I couldn't and our very capable former Assistant City Attorney did not tell me that I couldn't do it and I think Parliamentary rules allow me to do it, so I'm going to do that. And I know it seems counter intuitive to the Petitioners and maybe to Mark to hear me say that I love this but I want to take a deeper look at it and it's only because this is a time when I think we're really looking at what we're putting in to our major, especially where we're trying to develop retail and dining and walkability and everything else, so thank you.

City Attorney Bernier stated you certainly have the authority to make a resolution for the Committee of the Whole. I just want to make sure that I have it clear. There are two resolutions on the table then, approving by Mr. Donovic on the Regular and a resolution for Committee of the Whole by President McIntyre and McIntyre replied yes.

President McIntyre stated I think the Planning Commission did an excellent job vetting this and all the conditions are met, so, again, I know it sounds counter intuitive but that's what I'm asking for. I'm sure you guys are very experienced in development and everything else, so what will happen at the Regular Meeting of May

10th. we will vote, there are two resolutions and they'll both be offered. And if the first one that's offered is approved then we don't go to the second one. Did I say that correctly, Mr. Bernier, and Bernier replied that's correct. McIntyre said if the first one fails, then we do go to the second one for a vote. But I think this is really exciting to see a building like that with good bones at a time when all modern buildings are not built with good bones, right, they're big boxes, to see somebody excited about using it, so thank you.

Linscott asked if President McIntyre is asking them to provide more information and McIntyre said no, not at all. What I'm asking for is next week what will happen is there will be a resolution for approval presented at the meeting, and no, you don't have to prepare any additional presentation, we do ask that you rejoin us via Zoom. And if that resolution is approved, that we have four votes for it, then your Waiver Petition is approved. If we don't have four votes then we would go to the resolution that I offered which is to put it into Committee and presumably we would have four votes on that one. And then we would schedule a Committee of the Whole when then we would ask you to participate and again via Zoom and have a deeper discussion on this and we'd probably consult with some other folks like the Plymouth Road Development Authority and any other people that we thought were significant stakeholders and whether it's a good idea for this facility to go on Plymouth Road.

Linscott said thank you, I appreciate the explanation. And the only thing we can emphasize in that regard is that this is a rather unique office building with the grey differential, it's been vacant for a number of years and in order to accurately reuse that building you need some type of a use such as this to be able to do stuff. Because it's going to be virtually impossible in this day and age to find some other type of office user to come into this type of facility that's built that way to utilize it. Because there are other opportunities available in this area and elsewhere. So that's why we believe that we've got a viable use for this building to be able to maintain this as you mentioned iconic building and to reuse it for productive use that's esthetically attractive. And we believe that this, along with the opportunity to redevelop the out parcel next door for future retail use, will be a draw for the Plymouth Road Corridor, so we appreciate your consideration for this project.

McIntyre said I know it seems counter intuitive what I've proposed and I meant what I said, I really think that your proposal for the reuse of this building is fantastic. It's everything we like to see, right. Again, enthusiastic about finding a reuse for a really great building and really being willing to work, to make this an outstanding facility.

Councilmember Toy said I can appreciate the fact that we might want to go to Committee of the Whole. I've owned a business on Plymouth Road for the past forty-three years. I want to make sure it gives us a little bit of time to digest this a bit, there was a church in there at one point, kind of a big building for a church, but who am I to say it wouldn't be an appropriate place for a church. Not that they're there now or coming back perhaps, I don't know. All I'm saying is now this gives us some time to digest this a bit, what you've presented, it looks like a very well thought through, etc.,

but you know the mix on Plymouth Road is what we want to look at and the different businesses and such that we have. So thank you for coming to Livonia and thank you for presenting, really appreciate it.

President McIntyre said we'll just ask you to join and the good news is it's the Regular, we don't have a lot of things on the Agenda as of now, so it should be early in the evening and we'll go from there.

The Petitioners thanked Council.

President McIntyre also commented that it was an excellent presentation all around.

DIRECTION:	1)APPROVING	REGULAR
	2)COMMITTEE OF THE WHOLE	

AUDIENCE COMMUNICATION None heard

As there were no further questions or comments, President McIntyre adjourned the Study Session at 10:19 p.m. on Monday, April 26, 2021.

For the 1,920th Regular Meeting of May 10, 2021

DATED: April 30, 2021

SUSAN M. NASH, CITY CLERK