

OFFICE OF THE COUNCIL

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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

OFFICE OF THE COUNCIL

**MEETING PACKET FOR THE
STUDY MEETING OF
MONDAY, APRIL 20, 2026**

8:00 P.M.*

***The start time of the Study Meeting may be delayed if the
7:00 PM Regular Meeting has not yet adjourned.**

**The electronic agenda is compiled, produced
and distributed by the City Council Staff.
(734) 466-2250**

The official documents are on file in the City Clerk's office.

**Study Meeting of the Council of the City of Livonia
Monday, April 20, 2026**

*8:00 p.m. - City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

View meeting packet here: <https://livoniamt.portal.civicclerk.com/>

AUDIENCE COMMUNICATION

NEW BUSINESS

External Requests

1. [REQUEST TO PURCHASE CITY-OWNED PROPERTY: Raiyan Berry, 34200 Hathaway Street.](#)
2. [BLOCK PARTY: Jackie Gordon, to be held Friday, June 12, 2026, from 4:00 p.m. to 10:00 p.m., on Arden Street between Elmira and Orangelawn Streets.](#)

Planning Commission

3. [MASTER PLAN PETITION 2026-01-07-01: submitted by the Livonia Planning Commission, requesting authorization by the Livonia City Council to distribute proposed amendments to the Livonia Vision 21 Master Plan, including the addition of Book 5, Housing Sustainability, for public review and comment, and to hold a public hearing to consider adoption of the proposed amendments pursuant to P.A. 33 of 2008, as amended, the Michigan Planning Enabling Act.](#)

Department of Parks and Recreation

4. [AWARD OF BID: for the addition of an accessible entrance to the Newburg Schoolhouse at Greenmead Historical Park, from budgeted funds.](#)
5. [AWARD OF BID: for the replacement of the A.J. Geer Store roof at Greenmead Historical Park, from budgeted funds.](#)
6. [AWARD OF BID: for HVAC preventative maintenance and service at the Jack E. Kirksey Recreation Center, Livonia Senior Wellness Center and associated facilities for the term of June 1, 2026, through May 31, 2029, from budgeted funds.](#)
7. [AWARD OF BID: re: for the purchase of site furnishings for the Shelden Park redevelopment project, from budgeted funds.](#)

AUDIENCE COMMUNICATION

For the Regular Meeting of May 4, 2026.

NOTICE(S)

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City of Livonia Clerk's Office, upon adequate notice, will make reasonable accommodations for persons with disabilities. Please call 734-466-2236 or email clerk@livonia.gov for assistance. Council agendas are available on the City's website, www.livonia.gov (Your Government, City Council, Agendas & Minutes).



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
March 25, 2026

MEETING DATE

S042026/R050426

PRESENTED BY

AGENDA ITEM

REQUEST TO PURCHASE CITY-OWNED PROPERTY: Raiyan Berry, 34200 Hathaway Street.

BACKGROUND DETAILS

Dear Members of the City Council,

I am writing to express my interest in purchasing the city-owned property located at 34200 Hathaway Street in Livonia, Michigan (48150).

The Parcel Identification Number for the property is: 46 132 02 0023 000

Our intention for this property is to purchase it and construct a 1,450 square-foot single family home with three bedrooms and two and a half bathrooms. Our design will remain consistent with the neighborhood while providing an updated living space for a family. The planned home will include:

- A functional and family-friendly floor plan with 3 bedrooms and 2.5 bathrooms
- Quality exterior materials designed to blend with the surrounding homes
- Thoughtful landscaping to maintain the neighborhood's residential character
- A well-maintained yard and exterior that contributes to the overall appearance of the street

We strongly believe that developing this property will enhance the surrounding area by turning a currently unused parcel into a well-maintained residential home that contributes positively to the Livonia community. Our goal is to build a home that reflects pride of ownership and adds long-term value to the neighborhood and city.

The construction will be completed with a licensed contractor. The hired Contractor License Number is: 2101184997

I respectfully request that this matter be placed on the agenda for a Council Study Meeting so that the appropriate departments may review the request and determine whether the property may be made available for purchase.

I look forward to the opportunity to attend the meeting and discuss our plans further if needed. Please feel free to contact me if any additional information or documentation is required.

Thank you for your time and consideration. I appreciate the opportunity and look forward to working with the City of Livonia to bring a new home to this neighborhood.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To consider the request as presented.

ATTACHMENTS

1. S042026 LTC Purch city-owned property (34200 Hathaway) Raiyan Berry

2. S042026 Req to purch city owned property - 34200 Hathaway

APPROVED BY

From: [Greyscale Holdings](#)
To: [Kasprowicz, Sara](#)
Subject: Re: City Owned Lot
Date: Wednesday, March 25, 2026 11:51:26 AM
Attachments: [CitySeal100x100_8f7d9122-2022-4a3b-86d9-f05a096c6a3c.png](#)
[SocialLink_Facebook_32x32_15fe2196-de42-486f-ac8c-bd89c9da8fd7.png](#)
[SocialLink_Youtube_32x32_9b8afb50-3b86-4678-b53d-7e423a9d8771.png](#)
[75th-anniversary-logo-250_49746dfd-e0a4-4193-a66c-73dcdde993c9.png](#)
[x_32x32_1a1f6106-1b6d-4aba-9879-c78afe8e1328.png](#)

Hey Sara,

I will get the appraisal documents, amount, and offer price over to you as soon as possible.

Thanks

On Wed, Mar 25, 2026 at 11:32 AM Kasprowicz, Sara <skasprowicz@livonia.gov> wrote:

Hi Raiyan,

Thank you for sending so quickly.

If you could please include the land appraisal documents along with the appraisal amount and your offer price, I can put your request on the **April 8th** Study agenda to be heard before City Council.

Thank you,
Sara



Sara Kasprowicz
Program Supervisor
City of Livonia | City Council Office
(734) 466-2250
skasprowicz@livonia.gov
www.livonia.gov



This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable laws. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to this e-mail message. Thank you.

From: Greyscale Holdings <greyscaleholdingscorp@gmail.com>

Sent: Wednesday, March 25, 2026 11:21 AM

To: Kasprowicz, Sara <skasprowicz@livonia.gov>

Subject: City Owned Lot

Raiyan Berry

[750 Golfcrest Dr.](#)

[Dearborn, MI, 48124](#)

313 566 3037

Greyscaleholdingscorp@gmail.com

Date: 03/23/2026

To:

City Council

City of Livonia

[33000 Civic Center Drive](#)

[Livonia, MI 48154](#)

Subject: Request to Purchase City-Owned Property – [34200 Hathaway St, Livonia, MI 48150](#)

Parcel ID: 46 132 02 0023 000

Dear Members of the City Council,

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The planned home will include:

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I look forward to the opportunity to attend the meeting and discuss our plans further if needed. Please feel free to contact me if any additional information or documentation is required.

Thank you for your time and consideration. I appreciate the opportunity and look forward to working with the City of Livonia to bring a new home to this neighborhood.

From: [Greyscale Holdings](#)
To: [Kasprowicz, Sara](#)
Subject: Re: Land Appraisal
Date: Tuesday, March 31, 2026 5:11:46 PM

Hey,

Following up on my last email, I wanted to share a preview of what we're planning to build. I've attached a few images for your review, highlighting some of the design options we're considering for the look of the home.

Let me know if you have any questions or would like to discuss further.

Thanks,
Ray

On Tue, Mar 31, 2026 at 1:37 PM Greyscale Holdings <greyscaleholdingscorp@gmail.com> wrote:

Hey Sara,

Attached is the PDF of the official appraisal, which came in at \$85,000. Our offer on the lot is \$40,000. If this is too low, I'm open to negotiating. I'm also happy to discuss any changes or requirements the city may have regarding the construction of the home.

Thanks,

Ray



34200 Hathaway St, Livonia, MI 4...



































From: [Greyscale Holdings](#)
To: [Kasprowicz, Sara](#)
Subject: Land Appraisal
Date: Tuesday, March 31, 2026 1:40:13 PM
Attachments: [34200 Hathaway St, Livonia, MI 48150.pdf](#)

Hey Sara,

Attached is the PDF of the official appraisal, which came in at \$85,000. Our offer on the lot is \$40,000. If this is too low, I'm open to negotiating. I'm also happy to discuss any changes or requirements the city may have regarding the construction of the home.

Thanks,

Ray



[34200 Hathaway St, Livonia, MI 4...](#)

APPRAISAL OF REAL PROPERTY

LOCATED AT

34200 Hathaway St
Livonia, MI 48150
33D23 Valley Rouge Sub T1s R9e L 67 P 75 Wcr Lot 23

FOR

Rajy Berry

OPINION OF VALUE

\$85,000

AS OF

03/28/2026

BY

Mahdi Sobh
Appraisal House LLC
21706 Garrison St
Dearborn, MI 48124
(313) 992-1766
info@theappraisalhouse.com

LAND APPRAISAL SUMMARY REPORT

File No.:

SUBJECT

Property Address: 34200 Hathaway StCity: LivoniaState: MIZip Code: 48150
County: WayneLegal Description: 33D23 Valley Rouge Sub T1s R9e L 67 P 75 Wcr Lot 23

Assessor's Parcel #: 46-132-02-0023-000Tax Year: 2024R.E. Taxes: \$ 0Special Assessments: \$ 0
Market Area Name: Valley Rouge SubMap Reference: 19804Census Tract: 5586.00
Current Owner of Record: City Of LivoniaBorrower (if applicable):
Project Type (if applicable): ☐ PUD☐ De Minimis PUD☐ Other (describe)HOA: \$ ☐ per year☐ per month
Are there any existing improvements to the property? ☒ No☐ YesIf Yes, indicate current occupancy: ☐ Owner☐ Tenant☐ Vacant☐ Not habitable
If Yes, give a brief description:

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date)☐ Retrospective☐ Prospective
Property Rights Appraised: ☒ Fee Simple☐ Leasehold☐ Leased Fee☐ Other (describe)
Intended Use: The purpose of the appraisal is to estimate the market value of the subject property as defined herein, under highest and best use conditions. The appraisal establishes the value of the property for the intended user only. This report is not intended for any other use or users.
Intended User(s) (by name or type): City of Livonia

Client: Raiy BerryAddress:
Appraiser: Mahdi SobhAddress: 21706 Garrison St, Dearborn, MI 48124

MARKET AREA DESCRIPTION

Characteristics						Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use	
Location:	☐ Urban	☒ Suburban	☐ Rural				PRICE	AGE	One-Unit	85 %	☒ Not Likely	
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%			☒ Owner 95	\$(000)	(yrs)	2-4 Unit	0 %	☐ Likely *	☐ In Process *
Growth rate:	☐ Rapid	☒ Stable	☐ Slow			☒ Tenant 5	120	Low 1	Multi-Unit	5 %	* To:	
Property values:	☐ Increasing	☒ Stable	☐ Declining			☐ Vacant (0-5%)	550	High 86	Comm'l	10 %		
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply			☐ Vacant (>5%)	250	Pred 66		%		
Marketing time:	☐ Under 3 Mos.	☒ 3-6 Mos.	☐ Over 6 Mos.							%		

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	☐	☒	☐	☐	☐	Adequacy of Utilities	☐	☒	☐	☐	☐
Convenience to Employment	☐	☒	☐	☐	☐	Property Compatibility	☐	☒	☐	☐	☐
Convenience to Shopping	☐	☒	☐	☐	☐	Protection from Detrimental Conditions	☐	☒	☐	☐	☐
Convenience to Schools	☐	☒	☐	☐	☐	Police and Fire Protection	☐	☒	☐	☐	☐
Adequacy of Public Transportation	☐	☒	☐	☐	☐	General Appearance of Properties	☐	☒	☐	☐	☐
Recreational Facilities	☐	☒	☐	☐	☐	Appeal to Market	☐	☒	☐	☐	☐

Market Area Comments: Neighborhood Bounded By: Plymouth Rd to the North, Joy Rd to the South, Wayne Rd to the West and Farmington Rd to the East. No factors noted that would negatively affect marketability within the neighborhood. Subject located within a 2 mile proximity to major public services including schools, shopping, employment and community centers. The subject property is located in the Livonia School District. There is no negative effect on marketability. The real estate market in the subject's immediate area appears to be trending positively over the last 12 months and this trend is expected to continue for the foreseeable future. Distressed sales appear to exert no influence in the area. The expanded market of Southeast Michigan appears to be following the same trend and continues to improve. A variety of financing options are readily available at rates and terms generally acceptable to the qualified buyer. Seller financing concessions between 3%-6%, loan discounts, or other market concessions are typical for the market over the past year.

SITE DESCRIPTION

Dimensions: 100x224.5Site Area: 22,450 sf
Zoning Classification: R-1 ResidentialDescription: Single Family Residential

Do present improvements comply with existing zoning requirements? ☐ Yes☐ No☒ No Improvements
Uses allowed under current zoning: Current use complies with current zoning.

Are CC&Rs applicable? ☐ Yes☐ No☒ UnknownHave the documents been reviewed? ☐ Yes☒ NoGround Rent (if applicable) \$ /
Comments:
Highest & Best Use as improved: ☒ Present use, or☐ Other use (explain)

Actual Use as of Effective Date: Vacant LandUse as appraised in this report: Vacant Land
Summary of Highest & Best Use: In the appraisers opinion, the highest and best use of the subject property is as a SFR, it's current and present use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	100
Electricity	☒	☐	DTE	Street	Asphalt	☒	☐	Topography	Level
Gas	☒	☐	DTE	Width				Size	.52 ac
Water	☒	☐	City	Surface				Shape	Rectangular
Sanitary Sewer	☒	☐	City	Curb/Gutter	None	☐	☐	Drainage	Avg
Storm Sewer	☒	☐	City	Sidewalk	None	☐	☐	View	N;Res;
Telephone	☐	☒		Street Lights	None	☐	☐		
Multimedia	☐	☒		Alley	None	☐	☐		

Other site elements: ☒ Inside Lot☐ Corner Lot☐ Cul de Sac☐ Underground Utilities☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☐ Yes☒ NoFEMA Flood Zone xFEMA Map # 26163C0210EFEMA Map Date 02/02/2012
Site Comments: No easements, encroachments or illegal use of zoning noted.

LAND APPRAISAL SUMMARY REPORT

File No.:

TRANSFER HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Public Records

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject does not have an additional sale/transfer within the prior 3 years.

Date:

Price:

Source(s): Realcomp/Public Records

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	34200 Hathaway St Livonia, MI 48150	15539 Green Lane Ave Livonia, MI 48154		11308 Merriman Rd Livonia, MI 48150		29550 Wentworth St Livonia, MI 48154	
Proximity to Subject		4.24 miles NE		1.48 miles E		3.71 miles NE	
Sale Price	\$		\$ 56,000		\$ 52,000		\$ 85,000
Price/	\$	\$ 4.94		\$ 2.54		\$ 4.07	
Data Source(s)		Realcomp#20250025385DOM 11		Realcomp#20230036843;DOM 165		Realcomp#20230010782;DOM 48	
Verification Source(s)		Assessor/Public Records		Assessor/Public Records		Assessor/Public Records	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing Concessions		ArmLth Cash;0		ArmLth Cash;0		ArmLth Cash;0	
Date of Sale/Time		s05/25;c04/25		s10/23;c10/23		s04/23;c04/23	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	N;Res;	N;Res;		A;BsyRd;	+20,000	N;Res;	
Site Area	22,450	11,326	+33,372	20,473	+5,931	20,909	+4,623
Net Adjustment (Total, in \$)		☒ + ☐ - \$	33,372	☒ + ☐ - \$	25,931	☒ + ☐ - \$	4,623
Adjusted Sale Price (in \$)			\$ 89,372		\$ 77,931		\$ 89,623
Summary of Sales Comparison Approach Due to the lack of similar sales which sold within the last 12 months, it was necessary to utilize comparables located across manmade and natural boundaries in this report. The subject property and all the comparables utilized in this report are considered to be similar in location and competing properties. The appraiser selected the best available and most reflective sales which sold within the last 12 months in the subject area. Due to the lack of similar sales which sold within the last 12 months, it was necessary to exceed one mile guidelines in this report. Due to the lack of similar sales which sold within the last 12 months, the recommended 10% one line, net and gross adjustments may have been exceeded for the comparable sales. Exceeding the guidelines in this instance is not considered to be detrimental to the final value estimate. No time adjustment can be extracted from the market between similar sales which sold within the last 12 months. Due to the lack of similar comparable sales which sold within the last six months, it was necessary to exceed six month guidelines in this report. Due to the lack of similar listings in the market area, only 1 listing could be provided in this report.							

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 85,000

Final Reconciliation Primary emphasis was placed on the sales comparison approach. The income approach was not included due to the lack of data. No personal property was included in the valuation of the subject property. The cost approach was deemed not relevant and was not included in this report.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 85,000 , as of: 03/28/2026 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work ☐ Limiting cond./Certifications ☐ Narrative Addendum ☒ Location Map(s) ☐ Flood Addendum ☒ Additional Sales ☒ Photo Addenda ☐ Parcel Map ☐ Hypothetical Conditions ☒ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: 3135663037

Client Name: Raiy Berry

E-Mail: raiyberry@gmail.com

Address:

APPRaiser

Mahdi Sobh

Appraiser Name: Mahdi Sobh

Company: Appraisal House LLC

Phone: (313) 992-1766 Fax:

E-Mail: info@theappraisalhouse.com

Date of Report (Signature): 03/31/2026

License or Certification #: 1204076154 State: MI

Designation:

Expiration Date of License or Certification: 07/31/2026

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 03/28/2026

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect

Date of Inspection:

GP LAND

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3/2007

Assumptions, Limiting Conditions & Scope of Work

File No.:

Property Address:	34200 Hathaway St	City:	Livonia	State:	MI	Zip Code:	48150
Client:	Raiy Berry	Address:					
Appraiser:	Mahdi Sobh	Address: 21706 Garrison St, Dearborn, MI 48124					

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area.

Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

File No.:

[illegible]

Supplemental Addendum						File No.				
Borrower										
Property Address		34200 Hathaway St								
City	Livonia			County	Wayne		State	MI	Zip Code	48150
Client		Raivy Berry								

SUPPLEMENTAL ADDENDUM

Limiting Conditions & Assumptions:

This appraisal is subject to the following limiting conditions and assumptions:

- The appraisal is based on available data and assumes the accuracy of provided information.
- No responsibility is assumed for legal matters affecting the property, including title defects or encumbrances.
- This appraisal is made in accordance with recognized appraisal standards and does not guarantee future market conditions or property performance.
- Any improvements on the property are assumed to be in compliance with all applicable laws and regulations unless stated otherwise.
- The appraisal does not constitute an environmental assessment and assumes no hazardous materials are present unless otherwise noted.

Appraiser Independence & Certification:

The appraiser certifies the following:

- The appraisal was conducted independently and without bias, following the Uniform Standards of Professional Appraisal Practice (USPAP).
- The appraiser has no present or prospective interest in the subject property or any personal stake in the transaction.
- Compensation for this appraisal is not contingent upon a predetermined outcome or valuation.
- The opinions and conclusions presented in this report are based on the appraiser’s professional analysis, judgment, and expertise.

General Information:

- This addendum is intended to supplement the full appraisal report and should be reviewed in conjunction with it.
- The appraisal is valid only for the stated intended use and should not be relied upon for other purposes without proper authorization.
- The client is responsible for reviewing all assumptions, limiting conditions, and disclaimers presented in this addendum and the full report.

Mahdi Sobh

1204076154

Subject Photo Page

Borrower					
Property Address 34200 Hathaway St					
City	Livonia	County	Wayne	State	MI Zip Code 48150
Client Raiy Berry					



Subject Front

34200 Hathaway St



Subject Rear



Subject Street

Comparable Photo Page

Borrower					
Property Address 34200 Hathaway St					
City	Livonia	County	Wayne	State	MI Zip Code 48150
Client Raiy Berry					



Comparable 1

15539 Green Lane Ave



Comparable 2

11308 Merriman Rd



Comparable 3

29550 Wentworth St

Comparable Photo Page

Borrower					
Property Address 34200 Hathaway St					
City	Livonia	County	Wayne	State	MI Zip Code 48150
Client Raiy Berry					



Comparable 4

35655 Joy Rd	
Prox. to Subject	0.89 miles SW
Sale Price	21,500
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	A;BsyRd;
View	
Site	10,019
Quality	
Age	



Comparable 5

33152 Ann Arbor Trl	
Prox. to Subject	0.93 miles SE
Sale Price	134,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	A;BsyRd;
View	
Site	38,333
Quality	
Age	

Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Aerial Map

Borrower					
Property Address	34200 Hathaway St				
City	Livonia	County	Wayne	State	MI Zip Code 48150
Client	Raiy Berry				



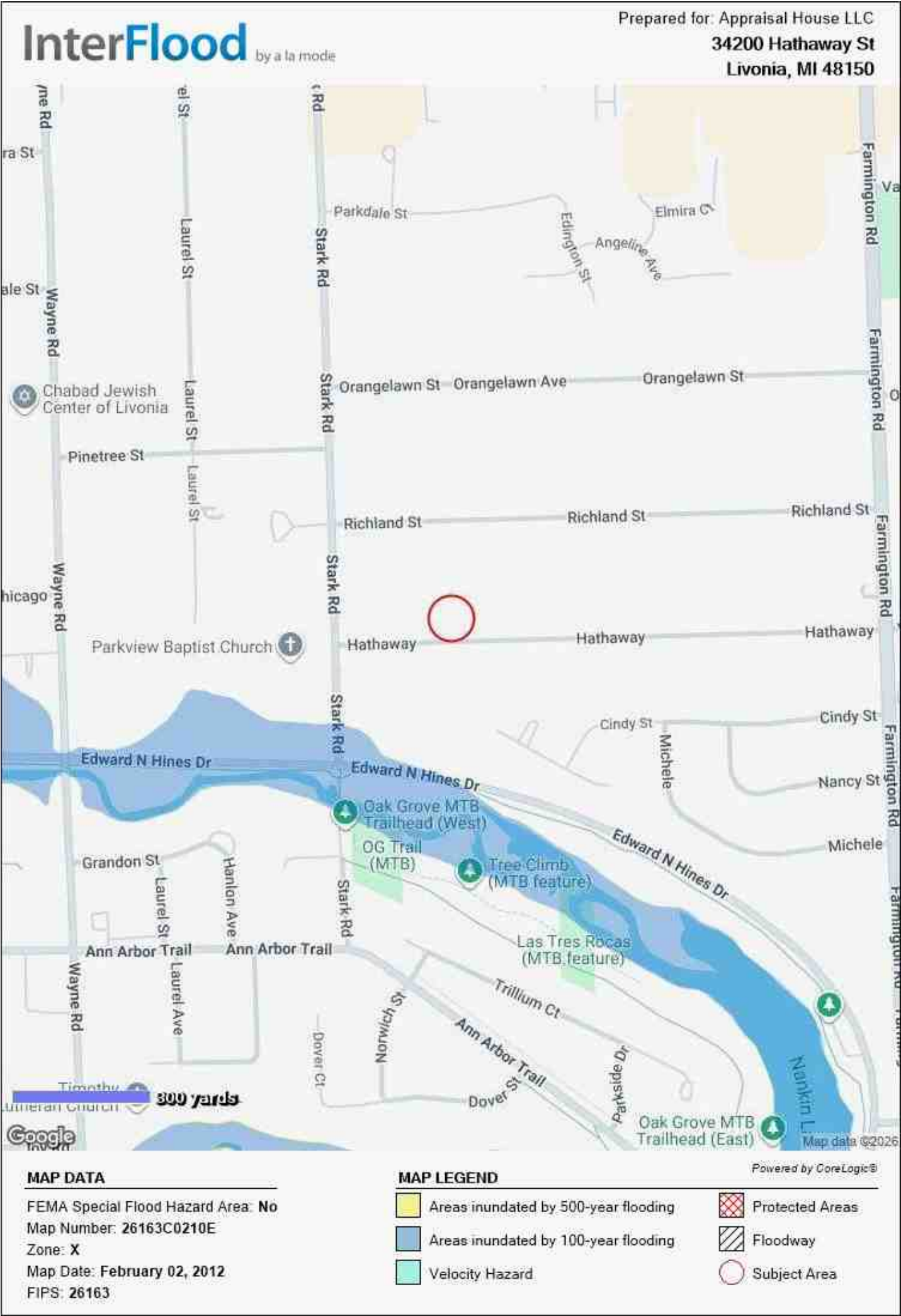
Location Map

Borrower					
Property Address	34200 Hathaway St				
City	Livonia	County	Wayne	State	MI Zip Code 48150
Client	Raiy Berry				



Flood Map

Borrower					
Property Address	34200 Hathaway St				
City	Livonia	County	Wayne	State	MI Zip Code 48150
Client	Raiy Berry				



Appraiser Independence Certification



Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located.
- My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there has been no sanction against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Client named in this report, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the Lender named in this report, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or any other manner.

I further assert that the Client named in this report has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
2. Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
3. Expressly or impliedly promising future business, promotions, or increased compensation for myself;
4. Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
5. Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
6. Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
7. Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company stock, or other financial or non-financial benefits;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violated law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

Mahdi Sobh
MI License #1204076154

License

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
P.O. BOX 30670
LANSING, MI 48909

STATE OF MICHIGAN - DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER
LICENSE

MAHDI SOBH

MAHDI SOBH
22394 ANN ARBOR TRAIL
DEARBORN HEIGHTS, MI 48127

LICENSE NO.	EXPIRATION DATE
1204076154	07/31/2026 24186130721

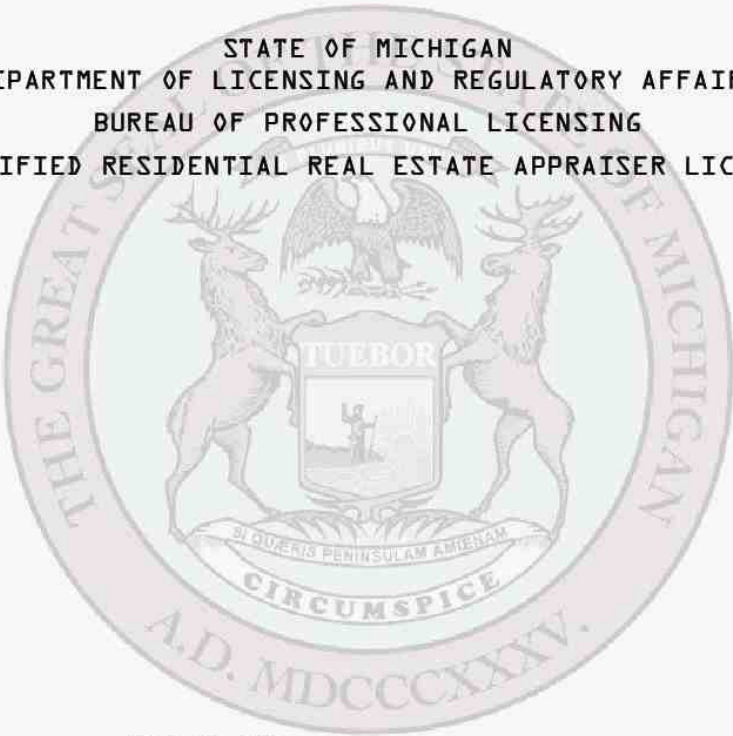
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THE ISSUANCE OF THIS LICENSE SHOULD NOT BE CONSTRUED
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GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
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LICENSE NO.	EXPIRATION DATE	
1204076154	07/31/2026	24186130721

THIS DOCUMENT IS DULY
ISSUED UNDER THE LAWS OF
THE STATE OF MICHIGAN



Travelers 1st Choice+®

REAL ESTATE SERVICES PROFESSIONAL LIABILITY COVERAGE
DECLARATIONS

POLICY NO. 108191587

Travelers Casualty and Surety Company of America
Hartford, Connecticut
(A Stock Insurance Company, herein called the Company)

Important note: This is a claims-made policy. To be covered, a claim must be first made against an insured during the policy period or any applicable extended reporting period.
The limit of liability available to pay settlements or judgments will be reduced by defense expenses. The deductible applies to defense expenses.

This policy is composed of the Declarations, the Professional Liability Coverage, the Professional Liability Terms and Conditions, and any endorsements attached thereto.

ITEM 1	NAMED INSURED: APPRAISAL HOUSE LLC DBA: Principal Address: 21706 GARRISON ST DEARBORN, MI 48124-2367
ITEM 2	POLICY PERIOD: Inception Date: January 15, 2025 Expiration Date: January 15, 2026 12:01 A.M. standard time both dates at the Principal Address stated in ITEM 1.
ITEM 3	ALL NOTICES PURSUANT TO THE POLICY MUST BE SENT TO THE COMPANY BY EMAIL, FACSIMILE, OR MAIL AS SET FORTH BELOW: Email: BS1claims@travelers.com Fax: 1-888-460-6622 Mail: Travelers Bond & Specialty Insurance Claim P.O. Box 2989 Hartford, CT 06104-2989 Overnight Mail: Travelers Bond & Specialty Insurance Claim One Tower Square, MN06 Hartford, CT 06183 For questions related to claim reporting or handling, please call 1-800-842-8496.
ITEM 4	COVERAGE INCLUDED AS OF THE INCEPTION DATE IN ITEM 2: Real Estate Services Professional Liability Coverage

ITEM 5	PROFESSIONAL LIABILITY COVERAGE LIMITS Professional Services and Network and Information Security Offenses Coverage Limits: \$1,000,000 for each Claim; not to exceed \$1,000,000 for all Claims Deductible: \$0 each Claim N/A all Claims Retroactive Date: January 15, 2020 Knowledge Date: January 15, 2025
ITEM 6	ADDITIONAL BENEFITS LIMITS: Crisis Event Expenses Limits: \$10,000 for each Crisis Event \$30,000 for all Crisis Events Disciplinary or Regulatory Proceeding Expenses Limits: \$25,000 for each Disciplinary or Regulatory Proceeding \$50,000 for all Disciplinary or Regulatory Proceedings
ITEM 7	PREMIUM FOR THE POLICY PERIOD: \$637.00 Policy Premium
ITEM 8	OPTIONAL EXTENDED REPORTING PERIODS: Additional Premium Percentage: Additional Months: 100% 12 150% 24 200% 36 240% 60 300% Unlimited

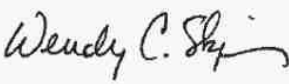
ITEM 9	FORMS AND ENDORSEMENTS ATTACHED AT ISSUANCE: RPL-1001-1108; RPL-2003-1108; RPL-19001-0413; RPL-19002-0413; RPL-19003-0413; PTC-1001-1108; PTC-19006-0315; PTC-2067-1215; PTC-3022-1214
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The Declarations, the Professional Liability Terms and Conditions, the Professional Liability Coverage, and any endorsements attached thereto, constitute the entire agreement between the Company and the Insured.

Countersigned By

IN WITNESS WHEREOF, the Company has caused this policy to be signed by its authorized officers.


President


Corporate Secretary



LETTER TO THE LIVONIA CITY COUNCIL

2.

Council Office
April 2, 2026

MEETING DATE

S042026/R050426

PRESENTED BY

AGENDA ITEM

BLOCK PARTY: Jackie Gordon, to be held Friday, June 12, 2026, from 4:00 p.m. to 10:00 p.m., on Arden Street between Elmira and Orangelawn Streets.

BACKGROUND DETAILS

A request for a block party was received from Jackie Gordon, 11017 Arden, to be held on Friday, June 12, 2026 from 4p to 10p on Arden Street between Elmire and Orangelawn.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To approve request as submitted.

ATTACHMENTS

1. S042026 Block party Jackie Gordon

APPROVED BY

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office at least 8 weeks prior to the planned event

PLEASE PRINT

Date of Application: 3/26/24 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Jackie Gordon

Address (please include zip code): 11017 Arden

Telephone Number with area code: Home: (734) 612-9027 Office: _____

Email: jackie.gordon9474@gmail.com

Please circle what is being requested: **"BLOCK PARTY"** and/or **"STREET BARRICADING"**

Friday June 12th 2026 NO 4pm - 10pm
Date of Block Party and/or Barricading Rain Date rain date Start/end time of Block Party and/or Barricading
End time is no later than 10:00 p.m.

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

11017 Arden - will barricade 2 houses
north and 1 house south
(Arden between Elmira + orange lawn)

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.)

Music, Food + Games - celebrating
our graduate + invited the block. All
houses blocked are attending the party.

How many barricades are you requesting (max. 10)? 2

Approximate Number Attending: TBD

Date of Council Approval/Denial: _____

Council Resolution Number: _____

RECEIVED
OFFICE OF THE CITY CLERK
2024 MAR 26 PM 4:38



LETTER TO THE LIVONIA CITY COUNCIL

3.

Planning
March 25, 2026

MEETING DATE

S042026/R050426

PRESENTED BY

AGENDA ITEM

MASTER PLAN PETITION 2026-01-07-01: submitted by the Livonia Planning Commission, requesting authorization by the Livonia City Council to distribute proposed amendments to the Livonia Vision 21 Master Plan, including the addition of Book 5, Housing Sustainability, for public review and comment, and to hold a public hearing to consider adoption of the proposed amendments pursuant to P.A. 33 of 2008, as amended, the Michigan Planning Enabling Act.

BACKGROUND DETAILS

April 6, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2026-01-07-01 - Master Plan Amendment

Dear Council Members:

At the 1,243rd Meeting held by the Livonia City Planning Commission on March 24, 2026, the following resolution was adopted:

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

#03-22-2026 RESOLVED, That pursuant to a public meeting having been held by the City Planning Commission on March 24, 2026, on Petition 2026-01-07-01 submitted by the Livonia Planning Commission, the Planning Commission does hereby concur to forward the proposed Master Plan (Livonia Vision 21) Amendment to the Livonia City Council for review and comment, and thereafter authorize distribution of the Plan for public comment pursuant to MCL 125.3841 of P.A. 33 of 2008, as amended, commonly known as the Michigan Planning Enabling Act.

ATTACHMENTS

1. 2026-01-07-01_Master Plan Update_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: April 10, 2026



Maureen Miller Brosnan, Mayor

Date: April 10, 2026

Petition 2026-01-07-01 by the City Planning Commission, requesting authorization by the Livonia City Council to distribute proposed amendments to the Livonia Vision 21 Master Plan, including the addition of Book 5, Housing Sustainability, for public review and comment, and to hold a public hearing to consider adoption of the proposed amendments pursuant to P.A. 33 of 2008, as amended, the Michigan Planning Enabling Act.

**MINUTES OF THE 1,243rd PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, March 24, 2026, the City Planning Commission of the City of Livonia held its 1,243rd Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present:	Wafa Dinaro	Patrick Droze	David Bongero
	Sam Caramagno	Glen Long	Ian Wilshaw

Members absent: Peter Ventura

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #6	Petition 2026-01-07-01	Master Plan Update
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Mr. Caramagno, Secretary, announced the first item on the agenda Petition 2026-01-07-01 by the City Planning Commission, requesting authorization by the Livonia City Council to distribute proposed amendments to the Livonia Vision 21 Master Plan, including the addition of Book 5, Housing Sustainability, for public review and comment, and to hold a public hearing to consider adoption of the proposed amendments pursuant to P.A. 33 of 2008, as amended, the Michigan Planning Enabling Act.

Mr. Wilshaw: Is someone willing to make a motion to remove this from the table?

On a motion by Bongero, seconded by Droze, and unanimously adopted, it was

#03-21-2026 RESOLVED, to remove this item from the table.

Mr. Uhazie: Thank you. As we discussed at the study, the planning department is recommending splitting the future land use amendments with the housing update and master plan amendments, because this is a grant funded process, and we do not want to slow down that project in conjunction with the future land use which we will return to at a point in the future. Some of the changes that we've seen since our last meeting include adding a Livonia Vision 21 progress report from the priority projects identified in the original master plan, adding details on housing achievements that the city has put forward, as well as adding some additional priority projects, addressing some of the challenges and updating the implementation matrix. But I will let McKenna go into more detail of the changes that they proposed and get their feedback.

Donovan Smith, McKenna Associates. Good evening. Thank you. So, I did want to follow up to our last conversation. We did hear a lot of the comments we received from the Commission, and we worked with staff, and I think we did make some pretty good changes that provide a more rounded out tone and approach to why we're doing this amendment, what came out of the findings and things that you can actually start to move forward over the next 10, 15, 20, years. So, if I could entertain you for a little bit. I know it's late, but I just want to highlight a few things. In November of 2019, the governor signed a house bill that effectively changed the master plan and comprehensive planning process, where it now requires that housing is a formal component of master plans. So, if you kind of underline that's the real premise on why we're even coming to you with a recommendation for an amendment is one. It's just a part of the plan and planning process now. So instead of waiting five years, you can kind of get it into your process sooner than later. So, we did make note of that into the plan. To give context, as Mr. Uhazie mentioned, we did include aspects as it relates to projects and things that were completed in your previous version of the master plan. So, it doesn't seem like this is a standalone document. It is a part of your plan as a whole. So we did provide an update on where that plan is and how it correlates to some of the things going on in this plan. Previously I mentioned and there was a response on how we approach the goals and the implementation plan. I mentioned before that your

implementation plan was revised to include roughly, I think that number is around 24 or so various action items and things, and the response was that might be too much. How do you focus when you have all these things? So with the steering committee, one of the things we did early in the process is, you have two goals today, two goals. I just want to specify goals and actions. You have two goals today in your existing Livonia 21 plan, and those are Urban Design and Housing and Neighborhoods. With your steering committee, we revised some of those goals and action items. Those are existing in your current plan. We added one goal. We added Housing and Sustainability, and then we added various aspects of how to address some of the items identified in the plan into that goal as well. So, in your previous version, you had a lot more goals. You had six, and those six essentially replaced these three. Based on our conversations, we thought it was better to keep those three and then revise how we approach the six that we added. The six that we added came from the statewide housing plan, and instead of elevating those to goals in your plan, what this plan does now is it says these are Livonia's goals and objectives, and then it says the state has this huge list of goals and objectives. Where do they align? So now you're not jumping and just doing what the state says. This plan says we've said what we want to do, but we also know where we align with the state. So now your housing strategy and the state's housing strategy at least, are speaking the same language. We're not overreaching and doing things that the state is saying we are. And I just want to underscore this, because I think it's important, now that it's in here, we are doing what Livonia wants, as it is also in line with the state. So, when you look at the community housing goals, you'll see Urban Design, Housing and Neighborhoods and Housing Sustainability is the third goal we added. We included the Housing and Development achievements for context. And then we also added community housing projects. There are three priority projects, and those are to develop mechanisms to track economic and housing metrics, and then it breaks those metrics down. Two is to create a city-wide inventory for under-utilized sites suitable for redevelopment. And then the third is to improve development efficiency by monitoring and reporting the average time from application to approval. Those are good projects. And then the question after becomes, in what context do we look at these projects? The plan goes into a lot of detail about the data and how you can support those but I do want to highlight, if you do have copies, this is page four, and this is the sustainable housing policy challenges and opportunities. The plan itself is kind of wrapped around these challenges and opportunities. As far as data, how we got here, and some of the things you can do to address some of these. So first, I want to start with the change,

or the decline in population, and where SEMCOG projects housing for Livonia to be in 25 years. That is an increase of about 1,400 units. So in the context of population decline, SEMCOG believes that there is going to be an increase in not only population but also housing units. So that is reflected in at least what your opportunities are. Furthermore, throughout the plan, we've identified decreasing family sizes, affordability challenges when it comes to the polar ends of your housing system in Livonia. The high end, your market rate housing is in under supply. Your multi-family units for large families are in under supply, and then you have a small under supply in homes valued under 150,000 which is a challenge everywhere. It's very difficult to find a house anywhere for \$150,000 so we didn't build the plan around filling that gap, but we did build the plan around your shortage of market rate single family housing. That is one of those areas where Livonia has an opportunity to address the shortage of those types of uses by constructing new single family housing developments where appropriate. In addition to market rate multi-family units that cater larger families, what we found in your data is that the families that are larger don't have apartments for that size. So that's three bedrooms four-bedroom units. You have a very good mix of one and two bedrooms. But the larger scale units, larger families have challenges identifying units for those. So those are your polar ends and how you can address those 1,400 units. The exact makeup, whether it's 50/50, 70/30, 30/20, can vary. But the goal, at least from SEMCOG perspective and to address the changes in population, are about 1,400 units. And then the data, when you get into various aspects, it will tell you which types of homes are more appropriate. I also want to make a note, and I brought this up before we did identify that by 2050 the majority of your existing income based housing units are expected to expire, so one of the objectives is to make sure you try to preserve those units, because once the requirement for them to maintain income based expires, those owners or developers can flip them to market units, which is something that we've seen around the state, and when that happens, those affordability requirements are gone, and then it's a lot more difficult to support those residents that would be moved from that form of housing. Lastly, at least I want to point out in this table, by 2050, I brought this up in your last meeting, majority of the homes in Livonia will be approaching 100 years old. As homes get older, they require more maintenance and increased costs. So a part of the strategy on how we address that is to either repair, replace or produce programming that supports maintaining and managing these aging homes. But ultimately, there will be a point where you may have to replace some of these homes if they become too expensive to maintain in the long run, but that is a 25 year away

thing to be thinking about. Lastly, on goals for community. So this is in the back of your document, the biggest difference between this version and your last version is you now have three goals instead of the eight or so that came from the state. Those three now have refined objectives, and those are tabled out around page 39, and 40 and then your implementation plan takes those goals and objectives, and then it projects them out over a period of time. And then the last piece I want to say is included in this plan, which is the very last page of the document. It says, these are your 19 objectives based on your three goals. These 19 objectives align with the state in this manner. So what that page allows you to do is to say, these are your goals. What is the state's recommendations, or what are the state strategies on how to address these? And then it kind of points you into seeing how that correlates to each other. And then, in closing, your goals and objectives, your implementation plan now correlates to seven of the eight priorities. And then there are, I believe, 34 overall action items within that plan. Your goals align with 19 of them. So just for context, so the kind of overarching objective of the strategy is, in part, you're able to look at the state's plan, see what the state strategies are, and then you can start to adopt or modify some of those strategies as it fits the city of Livonia. So with that, I that's all I have to share with you. I do think this is a much better plan. I think revising the goals and the implementation plan really spoke to some of the things we heard in the steering committee and the engagement and from you all as well. And we do like this version a lot, lot more than the last one.

Mr. Wilshaw: Alright. Thank you, Mr. Smith. I appreciate that update on this revised document that we have before us. And mind you, as we discuss this, this is still a draft that is going to...that we're basically trying to get started, get the process rolling, to get this to City Council, and then they will have to publish it for public comments. And there's a whole string of things that are going to happen. We're not looking to necessarily approve this document in its current form. It will change as time goes on, I'm sure, and we receive those comments and input from other people. So again, I just want to level set that expectation. Is there any discussion on what we have before us tonight?

Mr. Droze: Mr. Smith, just a brief comment. I know we've talked about in this forum a couple times. You know, I think what some of the concerns were with the prior form of this, and I do want to commend you for what you've done to kind of streamline this and come up with some more defined actions and goals for where we want to go with this. Understand, this is a draft, and I think it invokes some good discussions around the community and

recognizing that things change over time. It's been, you know, several years since the original Vision 21 was put together, and things have changed. So I'm hopeful that this will help prompt some of those discussions. I'm really interested in this city-wide inventory of utilized, underutilized spaces, because I think that's a big opportunity for the city. And, you know, I'm interested to explore what that looks like, not just in the spots we're thinking normally about, you know, maybe the underutilized commercial spaces, but maybe even some of our industrial spaces that are kind of on their last legs, or even some of our larger commercial office spaces. So, I appreciate that effort on that and then isolating those goals into kind of the three main groupings is helpful too. So, I'm thinking beyond that, but just wanted to express my appreciation for your effort and cleaning it up. Thank you.

Mr. Smith: And if I may, through the Chair, a couple things. I want to add what we attempted to do, and I think we got there, is we didn't want this to be a low-income plan, you know. We understood the pride of Livonia and the character that exists. So our intention was not to produce a plan that says, you know, fix all the low income, bring all low in, we really tried to enhance what was currently existing and preserve what was existing, whether that is addressing market, whether that's addressing portions of low income, but ultimately the goal is to make sure Livonia is affordable, and affordability is a sliding scale, so I think we were able to include that. So, thank you.

Mr. Wilshaw: Thank you. Any other comments, questions?

Ms. Dinero: I also just have a quick comment. I just want to reiterate that this is going to City Council so that it can get community engagement and comment. And we want to encourage community. We want people to see this. We want people to comment on this, and we want feedback on this, and this is really the first step of that community outreach and community engagement for this process.

Mr. Wilshaw: Well, thank you. Ms. Dinero, I appreciate that. I mean, we had a public hearing on this a few weeks ago, and there was a lot of engagement and comments that we received right then and there, some of which I think were actually helpful in modifying this document to where it stands now. But this is still, as you said, this is the beginning of a longer process to get even more of that community input. We definitely want that so, thank you. Anyone else have any thoughts?

Mr. Caramagno: This is continuing to evolve into a better a better package, for sure. From the beginning, it was way off base, as far as I was concerned. I still have questions about the increased housing needs on the SEMCOG report, I've seen some numbers that show we have 39,000 residential properties, or residential housing units in Livonia. I still think that number is way off, and I've got my reasons for thinking that, so I don't know if you ever looked at that closely or closely enough, because I understood that meant all residential properties, single families, apartments, condominium units. I think that number is off. So we're targeting to hit 40,000 or 41,000 homes. We're damn near there already. Already without these 1,400 that we say we're going to need. My question, maybe you can answer it. The SEMCOG report, where...what's driving these needs? We've talked about this before here that the baby boomer population is going to leave. There's not anything backing that up. Where are these people going to come from? Are they coming from California? Do you know that answer?

Mr. Donovan: In part. SEMCOG uses a migration model. So, they have data that kind of determines changes, projected changes in population. So based on the projected change in population, if you take that number and then you look at the household size, which I think in Livonia, is 2.2 ish, the exact number is, I'm sorry, and when you look at the projected change in population based on migration data, and then you divide that number by the household size, that tells you roughly about how many housing units you need to accommodate that change in population. It doesn't get into the detail of how you do that, or exactly what types of units those are, but it's based on projected changes in population. And then you do the math, and it'll tell you about how many units that is based on family size.

Mr. Caramagno: I'm interested in how accurate that is in the long term, because I don't see it. So that's that. And then the thing you mentioned a little while ago, lower income housing. There's a big question about lower income housing and what that is, in my mind, If the elderly have to downsize because they're retiring, and they don't need big homes any longer, and they need a lower, smaller home, smaller place to stay. That's one thing. If we're catering to folks that are going to come to town because they don't want to work or can't find good income. I hate to see Livonia decline in any way at all. So glad to hear you say that that's not the focus of this. That's big to me. I didn't here that before. I'm hearing it now, Thanks. So, that's huge to me. So I can say that. Thank you.

Mr. Smith: It was made very clear.

Mr. Wilshaw: Thank you. Is there any other comments, questions? I do have to agree with you. Mr. Caramagno, I have my own questions about SEMCOG data, and maybe, Mr. Smith, you have a better feeling for how accurate SEMCOG is and because there's basically two predictions that they're making in here. They're forecasting population for the future up to 2050, and what's said in the document at various points is basically that our population has been fairly flat and will stay fairly flat. But then they also state in the document that they're predicting growth in population in the city of about 2,000 people by the year 2050, which is not a lot in the whole scheme of things, but based on that, they also are calculating or predicting that there will be a growth or need for an additional 1,400 homes. So I want to make sure, basically, let me know, if you can, how accurate has SEMCOG been in their past predictions based on what you've experienced, and you know, kind of what's their track record and then, of course, as we go forward with this, you know, I just want to make sure that we are not working with erroneous data or data that we can't trust?

Mr. Smith: Yes, so up until the current year in SEMCOG's report, that data is sourced from US Census and American Community Service data. So, you know, all the data, at least up until your current year, is based on national census data. So, that tends to be pretty accurate, less the gaps during COVID. When it comes to forecasting, that's always a bit of a model and just math. Generally, I have not experienced or heard of a lot of cases where people are combating SEMCOG's data. Most people tend to agree that their data is generally accurate, at least in terms of, as Commissioner Caramagno mentioned, the existing data is based on census data. So we tend to believe that is pretty accurate. Forecast can always, you know, deviate just based on things changing, and the further out you forecast, the more deviation exists. So, we do not interpret that 14 as a hard number, but more of a target based on the landscape of migration and housing and all the things going on that contribute to not only Livonia data, but Michigan's data as a whole. And then, as you progress through the years, every five years, when you update this plan, you'll see that number may go up a little bit, may go down a little bit, and as you get closer to 2050 you'll start to zero in on it.

Mr. Wilshaw: Okay, good. The reason I say that is because I'm cognizant of the fact, that if we are... say we use this document and we say, okay, there's a demand for 1,400 new housing units in this community, by the year 2050, and we start approving and the city is allowing a lot more housing units to be put in, maybe high density housing, mid density housing, whatever it is, to accomplish that number,

because we have a report in front of us that says that's what we need. And then it turns out that we don't get that population growth that is forecast. We could end up in a situation where we have an oversupply of housing, which hurts, of course, laws of supply and demand, that will hurt the housing values of all the rest of the homes in the community, because we now have vacant properties sitting because we overbuilt. So that's the thing I want to make sure we avoid. We want to preserve, you know, the value of the properties that are currently in our city as well.

Mr. Smith: And if I may, Chair, there are kind of two aspects to that approach. There is forecasted demand based on new population, and then you have what you'll find in the affordability section of the master plan, where you not only have a demand for new housing as your population changes, but you also have a demand for market rate units, apartment market rate housing for your existing residents that are either spending more and housing situations where they could afford more, or they are under spending and they could also go up. So there's new residents, and then you also have what we call best fitting housing to your existing residents, and both take place at a time. And also, as you update this plan year over year, you'll get more accurate with your target.

Mr. Wilshaw: Okay. The reason I bring that subject matter up is because, you know, we've seen a change in the history of this city over the past, I would say, decade or so where there wasn't a lot. We'll talk about high density housing, for example, apartments and so on. We haven't had many of those in the city in the past. All of a sudden, in the more recent years, due to inflation and a lot of reasons, there was a huge push toward high-density apartment type living in the city, and apparently a huge demand for that. And then it just fell off a cliff, and we now have several projects that have been approved that haven't even been developed yet, because apparently there's just not enough demand for them. So that's why those people aren't building them, or they don't have the funds, who knows, but I see that happening in the community, and of course, so I just want to make sure that we're cognizant of that, and we're watching that, and we're making sure that we don't over build when we don't need to. So just my thoughts that I wanted to share.

Mr. Smith: If I may, Chair, I think to your point, the priority project to track housing metrics will support that effort. You know, because those do change over time.

Mr. Wilshaw: Okay, all right, great. Well, thank you. If there's any other comments or questions, if there's not any other comments, questions from my colleagues, I don't hear any.

Mr. Droze: Mr Chair. The only thing I think I could say is on the numbers and what the projections are, I mean, we're not alone in Livonia that the SEMCOG projections may not be what we want, maybe they are what we want. And I think that's where, you know, I think there was some engagement that was done as part of this, and I'm hopeful that people look at this in context to just overall development across the city, and kind of say, you know, what opportunities are there, and to, you know, maybe set those visions out. We don't have to wait 30 years for some of these things. What I liked about that inventory of under-utilized sites is those are going to identify opportunities and get conversations going now, because, to your point, Mr. Chair, things do move quickly. And a lot of times, all of a sudden, there's a big push for a bunch of multifamily type developments, and it's related to all sorts of market forces. And if you're not on the front end of that, sometimes that's passed by the time it gets to you. And I think Livonia has done really well in moving through things relatively quickly from a development process versus some of the other surrounding cities. So, I think we should, you know, leverage that and use that conversation to identify where opportunities are around our city, just so it's not, not new to us when they start coming in. So, thank you.

Mr. Wilshaw: Thank you, Mr. Droze. There'll be a lot of conversations, I think to be had as we move forward with this. Is there any other comments or questions? If not, I believe we are looking to get a motion to approve this so it can move on to the City Council and get the process started to be published. Is that correct? Mr. Uhazie?

Mr. Uhazie: Correct.

Mr. Wilshaw: Okay. Is someone willing to make that motion? I

On a motion by Caramagno, seconded by Dinaro, and unanimously adopted, it was

#03-22-2026 **RESOLVED**, That pursuant to a public meeting having been held by the City Planning Commission on March 24, 2026, on Petition 2026-01-07-01 submitted by the Livonia Planning Commission, the Planning Commission does hereby concur to forward the proposed Master Plan (Livonia Vision 21) Amendment to the Livonia City Council for review and comment, and thereafter

authorize distribution of the Plan for public comment pursuant to MCL 125.3841 of P.A. 33 of 2008, as amended, commonly known as the Michigan Planning Enabling Act.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

**MINUTES OF THE 1,242nd PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, February 24, 2026, the City Planning Commission of the City of Livonia held its 1,242nd Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: Patrick Droze Sam Caramagno Glen Long
 Ian Wilshaw

Members absent: Peter Ventura David Bongero Wafa Dinaro

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #5 PETITION 2026-01-07-01 City Planning Commission

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2026-01-07-01 by the City Planning Commission, requesting authorization by the Livonia City Council to distribute proposed amendments to the Livonia Vision 21 Master Plan, including the addition of Book 5, Housing Sustainability, as well as several changes to the Future Land Use Map, for public review and comment, and to hold a public hearing to consider adoption of the proposed amendments pursuant to P.A. 33 of 2008, as amended, the Michigan Planning Enabling Act.

- Mr. Uhazie: Thank you. As we discussed last week, we are recommending some changes to the future land use plan that we discussed in detail last week. Take this time if you have any amendments that you would like to propose, and then after that, we would have McKenna here to discuss the update to the master plan, including housing features.
- Mr. Wilshaw: Okay, very good. Let's see here. Pull that up. Is there any additional information that you want to provide, Mr. Uhazie?
- Mr. Uhazie: Not at this time.
- Mr. Wilshaw: Okay. And is there any additional information that Mr. Smith is going to provide to us as part of this, or did the presentation at the study meeting cover most of it?
- Mr. Uhazie: I think it's just what was covered at the study.
- Mr. Wilshaw: Very good, and I appreciate Mr. Smith being here in the audience, just in case we do have any questions from our vendor that's working on this project. Is there any questions from any of the commissioners?
- Mr. Droze: This is regarding the book five. Do you want to talk about that after the individual sites zoning changes?
- Mr. Wilshaw: If you want to talk about the book five, addition to the master plan, I think that would be appropriate to talk about now and then we can talk about the future land use map as a separate discussion.
- Mr. Droze: I had a conversation with Director Taormina yesterday, just to pick up on some of the comments that we made when we saw the draft. I think that was back in November, time frame one, I guess, one suggestion that I had as going through the book five plan, which really kind of lays out a series of goals and objectives for the community to work on relative to housing going forward. Really the way it's laid out, there's essentially about 42 or so approaches, tasks, whatever, however you want to define them. And you know my concern back in November was, when we have too many of those, we kind of lose our way. There was, I used to Jim Price on Tiger baseball would interview (inaudible), and one of his quotes was, "When I tried to do too much, I don't do too much." And I kind of was getting that feeling as I was reading through that where there are a lot of things we can focus on, but I'm concerned that, you know, as a working document going forward, that we need a couple more tangible things to work on. And so what Director Taormina and I talked about, and he

suggested it, I think book four has essentially five or six, like projects, almost, that were identified. And I would maybe encourage you to work with the Planning Department on maybe defining a couple of those things, not for what we're going to talk about today, but when that comes back to us, just to kind of give us a couple guiding things to work on, and those are, the benefit of those is that they're identified and then, you know, if we look at them year over year, and if we're not making progress on them, maybe they're not the right things so we can take those away, or if we take care of some of them, great, we take them off the list. That's really kind of my only suggestion, because really, the plan is very general in terms of where we're going. You know, there wasn't necessarily any sort of, like, you know, moon shot that we're calling out with population, or a certain metric we were trying to attain. So recognizing, and that's result of kind of the process we went through that the feedback that was received from the community was that people were pretty happy with the way things are recognized. Obviously, we could do some things better, so some a lot of good things from that. But at the same time, we don't want to be complacent either, because we are losing population and we continue to lose it. We know that's not a sustainable model. So those are just kind of my suggestions. Other than that, I don't really have anything else to add.

Mr. Wilshaw: Thank you for those comments. Mr. Droze. Is there anything else from any of the commissioners?

Mr. Ventura: Yes, Mr. Wilshaw, thank you. I participated in some of the steering committee meetings, not all of them, however, due to schedule conflicts, but my approach to the process was to determine what this plan, and this is kind of in concert with Mr. Doze's comments, what parts of this plan are actually actionable? What is this plan going to allow us, or enable us to do about affordable housing in Livonia, and at the time, I, because I'm in the real estate industry, went to a friend of mine in the residential real estate industry and had him do an analysis of the housing stock in Livonia. And I looked specifically at the housing stock below Plymouth Road from border to border in the city. And the statistics that came out of this analysis were really eye opening, because there, if you want to buy a house for under \$200,000 you can do it, and you can buy a house that's in good condition. And these houses in Livonia, with all of the city services and all the advantages in the school system and the police system and the fire system, and every other advantage of sitting and living in Livonia that everybody in Livonia enjoys, regardless of the price of your house. Then I went to Mr. Bongero and a number of other people in the construction industry. And I said, so can you build

a house today for what you can buy a house for in Livonia on the affordability scale? And the answer was, there are a resounding and emphatic no, you cannot. Construction costs and material costs, labor costs, have escalated to the point where, and we've seen it, gentlemen. We have approved site after site for infield housing, and it's all \$300,000 and above, and mostly above. So, I'm at a loss at this point to understand what we're doing here. I don't think that this means a lot, and again, to Mr. Droze's point, 40 paths to nowhere are what we have here. And I'm all about improving our city, or I wouldn't be sitting here. And I embrace an actionable plan. I don't think this is one. That's my take on this. And so, in terms of sending this out for public comment, what are we going to ask the public to approve? What can we say to them? Here's a concrete plan that we can do something with. I don't think it's here.

Mr. Wilshaw: Thank you. Mr. Ventura. Any other comments? Mr. Uhazie, I just want to set the expectation as to what is being...what our purpose is here tonight, which is for the folks that are in our audience or watching us on TV down the road who want to understand, what are we doing tonight? And I'll try to explain it as best I can. You can tell me if I'm correct or not, but we have a draft of this amendment to the Master Plan, which is to add book five. We're also going to talk briefly about some changes to the future land use map, which is not necessarily tied to this. It's not, it doesn't need to be part of this process, but it's a process that we do every several years. We kind of review those and make some amendments or changes as we see corrections that need to be made. We'll talk about that in a second. But, as far as the change to the master plan, the addition of book five, the process today would be that if we make an approving resolution, it would take the draft to City Council. City Council will then have to make a motion to put this draft out for public comment for a period of time, get those public comments back. We then, we, being the city, would review the comments that have been received, any changes that that us and other people wish to make to that draft, and then we'll incorporate those, those changes into the master plan. And then we'll again make another process to seek to approve the changed master plan, or the amended master plan, incorporating those suggestions. Is that basically what the process is?

Mr. Uhazie: So basically yes. You are just referring to City Council, so they can distribute the plan and give feedback. So, if more actionable items are preferred, that is something that the public can comment on as well, and we can take that back with McKenna to incorporate those changes into the plan.

Mr. Wilshaw: Okay. And one thing I'm hearing tonight, I want to ask you is, I'm hearing some, some comments from my fellow Commissioners that are kind of questioning the book five, as it is worded right now, and what its purpose is, and what's in it, is this the appropriate time to continue this process of getting this draft moving and then make the changes as we go? Or is this a time, if the commission is not comfortable with the direction of book five, to go back to the drawing board a little bit and go back to McKenna and say, what can be changed at this point? Is this the point where we should be making changes?

Mr. Uhazie: Well, I think it's ultimately up to the commissioners of how comfortable they are. I will say that book five is the main focus. But overall, this is an amendment to the master plan which correct me, if I'm wrong, does need to be amended every five years. So, this would be amending that to follow the statute requirements of updating the master plan as well. I think making things that are more actionable is something that could be incorporated into this as we as we move along. But certainly, if you guys are not comfortable moving it to public distribution, we would not want you to recommend you guys do anything that you're not comfortable moving forward. With that being said, does McKenna have any feedback on what you think would be the best course of action for the planning commissioners? Yes.

Donovan Smith, McKenna Associates. Yes. Thank you having me so. I believe there is enough time in our schedule that could accommodate extending this out maybe another two weeks, or at least maybe until your next meeting where we can work with staff to go over that information and possibly come back with some revisions, and then those revisions could be included in the draft before it's released to the public, and we can either do that maybe at a subsequent study meeting or follow up meeting, and then offer the commission a chance to have a bit more dialog as it relates to the actionable portion of the plan.

Mr. Wilshaw: Okay, thank you for those comments. I appreciate that.

Mr. Uhazie: One thing I do want to address, you know, some of the concerns about like the affordability, I think one of the reasons for the plan that is detailed in there is that, yes, there are houses that are available for those under \$200,000 but those are aging stock, and this plan addresses what to do into the future as more and more of those becomes obsolete, and building anything new is going to be too expensive. So, part of this plan is to how to address things going forward, realizing that there are properties that

currently fit that mold, but where do we go in 10 years? 20 years? When more of those are no longer viable options?

Mr. Wilshaw: Okay, thank you for those comments. Is there any discussion from commissioners?

Mr. Droze: You know, kind of thinking about it from a calling this the update for the five year period, I know housing is a big part of that, and is this kind of goes back to that feeling that there's not a driving objective for the change and what I might just talk about is...in the City of Livonia, we do ratings of roads every 10 years or whatever and, you know, as an example, when the city started a road program several years ago, decades ago, I think they identified a desired state. When you do that, and when it calls to action that there is a deficiency that we have to address, and then it really kind of leads to community conversation about, what are we going to do to get there. That can mean different approaches to how we manage. I'm just going to use rose as example, how we manage it. Sometimes it means a millage. It can mean all sorts of different things. And it really kind of again, sets into action what needs to happen. And I think, you know, the housing, you know, to me, I look at population loss. To me, is one of the metrics above all else that I saw in there. Sure, if that continues to happen, that's a problem, just because of tax base and all the things we know that go along with losing people and I think it's really...it is a difficult thing to provide recommendations if there isn't some driving goal that you're trying to attain and so maybe that's something that can happen as part of a community conversation, if it goes to council and there's comments that's received that drives to that. But I really feel like a couple more weeks of you know, maybe some goals would be great in terms of, like, what you can concrete focus on based on what you have, but if we don't really have any driving desire about what we want Livonia to be in 5, 10, 20, 30, years, I know it makes your job, very difficult to do that, so I don't want to, you know, sugar coat and to say maybe two weeks is not going to get to what I'm kind of driving at. I don't know if you guys have any other thoughts on that, but that's kind of my general feel when reading it.

Mr. Wilshaw: Mr. Caramagno.

Mr. Caramagno: Peter and Patrick make great points, and it summarizes basically how I feel. I've talked to Mark as well, and I struggle with this to a certain extent. But as Patrick just said, maybe we have to have the public speak. Maybe they will be confused about this as well, without any actionable items. Maybe that's what this comes back and tells us, that hey, listen, there needs to be some meat in this

thing. That's kind of where I'm looking from my position, there's more questions than answers out here still on this program, I don't know if it says what I mean to say, but that's my opinion.

Mr. Wilshaw: And certainly, moving this forward, to get those public comments would open up that possibility of having that dialog start, and it doesn't mean that this is the...this isn't the end of the process.

Mr. Caramagno: But does it hurt to have the public comment? I don't think so. Which no action has to be taken until after public comment.

Mr. Wilshaw: Right. Well, you sort of plenty of time to make revisions to this, this plan, this master plan, before it gets finalized. Any other comments?

Mr. Long: So, what's the path then if we go through for public comment and we end up with a document that we're not happy with, that we're not proud of, we just deny it, and you start all over. What happens if...

Mr. Uhazie: I believe we take it back to McKenna, we work out those...take those public comments into account and amend the draft to reflect what the public and the Planning Commission and City Council prefer to see. If that is, you know, seeing more actionable items, we address those and add those if it's addressing other needs that we do not see or providing more examples of certain things, we take that into consideration. I guess there could be enough comment that we don't need the housing portion of it, but as I mentioned, we will have to make some sort of adoption of an update to the plan at some point. But I think we would go, ultimately, go back to what the public comment and what the elected and appointed officials want to see, and take those into consideration.

Mr. Long: And if we, if we found nothing out of this process, nothing out of the updates that we wanted to increase or to change, do we just ratify the existing plan and that covers it as an amendment for the next five years?

Mr. Uhazie: If we had not gone through this process, that's typically how master plans are moved forward, unless you do a whole new planning process.

Mr. Long: Okay? Thank you.

Mr. Wilshaw: Good questions. Mr. Long. Any other questions? Comments?

- Mr. Bongero: Just so I understand we're going to send this out as is right? Get the feedback and then take an action only at that point. We're not going to do anything until we get public feedback. I think that's the right move.
- Mr. Uhazie: If you prefer to do the two weeks to see if it can be massaged a little bit and then come back, or if you'd rather just get it out there and see what people say, it's kind of what could be decided tonight.
- Mr. Smith: And if I may add, we did receive some other comments, some other staff comments. So, there are some minor revisions that we planned on incorporating before Council released it. So, there is, I think, an opportunity where we could spend a little bit more time massaging it, where we're hearing comments, and they could possibly provide a better version for Council and the public, if the commission chooses.
- Mr. Wilshaw: When the master plan was originally approved, it was discussed at that time, it was said at that time that this is a living document. This is a document that's not going to be set in stone. It is going to be updated. Here we are five years later, and we're starting to do that process to make those updates. And I think what I'm hearing is, yes, there's basically two paths that we have for tonight. One is, is wait a couple weeks, let you make some updates to it, bring it back to us, see if we're comfortable enough with it, to get it moving to the public, to City Council truly, and then to the public, or we could just get it moving now and start that ball rolling, and again, we're still going to be able to continue to make edits and updates to this along the way. It's going to be up to the Commission as to what they're more comfortable with, but those are basically sounds like the two paths that we're looking at right now. Mr. Caramagno.
- Mr. Caramagno: Now if we've got a couple of weeks, and apparently we do to have a better document, the most up to date, the best product we could possibly have in two weeks, I think we need to get that better document and push it forward. And essentially, it's no different than this gas station we saw earlier. We wouldn't have sent that on in the position it was because it wasn't the best document. So if this can be improved, let's improve it. Look at it again and elevate it to the City Council for their direction.
- Mr. Wilshaw: Okay. Appreciate those thoughts. Is there any other discussion regarding the master plan amendments in general? I think we've discussed that deeply here, which is a good discussion. Thank you. Thank you for that. Now, in regards to the updates to the

future land use map. This is kind of a companion piece to this, because it is a component of the master plan. There were a number of and again, this is just again, for everyone's benefit who may not have been on the planning commission as long or or watched planning commission meetings if you're in the audience. This is a process that happens fairly routinely. I've gone through two or three or four of these things, probably my time, where every few years, the planning staff and other folks within the city will look at the future land use map and sort of go section by section and say, do things need to be fixed, either corrections that maybe were overlooked at some point or changes because the use of a particular piece of property has been changed, usually by action of us at some point. Perfect example would be the school property at Harrison and West Chicago, which future land use plan would have obviously said that that future land use is school public property. The school chose to sell that property privately to a private developer, and it became a residential development. So now the future land use plan map should show that as low density residential, because that is what its use is and will be for the foreseeable future. It's never going to be public land again. It's never going to be sold back to the school system. That's highly unlikely that that would ever happen at the end of the day. The future land use plan is a guidance document that is used by us and this and council to guide us as to what we believe the future land use should be for certain properties. It's not a law, it's not edict, it's not mandatory, it's a guide, but we want it to be as accurate as possible to what we think those properties should be used for. So the Planning Department has gone through and provided a number of, I think it's, what is the number 18, different edits to that future land use plan, our future land use map, correcting various things that they think should be corrected to different uses, and they've presented those to us, and we've had a chance to look those over. They're in our packet. If there's any particular items that any commissioners would like to discuss or disagree with the proposed use. They're welcome to address those if they wish, because, again, we wanted to do whatever the commission wishes to be done. It's not the Planning Department that's making these final decisions. It's us. So, does anybody have any discussion on map changes that are proposed? I just wanted to explain that, because that's an element of all this. Okay, all right, I hear no discussion on that. Is there any other discussion from any of the commissioners before I go to the audience? As we do have some audience members left, I'm sure this is riveting conversation for them, but they may have some comments, so they're welcome to comment. Is there anyone in the audience wishing to comment on this? Mr. Bigga.

Mr. Bigga: James Bigga, Livonia, Michigan, I'm talking about the housing plan for right now. I'm going to make it in two parts, if that's okay.

Mr. Wilshaw: That's fine.

Mr. Bigga: The housing plan, I know it's just a plan, and I know it's easy to kick the plan over to the City Council to let them throw it out. I would like to know why this schedule is so hard and fast. I think that this is a very important plan deserves a lot of comment. As we saw last year with the Vision 21, this caused a lot of consternation in the city, as we saw two thirds of the city voting public did not like Vision 21 that was proposed. So, if we're going to run a plan through, that requires a short period of time for public comment, it's going to need more than one public meeting that I saw on the schedule that I couldn't read if it was posted tonight. Like many of you said, "What is the plan?". I mean, if I go back in history, there was a country called the Soviet Union that did a five-year plan and did five-year plans for five years and never did anything with them. Are we just to say we're going to do a plan and something we just know we're not going to be able to do? Or should we just sit there and say, Yeah, we know we need to do a five year plan, but we really don't see any reason to change it because we can't do anything with it, and let's leave it the way it is, or should we say, let's look at the city and say, we know we don't have affordable housing, and we know there's no way to make affordable housing, because if we look at the 500 foot level, and we look at the parts of the city that are affordable, the houses are junky, the houses need to be either torn down or a lot of money spent. I don't know, south of Plymouth Road, where there's homes available for under 200,000 except in certain patches. And some of those to me driving by and looking at them, they're really rough looking. If I go to the northeast portion of the city, there's more homes that I see that fit that. They're small. They need a lot of work. If I go to Five Mile and Farmington area, they're not a lot of houses that fit that mode. So, we're really not going to have anything. The only other thing we have are apartments, and not everybody wants an apartment built around them. There's not a lot of vacant land. And the only vacant land we have, we're putting to a restaurant, a new financial center, a sports center. We tore down the Comerica, but we're leaving the parking garage. So that's the only area that we really could have put a bunch of apartments that could have been affordable, but we know that property is too expensive to build affordable housing, so we're really not going to build affordable housing anywhere. So, let's just face it, the city is just too darn expensive. And in their charts and their plan, they showed that of the three four cities that made up the comparison. Dearborn, Detroit,

Livonia and Warren. Our incomes are over \$10,000 a year, more than those three cities. Our home values way more than \$10,000 more than those cities. So, who are we kidding by saying, let's put together a plan and show how we can be affordable. We know we're not going to get there. We're going to waste everybody's time. We're going to make everybody angry. Let's put together a plan that says, Why don't we have maybe four or five public comment forums, and then maybe force the city, when they put this plan together, to incorporate the plans, and not just the whims of the elected politicians. Make it what the people in the city want. And if we have to put an addendum that says we really would like affordable housing, but we just don't have it, just say it. And that's just be it, be honest. Now for the land use portion. I like some of the ideas you guys present at the planning meeting where you said some of the old office buildings that just...they're too junky. They need to be torn down and maybe put in a four-unit apartment building. Be nice if you could find a developer who could put a nice four unit apartment building for a family. Single parent with maybe two kids, three bedroom, but you know you can't get all that, maybe a two bedroom, but you've got some other spots where the people who own the property came in and asked for a variance to build something, haven't built it, and now we're going to change the zoning of that property to fit with their building. And I'm talking St Mary's, the church. They were going to build something back there. They haven't built anything back there. So why change the property if they're not building leave it the way it is. Make them come in and come and ask for zoning variance. Do the same thing. You also are proposing to change the park land at Eight Mile and Newburgh. That's a real controversial property. We know that there's homeowners suing that property in the court system, so why not wait till that's all resolved before going to the City Council and saying, Hey, let's go and do something with that. I'm just saying, let's save the city some money and avoid a court case on that. But really, when it comes to that plan, let's think it through and say, not rush it. And if it's really something that we really can't do and not do, let's not kick the can and push it down to City Council, who's going to hear the same comments from people like me or a more full audience coming up saying, oh, we need this, we need that. When we know we can't do certain things. Let's just recognize it up front.

Mr. Wilshaw: Thank you. Mr. Bigga.

Jerry Karasinski, 19488, Bainbridge, Livonia, MI. A couple things. So, I was looking a little bit at the 2018 document online while you guys were speaking, and there's a whole series of priorities, number of action items, many of them never came to fruition, and that

appears to be part of why you're reviewing the plan right now. Some of those ideas, I think, are still ideas that the community would like, one example was the bike loop. So, we don't have a bike loop yet. I don't know what the plan is for that. Perhaps the review is not just to look at what McKenna has produced for us, but it's to go back and look at what we started with and make sure that if there are usable items that are still priorities, that we include them and make sure that the city finds a way to do them instead of just having them on paper. That's what I would do if I were in charge of this. I do remember last fall looking at some of the mock ups that McKenna had done in the library for public review, and there were some very intriguing items. One of them was some ideas for redevelopment of some of our commercial space. So that's the other part. The big thing that I hear from people is the concern about the number of vacant commercial buildings, and I'm sure that probably rolls over into the office buildings that were just discussed and some other properties. We don't have a plan for how do we attract people. So, to Jim's point where we have a good economic position for our residents. As a matter of fact, the city population is decreasing because people are having fewer people in the same size homes. It's not that we don't have enough housing. What do we do to advertise that? What can we do with McKenna to make that a driver for solving some of the problems with empty buildings? And I think that those would be more important focuses than necessarily moving forward with book five. Because I think to Commissioner Ventura's point, we do have affordable housing. A lot of people don't necessarily like it because it doesn't match what their view of what their first house or their retirement house should be. But that doesn't mean that it's not usable and adequate housing. So those are my comments. Thank you very much.

Mr. Wilshaw: I appreciate those. Mr. Karasinski. We need to get a slogan of have more babies for Livonia. Good evening. Ms, Riggio.

Patty Riggio, Livonia, MI. I am requesting that you remove any future land use changes to the Eight Mile and Newburgh site from this discussion. This all seems a little bit kind of...why are we changing the plan right now? I don't understand. You know, as a reminder, this committee has already discussed and voted on this site, so I'm trying to understand why we're going to go back now and change the future land use. It doesn't make any sense. To recap back in September of 2024 this committee voted three to three against rezoning that property. That was a deadlock vote, which basically is not an approval. Somehow or another it managed to come back up again in October of 2024 when there were only five of the commissioners present, and at that time, you voted three to two

to rezone it. It was a questionable vote at the time whether the Planning Commission even followed the appropriate procedures, holding two votes to the rezoning. But it's evidence that this commission, you're not crystal clear on that property. So, in October, Chairman Wilshaw, you passed the gavel to speak strongly against raising the intensity of the site because of the surrounding parks and residential areas. There's hundreds of acres of parks there. So also, in a private conversation with Ms. Dinero, she was asked about why she voted in the way she did, but she responded that she was just following the master plan. I don't believe that she did any homework on that use of that land. Nevertheless, your recommendation went to the City Council, and the City Council voted five to two against rezoning that property. It's a solid no. You know why? Because they listened to the people. There were environmental concerns, proximity to the park. You know, we've talked about listening to the, you know, getting public comment. You just mentioned that, and I appreciate that. I guess this is another opportunity for more public comment. We're bringing it back up again. So, I'm asking you to remove that property from, you know, any changing for future land use, and again, remind you that that that property is under legal action right now. Thank you.

Mr. Wilshaw: Thank you, Ms Riggio. Good evening. Mr. Ralko.

Mr. Ralko: Yeah, to piggyback on what Patty said. Peter, Glen and Ian, they voted no to rezoning from a one to a three, a C-1, to a C-2. Peter, I think you didn't show up for the second vote two weeks later, and they voted three to two, and your no vote was not there. So it did pass, and it was recommended to the City Council to rezone it. And then, as Patty mentioned, the City Council said no. So that's already been dealt with. And so for us to even consider an amendment to that corner from a C-1, to a C-2 is inappropriate, to say the least. And of course, I think you all know the circumstances around that corner, the ZBA, you know, dropped the ball on that on more than one occasion. Didn't give proper public notice. Didn't meet the four conditions in order to make a use variance, and there's litigation with the Wayne County Circuit Court. Us citizens are doing that, and it's unfortunate that the citizens have to sue their own city because the city doesn't do their job. When you look back at that corner when it was discussed to rezone it. The one oversight, and I'll point to the Planning Department, of which you guys are part of as well, is that there's a clear ordinance that says you cannot build a new gas station within 100 feet of a park. It borders a park, okay? This should have never gone anywhere. She should have told find another site, because this is against our ordinance, okay, but this

whole thing kept rolling, okay? And the problems that have been created are not the problems created by the residents, but they're created by these bodies that don't even know their own rules when they're enforcing them. We talk about the future land use. The future land use on that corner was a park, a park, which makes very a lot of sense, because that park, it's surrounded by two parks across the street, Greenmead. It's residential on the other side of the street. So, there was wisdom, and we're going to be very dismissive of the wisdom years ago that the vision was to have that go back to a park, and as far as empty commercial buildings in this city, businesses have a life cycle. So do properties. Okay, and it's a reality. Patrick, you made a comment about losing population. I've been living in Livonia for 40 years. I used to have five people in my house. I'm down to two. That's a 60% drop in the population just in my household alone, we've gone from 112,000 people to around 92,000 that's a natural attrition. And the thing about Livonia is, I'm 68 and I still live here. I like the city, okay, I don't have plans on moving, okay, so if I don't move, I can't sell my house to a family, an up and coming family. The number of houses in this city hasn't changed. If anything, it's increased because we still open or build new houses. Okay, that so it's not a housing shortage, it's the makeup of those houses. So I think we're trying to fool ourselves that we can plan our way out of this. We can't. That the people, the elderly people, have to turn their homes, and when they turn their homes, will they turn them over to young families? And let's not just say that it's bad thing to have appreciation in your home. That's the biggest asset people have. That's good thing to have a higher average home cost in this city than other cities, comparable cities. That's something we should be proud of, as opposed to saying, well, we should run from that. So, as it relates to Eight Mile and Newburgh, which is really my issue, is we have no business even changing that right now, or even considering changing that. And boy, the master plan, we all say, well, we got to do something with the master plan. We ignored or not we, the collective we. We ignored the content of the future land use, of the master plan, when Sheetz came to us because it said it was a park and what's a Sheetz, something that you find on a freeway, high intensity that you were going to put into an area that was the future land use for a park. I'd almost like they make the argument, why do we even have future land use maps if we just turned our back on what it was that was on paper that we brought to everyone's attention, and we get nothing, but, you know, head nods. Thanks for coming. Thanks for your comment. This is why we don't trust the city, a lot of residents. This experience has been an eye opener for the 400 homes in Deer Creek, Willow Woods and where I live, Golf Ridge Villa, the people that live closest to that

corner. It's been an eye opener for us. It's been a frustration for us, and unfortunately, we have to sue our city under these circumstances because the Planning Commission didn't do their job and nip this thing in the bud from the onset, and another ordinance.

Mr. Wilshaw: Mr. Ralko, you've spoke for about six minutes. So, if you'd like to just sort of summarize.

Mr. Ralko: What I'd like if you're going to recommend, okay, let me just close. If you're going to recommend anything, exclude the Eight Mile and Newburgh corner. It's under litigation, and you already said no, and the City Council said no to rezoning. Doesn't make any sense to propose that in the in the master plan. In fact, it's, I'm not even going to say what it is. Thank you.

Mr. Wilshaw: Thank you, sir.

Denise. Mika, Livonia, MI. I was at the study meeting, and some of the...I want to comment on the first part of the presentation on the makeup of people in Livonia. And it was saying people that were college educated and everything. And look at that, and was almost like, like it was a detriment. And you know, Let's applaud the Livonia schools for having people excel. But also, I think another metric we should have is the skilled trade workers we have in Livonia. We have them, and they are very valuable to our community, and I think we should put them in in that demographic of wage earners and everything, because they've spent a lot of time in apprenticeships and everything to, you know, accomplish what their business is. I would like that. I don't know if we can do this, but when we go to City Council, you know they list what's going on, and they have the backup. It would be fabulous to have somebody upload the information from your meeting so people could understand. Because I bet you a lot of the people that are watching this tonight don't really know what we're talking about. Because if you weren't at the study meeting, which is not televised, and you had discussion, it's almost like just part of communication instead of, you know, I'm all about transparency and accountability. I said that at every meeting I go to, and that's what people are concerned about. So, if we could put those things up, that would really help people understand what you're looking at, what the challenges are, and you know, and thank you, Jerry, for looking up what happened in 2018 and what were the goals then? Have we even met those goals yet? And that's what we should look at that, that's a metric too, because we all want to have metrics in whatever we're doing, and if we haven't achieved

those, why not, instead of trying to come up with something else?
So anyway, thank you.

Mr. Wilshaw: I appreciate that. Thank you. Good evening, ma'am.

Lynn Mills, Livonia, MI. Thank you for letting me speak. I would like to encourage more beauty in the building. I live down the street from the Jughandle complex, and I think that is just ugly, and I don't know if planning had anything to do with that. This is only my third planning meeting, and forgive me if I'm getting it wrong, but that is really the prime example of ugliness in Livonia, along with the apartment complexes. If they are apartment complexes by the Costco at Eight Mile and Haggerty ugly and there are people hammering, clamoring to get into Livonia. On Farmington Road there are free standing houses between either Six Mile and Eight Mile or Seven Mile and Eight Mile, where they've built right on Farmington Road. They want to be here. There are four or five new houses on Parkdale, free standing, beautiful houses, esthetically pleasing. Can we focus a little more on the beauty? Now, I was at your study meeting last week, and I took pictures of most of the maps, tiny, little parcels and medium density, low density. Are they all apartments? I know maybe you can't answer me. Would they be free standing and whatever happened to the four or five houses that were going to be built on Plymouth Road just east of the between the car wash and Saturn printing? I don't see anything moving there. I thought that was a unique placement for homes. I was excited about it. Is that dead in the water? I just want to encourage nice looking homes, not this. I think Mr. Bigga had it right. This last building that was up there. Not an attractive looking building. Your courthouse. Whoever did that? A beautiful job on the courthouse. I'm just asking for beauty in Livonia. I've been here my whole life. I'm not going anywhere. This Boomer is going to die here, sorry, and then you're going to have my son, who owns it. He's going to stay here that it's not we're not going anywhere. Boomers, anyway, thank you. Thank you for your comments.

Laura Shoemaker, Golfridge Villa, Livonia, MI. I'm just going to reiterate what a few people have already said about the Eight Mile and Newburgh corner. What is the significance of the master plan? Because it appears to have been overlooked here based on what I have looked at, that corner is designated as public land for future land use, and it's unclear to me why, all of a sudden, it's a sense of urgency to make a change. Now I don't know, I have to ask the question, who's behind this? Is it someone within the city? Is it somebody within City Council? Is it the Planning Department? Is it a committee member, the law department? Is it the mayor? I

don't know. I'm not going to get an answer. I'm just asking the question. What Patty mentioned from my attendance, and I've become pretty much involved for several months now, many months, at various meetings. I've attended the study meetings, City Council meetings, the ZBA meetings, and I've observed how some of these processes are managed. You can change the rules of the game when you sit on that side. You don't like the outcome, no problem. We'll just offer a substitute motion, or we'll offer a tabling motion until more members are present at the next meeting to sway the vote. We can all vote again, and then we get going to the direction of what someone wants, or somebody wants, and who is that somebody? Yes, I'd like to know that. So, what's the solution? This is a significant issue, and it comes with severe implications I should say. A motion, in my opinion, is needed to maintain this corner as its intended use and to exclude it from tonight's vote. There are concerns regarding the current situation. If there is no outside pressure, then why the urgency? Discussions can take place at any time, and knowledge empowers decision making. The master plan is mandated yes to be reviewed and updated every five years, but it can also be revised at any time. Am I wrong? This specific corner does not require immediate action at this time, as Mr. Droze said earlier, he stated, he said, when he was talking about the housing and changing the Vision 21 plan. What's the driving objective for the change? Is there? I'd like to know. It's important to note, though, that, as has been stated earlier, that this corner is currently under consideration by the Wayne County court system, and I think it is unwise that any official or entity to proceed until a ruling has been made by the court. This approach ensures protection for all parties involved for obvious reasons. I think you should strongly consider that. One thing I did, real quick, I won't take up a lot more time, is I went into the Vision 21 and I realized that this is a few years old now, but there were a lot of surveys that were taken. It's all documented. I'm sure you've seen them. It's new to me. But one of the surveys says, what's your big idea for Livonia. It says Parks and Rec, create useful small neighborhood parks. We have a lot of unused green space that could be used for small playgrounds. This will help draw young families to our neighborhoods and then future development projects and policies. What people, this was a survey of many people were involved. There were public engagement methods. There were surveys, presentations, you name it, they said keep parks and green space, keep single family neighborhoods, keep small businesses, keep design standards, keep small public private partnerships, and as far as sustainability and resiliency, it says, conserve and restore open spaces, waterways and canopies, consider long term, cumulative impacts when making

infrastructure and policy decisions. And I think that's what you need to consider before you take the vote this evening. Thank you for your time.

Mr. Wilshaw: Thank you. Ms. Shoemaker. Any other comments?

Mr. Wilshaw: Hi, good evening. Ma'am.

Faye Nemer, Burton Hollow, Livonia, MI. I just wanted to add my voice to the residents that are asking to remove Eight Mile and Newburgh from tonight's consideration for future land use. I invite this body to look at the City of Warren. They recently had Sheetz build a site there, and the business model for Sheetz is effectively to undercut the competition by reducing their fuel prices. So, what that's caused in that area, in that specific location is serpentine lines, half a mile in either direction, of people that are congested, you know, trying to save a few bucks on fuel. So, imagine, you know, that's what you're basically attracting to Eight Mile and Newburgh, a low intensity location that is a fairly quiet neighborhood. There's a golf course there. There's Greenmead Park, Friends of Greenmead have voiced their opposition to this. Friends of the Rouge River have voiced their opposition to this matter as well. In addition to the residents that have been very vocal, including myself, as to the detriments of this decision. So, I think it's just prudent to table that from the 18 future land use considerations that you are making this evening. It is a highly controversial topic, you know, that goes without saying, but I think there should be a lot of caution in approaching this matter, and I think that has not been the case up until this point. I think people are, whether the Planning Commission or the ZBA are attracted by the bells and whistles of the Sheetz plan, but they're not really looking at the actual implementation and what that's going to draw to the region. But I thank you for your time.

Mr. Wilshaw: Thank you for your comments. Anyone else wishing to speak? No one else coming forward. Thank you for your comments. For the audience members. Is there anyone from the Planning Commission that wishing to make any additional comments or statements? I do appreciate all the discussion that's happened on this item tonight. It has been a well discussed item, and it's an important item. It is deserving of that. So, is there any direction from any of the commissioners, at this point. I'm looking for a motion.

Mr. Long: I believe the discussion was to bring it back into two weeks, correct? That's one of the options. So, I guess at this point, that's

the motion I would make, is to bring all this back for the next meeting.

Mr. Wilshaw: So, this is going to be a tabling...

Mr. Long: I guess so, yeah.

Mr. Wilshaw: Mr. Long making a tabling motion. This is a first.

On a motion by Long, seconded by Ventura, and unanimously adopted, it was

#02-08-2026 RESOLVED, That the City Planning Commission does hereby recommend that Petition 2026-01-07-01, requesting authorization by the Livonia City Council to distribute proposed amendments to the Livonia Vision 21 Master Plan, including the addition of Book 5, Housing Sustainability, as well as several changes to the Future Land Use Map, for public review and comment, and to hold a public hearing to consider adoption of the proposed amendments pursuant to P.A. 33 of 2008, as amended, the Michigan Planning Enabling Act., be tabled to the meeting of February 24, 2026.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted.

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 5

Petition 2026-01-07-01 by the City Planning Commission, requesting authorization by the Livonia City Council to distribute proposed amendments to the Livonia Vision 21 Master Plan, including the addition of Book 5, Housing Sustainability, for public review and comment, and to hold a public hearing to consider adoption of the proposed amendments pursuant to P.A. 33 of 2008, as amended, the Michigan Planning Enabling Act.

January 27, 2026, Study Meeting:

The next step in amending the Master Plan is to submit the proposed changes to the City Council and request authorization to distribute the plan for public review and comment. The required public comment period is 42 days, after which the Planning Commission will hold a public hearing and determine whether to adopt the proposed amendments.

The amendments include adopting Book 5, entitled "Housing Sustainability," as well as changes to the Livonia Vision 21 Future Land Use Map. The creation of Book 5 was made possible through a Housing Readiness Incentive grant from the Michigan State Housing Development Authority (MSHDA). Book 5 addresses the city's housing needs and the adoption of land-use policies that increase housing supply and affordability. McKenna, the firm hired in 2018 to assist with the preparation and adoption of the Livonia Vision 21 Master Plan, also served as the City's consultant on the preparation of the Housing Sustainability plan.

March 24, 2026, Public Hearing:

The Planning Department received grant funding from MSHDA to amend the Livonia Vision 21 Master Plan. In order to prevent any delays in funding the Planning Department is proposing splitting the Future Land Use updates for consideration at a future date.

Approving Resolution: That pursuant to a public meeting having been held by the City Planning Commission on March 24, 2026, on Petition 2026-01-07-01 submitted by the Livonia Planning Commission, the Planning Commission does hereby concur to forward the proposed Master Plan (Livonia Vision 21) Amendment to the Livonia City Council for review and comment, and thereafter authorize distribution of the Plan for public comment pursuant to MCL 125.3841 of P.A. 33 of 2008, as amended, commonly known as the Michigan Planning Enabling Act.



BOOK 5 *of 5*

Housing Sustainability

How to make Housing Sustainable

Acknowledgments

The participation and cooperation of community leaders, residents, business owners, and stakeholders in the preparation of the Livonia Vision 21 Master Plan Amendment is greatly appreciated, and we thank everyone who contributed to its development. This planning effort was made possible through the support of the Michigan State Housing Development Authority (MSHDA), including assistance provided through the Housing Readiness Incentive Grant, which supported housing initiatives, implementation strategies, and zoning improvements.

The content of this Plan reflects the ongoing collaboration between residents, stakeholders, and the City of Livonia, and represents a shared commitment to thoughtful growth, housing equity, and the long-term housing sustainability.

In particular, we acknowledge the efforts of:

LIVONIA DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Mark Taormina, Planning and Economic Development Director

Jacob Uhazie, AICP, Assistant Director

Kristoffer Canty, Planner IV

Stephanie Reese, Program Supervisor

Erika Goff, Clerk

HOUSING SUSTAINABILITY STEERING COMMITTEE

Rob Donovic, City Council

Carrie Budzinski, City Council

Peter Ventura, Planning Commission

David Bongero, Planning Commission

Kreuz Gjezi, Housing Commission

Madison Bjertness, Housing Director

Nicholas Lomako, Livonia Brownfield Authority

PLANNING COMMISSION

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Glen W. Long, Jr., Vice Chair

Sam Caramagno, Secretary

David Bongero

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Source: Homes.com

Livonia Vision 21: Housing Sustainability

This amendment to the Livonia Vision 21 Plan provides an updated framework for understanding and addressing Livonia’s housing needs in relation to future growth and land use. Inacted by the November 13, 2024 signed HB 5557 to amend The Michigan Planning Enabling Act to expressly include housing as a core provision of a master plan. Through the Michigan State Housing Development Authority (MSHDA) Housing Readiness Incentive Grant the City of Livonia is able to develop a plan amendment which offers strategies that advance the housing goals and objectives aimed at maintaining a sustainable housing ecosystem. The purpose of this amendment is to integrate and refresh relevant housing data, market analysis, and community feedback into a comprehensive set of goals, objectives, and strategies that respond to Livonia’s evolving housing landscape.

The amended Livonia Vision 21 Master Plan identifies three goals supporting housing within the City of Livonia under Urban Design, Housing and Neighborhoods, and Housing Sustainability. These goals highlight opportunities to improve the housing stock, promote greater housing diversity, right-size housing affordability, and advance housing sustainability—including long-term housing resilience, land use management, and community responsible development practice, while also recommending land-use approaches that support mixed-use development and reinvestment in key sites across the city. By aligning the plan’s housing goals with broader community development priorities, this master plan housing amendment serves as both a policy guide and an implementation tool to ensure Livonia remains a resilient, premier, and attractive place to live for all homeowners and residents.

Livonia Vision 21 Progress Report

Livonia Vision 21 was established as an action-oriented plan, and seven priority projects were identified to move Livonia forward at a rapid pace. This amendment is intended to integrate and refresh the community's housing goals but we must first examine where the plan has been implemented and where work continues.

	Priority Projects	Status
1	Zoning Ordinance Update	Complete
2	City Center Development Plan	Pending
3	Plymouth Road Corridor Plan	Pending
4	Livonia Bike Loop	Progressing
5	Transit and Innovative Mobility Study	Complete
6	Update Capital Improvement Plan	Progressing
7	Update Infrastructure Plan	Pending

Community Housing Goals

The Livonia Vision 21 Master Plan is being amended to strengthen and expand its existing housing framework. The following goals build upon the original plan by incorporating updated data, community input, and enhanced strategies that support the ability for Livonia to current and future housing needs. Together, they reinforce the city's long-term commitment to high-quality neighborhoods, diverse and attainable housing options, and sustainable community development.

1) Urban Design - Maintain Livonia's place in Southeast Michigan as a City that provides safe, attractive, and vibrant neighborhoods that can accommodate and welcome residents at all stages of life

2) Housing in Neighborhoods - Achieve a positive and lasting community image by encouraging high quality and durable materials, energy efficient buildings, and current best practices for human scale and aesthetic character. Strive to incorporate design elements that contribute to a sense of place within the community

3) Housing Sustainability – Maintain the character and pride of housing in Livonia through the preservation of existing homeownership and affordable housing units, and the development of market rate housing, while upholding strong home values and community economics.

(More information on Community Housing Goals on Page 39, for the Housing Implementation Plan see Page 41)

HOUSING & DEVELOPMENT ACHIEVEMENTS

Since the adaptation of the Master Plan, the City of Livonia has worked to achieve significant accomplishments first identified in the implementation and action plan of Livonia Vision 21:

- Developed a First Time Home Buyer Grant Program for Low-Moderate Income individuals.
- Home Repair Program offers 0% loans and grants for housing repairs under \$10,000
- Constructing over 150 new Senior Housing units
 - o Newburg Village II - Approximately 100 units in conjunction with the Livonia Housing Commission.
 - o Villa St. Clair - 77 units in partnership with the Felician Sisters and the Livonia Housing Commission

Community Housing Projects

As part of amending the Livonia Vision 21 Master Plan to strengthen and expand its housing framework the City identified additional housing focused Priority Projects to maintain the actionable planning momentum. These priority Projects are designed to ensure measurable progress while advancing the strategic goals and objectives of the Livonia Vision 21 Plan. The projects support the ongoing implementation of the original plan and its Housing Policy amendments. The following initiatives are recommended to guide continued progress:

SUPPLEMENTAL PRIORITY PROJECTS

1) Develop mechanisms to track key economic and housing metrics:

- a. Public and private investment in new housing developments
- b. Number of housing units built with Brownfield TIFs or funding
- c. Number of housing units built on redevelopment sites
- d. Housing Units approved by year
- e. Housing units approved by type and geography

2) Create a citywide inventory of underutilized sites suitable for redevelopment.

3) Improve development efficiency by monitoring and reporting the average time from application to approval.



SUSTAINABLE HOUSING POLICY - CHALLENGES AND OPPORTUNITIES

Livonia's housing market and community profile reflect long-standing strengths, yet the city also faces key challenges that must be addressed to ensure long-term housing sustainability and growth. By aligning policies and investments with emerging needs, the implementation of community housing goals can strengthen housing affordability, attract new households, support seniors, and expand opportunities for diverse housing choices. Addressing these areas through ongoing sustainable housing policy will allow Livonia to preserve its high quality of life while positioning the community for a more inclusive and resilient future.

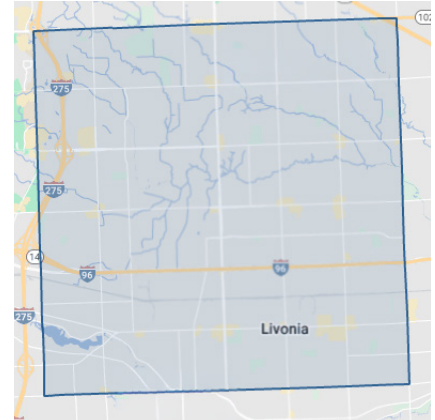
- Encourage population growth by meeting demand for 1,400 new housing units, increasing the total housing units to 39,112 by 2050, through a mix of undersupplied market single family and multi-family units.
- Support continued development of amenities which attract new young and mature older families.
- Incorporate institutional partnerships which position Livonia as a suitable place for households with higher levels of educational attainment, aligned with income needs to maintain Livonia's housing stock.
- Preserve the existing base of income-based and deed restricted housing set to expire through 2050.
- Implement housing development strategies which decrease the undersupply of Market-Rate homes valued over \$250,000, and homes valued under 150,000. (See Housing Affordability Tables)
- Identify programs and opportunities to support residents transitioning out of cost-burdened housing, where currently nearly 44% of renters are cost-burdened, and 19% severely cost-burdened,
- By 2050 the large majority of homes will be over 100 years old. Aging housing and increased associated housing cost highlights the need for strategies to repair, maintain and replace housing over time.
- Younger working families and larger household units will find difficulty in identifying affordable and right size rental options due to availability skewed toward low-income single family households and seniors, and a saturated supply of 1- and 2-bedroom units.

Livonia's Housing At-A-Glance

SUMMARY OF HOUSING ECOSYSTEM

As of the 2020 Census, Livonia maintains a population of approximately 95,535 residents, spread across a 35.7 square mile area in western Wayne County. Since then, Livonia has experienced a modest population decline, falling to an estimated 90,148 by 2025, marking a 5% decrease and a recent annual drop of about 1.1%. The community remains anchored by strong household incomes, with estimates ranging from a median household income of around \$92,458 to \$95,003, and an average family income near \$112,225. These demographics emphasize Livonia's profile as an affluent, mature suburb with a stable economic base and a sizable share of older adult residents, factors that both shape current housing demand and influence projections for future growth.

Livonia's housing market reflects a predominance of character defining single family detached homes, which make up over 86% of all housing units. As of 2023, there were approximately 37,716 housing units citywide. Housing affordability remains relatively moderate: the median home value hovers between \$278,500 and \$283,400, while median gross rent is in the range of \$1,460. The housing stock is largely owner-occupied, with around 13% of residents renting. In 2025, the median home sale price reached approximately \$330,000, reflecting an 8% year over year increase and signaling a highly competitive market. Together, these elements depict a stable yet evolving housing landscape, one that calls for strategic guidance to balance opportunity, diversity, and high quality housing in Livonia's future planning.



Source: Homes.com



Livonia Community and Housing

This chapter uses data from the U.S. Census Bureau, SEMCOG, and the Michigan Data Portal to compare Livonia's trends with neighboring communities. By examining current trends in population, household dynamics, patterns can inform future planning efforts to address the conditions which impacts population change, owner-occupied vs. rental vs. vacant units, housing values, household income rates, and housing attainability.

KEY DEFINITIONS

The following definitions establish key terms used in analyzing housing conditions, affordability, and market dynamics.

- **Housing Unit** - Is a house, apartment, mobile home, or group of rooms intended for occupancy as separate living quarters and is intended for residential occupancy.
- **Household** - consists of all people who occupy a housing unit as their primary residence. A household may include a single person, a family, or unrelated individuals living together.
- **Vacancy Rate** - The vacancy rate is the percentage of housing units that are unoccupied and available for rent or sale at a given time
- **Cost Burden** - A household is considered cost-burdened if it spends more than 30 percent of its gross income on housing costs, including rent or mortgage payments, utilities, property taxes, and insurance.
- **Area Median Income (AMI)** AMI is used to determine eligibility for housing assistance programs and to define income categories for affordable housing.

REGIONAL CONTEXT

SEMCOG began development in late 2021 the 2050 Regional Forecast, which provides a thirty-year analysis of change in population, households, jobs, and land use for each community in the seven-county region. They produce a new forecast of the region's future once every five years. The Regional Forecast is critical in understanding how many people will live and work in our region in the future. Knowing where households and jobs will be located helps us understand where to plan future infrastructure improvements roads, bridges, water and sewer.

Comparing Livonia demographics to regional trends helps place local conditions in a broader context. These comparisons support informed, realistic, and sustainable planning by highlighting both shared and unique challenges and opportunities. The tables and figures below and on the following pages compare Livonia to both Wayne County and its adjacent and peer communities.

The insights gained from this analysis serve as a foundation for developing informed strategies to meet the evolving needs of Livonia's residents and housing community.

POPULATION TRENDS

As of 2023, Livonia's population is 92,184 residents. Livonia has experienced a population decline within the last two decades, with a slight increase between 2020 and 2021. Compared to its surrounding communities, Livonia has also experienced the largest percent decrease between 2020 and 2023 at -3.5%.



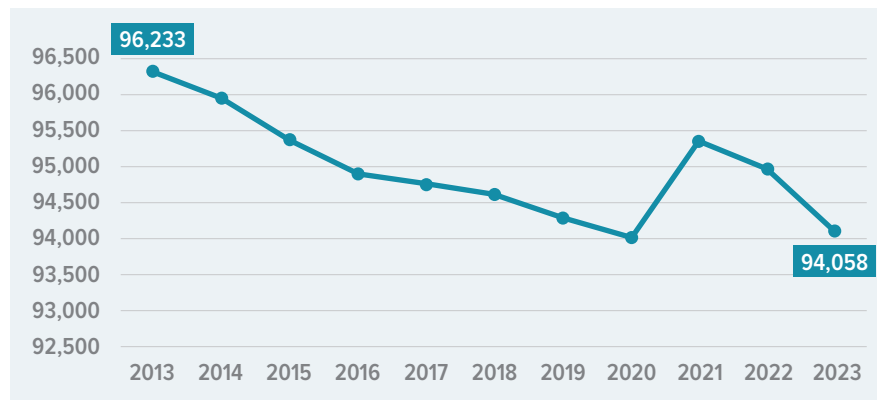
Table 5.1: Population Trends

	2000	2010	2020	2023	Change (2020–2023)	
					Number	Percent
Livonia	100,545	96,942	95,535	92,184	-3,351	-3.5%
Plymouth Township	27,798	27,524	27,938	27,549	-389	-1.4%
Northville Township	21,036	28,497	31,758	31,393	-365	-1.1%
Canton Township	76,366	90,173	98,659	98,040	-619	-0.6%
Farmington Hills	82,111	79,740	83,986	82,539	-1,447	-1.7%
Lyon Township	8,828	14,545	23,271	23,953	682	2.9%
Wayne County (excluding Detroit)	1,083,713	1,106,788	1,154,450	1,117,948	-36,502	-3.2%

Source: U.S. Census ACS 5-Year Estimates, 2023

To further emphasize Livonia's population change over the past decade, the figure below displays the populations for each year starting in 2013. As shown in [Figure 5.1](#), Livonia has experienced a gradual decline in population, with a slight increase between 2020 and 2021. After 2021, the population follows similar population trends of the state.

Figure 5.1: Population Change



Source: American Community Survey (ACS), US Census Bureau



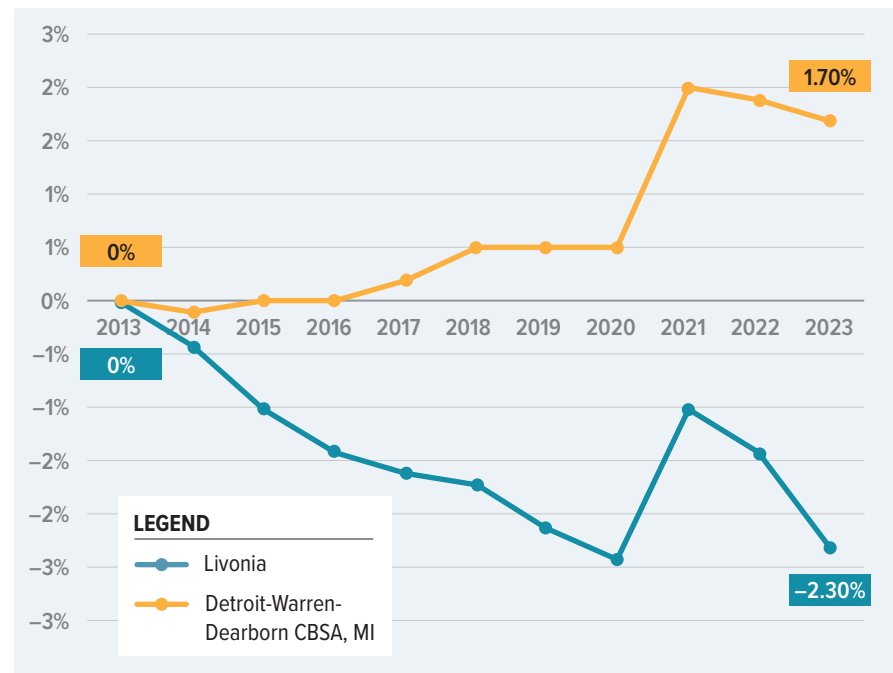
Source: Homes.com



Providing for a Healthy Variety of Housing Options, Livonia, MI

Additionally, **Figure 5.2** compares Livonia's population change to the Detroit-Warren-Dearborn CBSA region. The figure demonstrates the population changed inversely with the Detroit CBSA region, and shared an increase in population during 2020-2021. SEMCOG regional forecasts estimate a small population increase through 2050. Housing strategies should consider the root causes of out-migration, anticipate minor ongoing fluctuation in population, and focus on initiatives which support existing Livonia residents.

Figure 5.2: Compare Population to Detroit=Warren=Dearborn CBSA Region



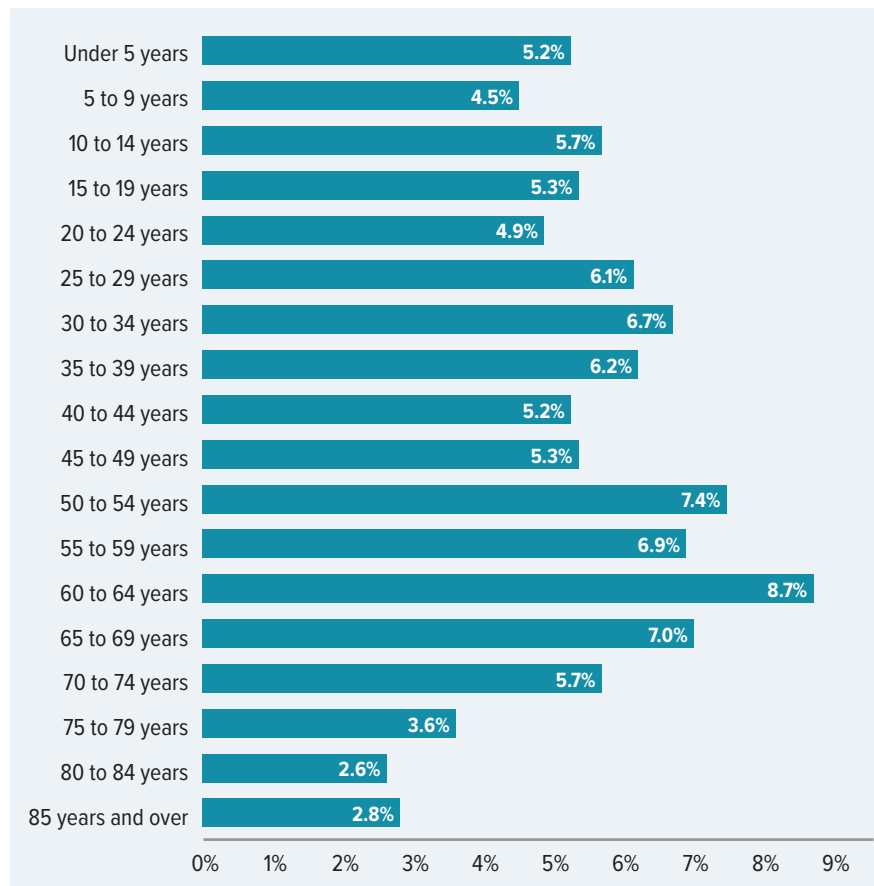
Source: State of Michigan Housing Data Portal

Table 5.2: Population and Households

Population and Households	Census	Census	Change	% Change	SEMCOG	SEMCOG
	2020	2010	2010–2020	2010–2020	Jul–24	2050
Livonia	95,535	96,942	–1,407	–1.50%	94,942	97,098
Wayne, Excluding Detroit	1,154,450	1,106,788	47,662	4.3%	1,109,242	1,172,580
Detroit	639,111	713,862	–74,751	–10.5%	636,113	632,328

Source: U.S. Census Bureau, 2018–2022 American Community Survey 5-Year Estimates, and SEMCOG 2050 Regional Development Forecast

Figure 5.3: Age Distribution



Source: U.S. Census ACS 5-Year Estimates, 2023

Age Distribution

In 2023, Livonia's age distribution skews towards a slightly older population. Residents between the ages of 60 to 64 make up around 8.7% of the population, with 50 to 54 age groups (7.4%) and 65 to 69 age groups (7%) following close behind. The 55 to 59 age group is the fourth highest range at 6.9%.

Median age

Over the past decade, the median age in Livonia has steadily increased. In 2010, the median age was 43. By 2023, the median age increased to 45 years old, displaying a 4.9% change in the last 13 years.

By assessing the age distribution of Livonia, the City can consider the types of services and amenities that would improve the quality of life for an aging population.

Table 5.3: Medium Age Over Time

Median Age over Time:	2010	2013	2020	2023	Percent Change (2010–2023)	Percent Change (2013–2023)
Livonia	43	44.2	45.3	45.1	4.9%	2.0%

Table 5.4: Age Group

Age Group	2020	2025	2030	2035	2040	2045	2050	Change 2020–2050	Percent Change 2020–2050
Under 5	4,410	4,362	4,500	4,378	4,288	4,319	4,339	–71	–1.60%
17–May	12,695	12,496	12,442	12,454	12,444	12,093	11,885	–810	–6.40%
18–24	7,196	6,988	6,886	7,080	7,046	6,965	6,937	–259	–3.60%
25–64	50,700	49,723	48,181	47,872	48,762	49,491	49,487	–1,213	–2.40%
65–84	17,401	19,631	20,958	21,139	20,449	19,815	19,912	2,511	14.40%
85+	3,133	2,408	2,565	3,033	3,612	4,285	4,538	1,405	44.80%
Total	95,535	95,608	95,532	95,956	96,601	96,968	97,098	1,563	1.60%

Source: SEMCOG 2050 Regional Development Forecast, U.S. Census ACS 5-Year Estimates, 2023



Source: Homes.com

Employment Distribution

A core component of Livonia's success lies in the resilience of the employment sector and its importance in suburban communities. Livonia's employed population was 47,212 in 2023. Of this working population, the most prevalent industries are educational services, and health care and social assistance (23.5%), manufacturing (17.6%), and professional, scientific, and management, and administrative and waste management services (11.5%). A similar trend applies to both Farmington Hills and Wayne County, sharing the top three industries.

Livonia Employment Sectors

Table 5.5: Livonia Employment Sectors

Livonia Employment Sectors	Count	Percent
Total Population (Civilian Employed 16 years and over)	47,212	100%
Agriculture, forestry, fishing and hunting, and mining	76	0.2%
Construction	2,610	5.5%
Manufacturing	8,318	17.6%
Wholesale trade	1,154	2.4%
Retail trade	4,547	9.6%
Transportation and warehousing, and utilities	2,147	4.5%
Information	755	1.6%
Finance and insurance, and real estate and rental and leasing	3,669	7.8%
Professional, scientific, and management, and administrative and waste management services	5,419	11.5%
Educational services, and health care and social assistance	11,102	23.5%
Arts, entertainment, and recreation, and accommodation and food services	3,347	7.1%
Other services, except public administration	2,220	4.7%
Public administration	1,848	3.9%

Source: U.S. Census ACS 5-Year Estimates, 2023

Peer Communities Employment Sectors.

Table 5.6: Peer Communities Employment Sectors

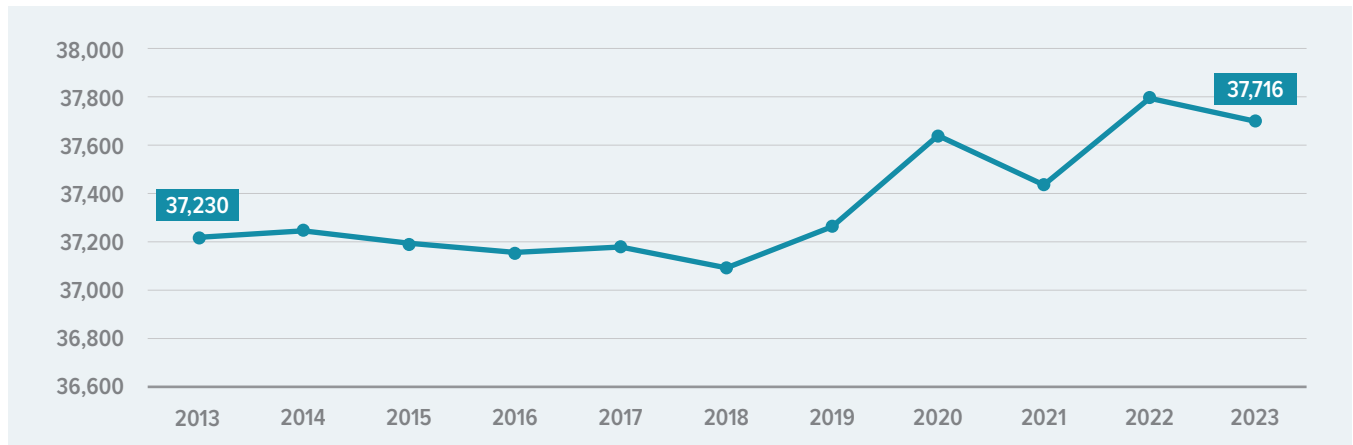
Peer Communities Employment Sectors	Plymouth Township %	Northville Township %	Canton Township %	Farmington Hills %	Lyon Township %	Detroit %	Wayne County (excluding Detroit) %
Total Population (Civilian Employed 16 years and over)	13,288	16,062	51,312	44,539	12,017	231,581	527,227
Agriculture, forestry, fishing and hunting, and mining	0.5%	0.1%	0.2%	0.5%	0.2%	0.2%	0.3%
Construction	3.1%	2.1%	2.3%	5.1%	6.6%	4.1%	4.8%
Manufacturing	21.6%	23.5%	22.8%	19.3%	21.7%	16.3%	18.4%
Wholesale trade	2.3%	2.3%	1.8%	2.1%	2.6%	2.0%	2.2%
Retail trade	9.8%	5.5%	8.8%	9.2%	8.2%	9.9%	10.6%
Transportation and warehousing, and utilities	4.2%	3.1%	4.9%	4.0%	3.8%	7.2%	6.8%
Information	2.0%	1.6%	1.2%	1.4%	0.6%	1.3%	1.3%
Finance and insurance, and real estate and rental and leasing	7.1%	10.0%	6.9%	8.0%	9.9%	5.5%	6.4%
Professional, scientific, and management, and administrative and waste management services	12.1%	17.2%	13.6%	17.7%	12.8%	11.0%	10.7%
Educational services, and health care and social assistance	24.2%	26.0%	24.5%	19.8%	20.6%	23.3%	22.5%
Arts, entertainment, and recreation, and accommodation and food services	6.9%	5.6%	7.1%	6.2%	7.2%	10.8%	8.7%
Other services, except public administration	3.1%	2.1%	2.8%	3.7%	3.7%	4.3%	4.1%
Public administration	3.2%	0.8%	3.0%	2.9%	2.2%	3.9%	3.2%

Source: U.S. Census ACS 5-Year Estimates, 2023

Total Households

Relative to the population trends, the total number of households in Livonia has been primarily steady, with only a slight decrease between 2013 and 2018. In 2018 Livonia experienced its largest increase in households, and an ongoing upwards fluctuating trend of total household through 2023. Within the context of population, households size, and age trends, household data suggest trends for smaller household sizes, such as single person and smaller family households, or indicators of aging populations, whereas solutions like smaller footprint and alternative housing types would support evolving household need and varying sizes.

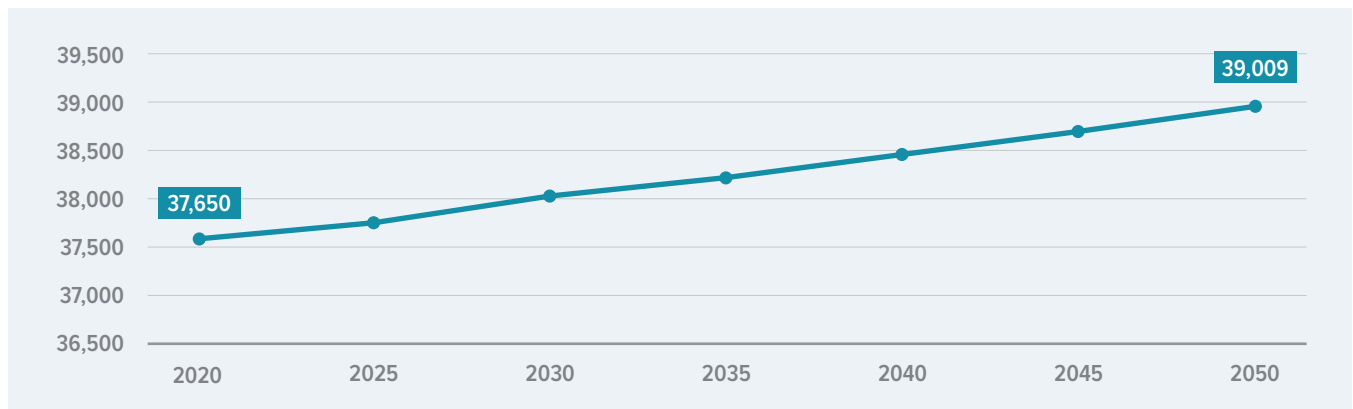
Figure 5.4: Total Households



Source: American Community Survey (ACS), US Census Bureau

Based on annual growth rate calculations, with 2013 as the base year, the annual growth rate for Livonia households is 0.13%. As shown in Figure 5.9, the annual growth rate suggests that Livonia households will continue to increase, reaching 39,009 households by 2050. These projections are quite similar to the SEMCOG projection of 40,006 households by 2050 and both reinforce the potential for Livonia households to continue increasing over the next 25 years.

Figure 5.5: Total Households



Source: McKenna Projections

Table 5.7: Households (Occupied Units)

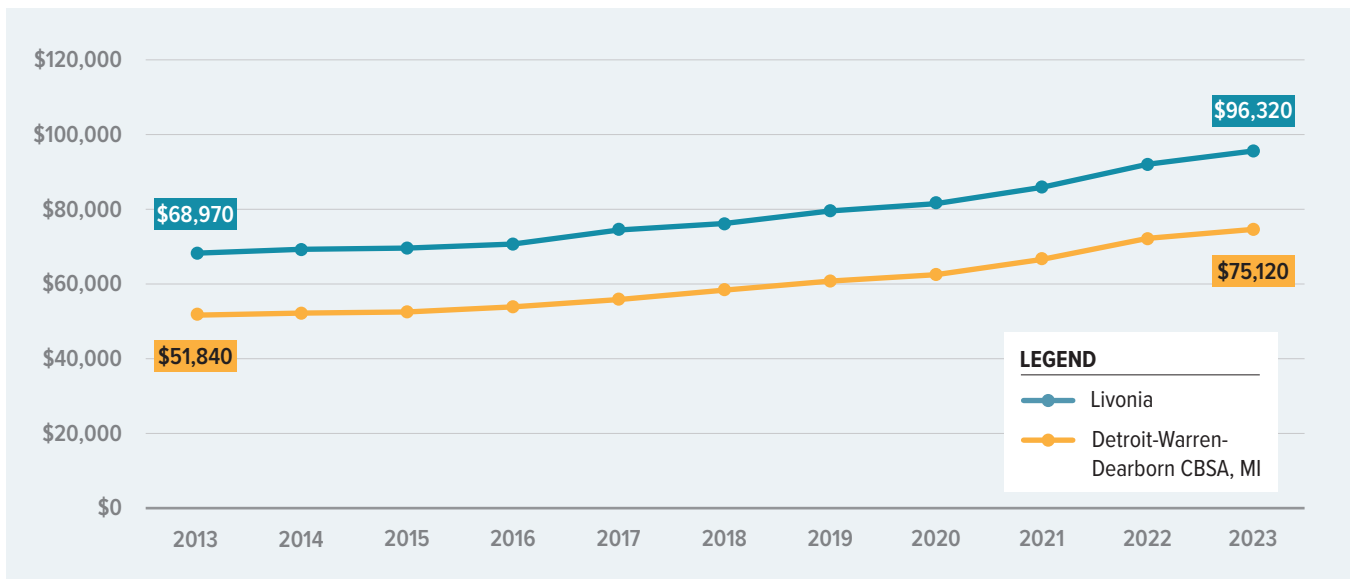
Households (Occupied Units)	Census 2020	Census 2010	Change 2010–2020	Percent Change 2010–2020	SEMOG Jul 2024	SEMOG 2050
	39,282	38,714	568	1.5%	40,166	40,006

Source: SEMCOG Community Profile Projections

Median Household Income

Livonia has experienced an increase in median household income between 2013 and 2023. Starting at \$68,970 in 2013, Livonia households increased to reach \$96,320 by 2023. Compared to Detroit-Warren-Dearborn CBSA, both areas follow similar trends, with a gradual increase over the last decade. Notably, Livonia median household incomes are continuously at least \$10,000 more than the region any given year.

Figure 5.6: Median Household Income



Source: State of Michigan Housing Data Portal

Household Size & Occupancy

The average household size in Livonia has slightly declined since 2010 from 2.47 people per household to 2.40. The surrounding communities are experiencing a similar decrease in household size except for Northville Township and Lyon Township. As Northville Township has maintained the same average household size, Lyon township has increased in average household size by 2.5%.

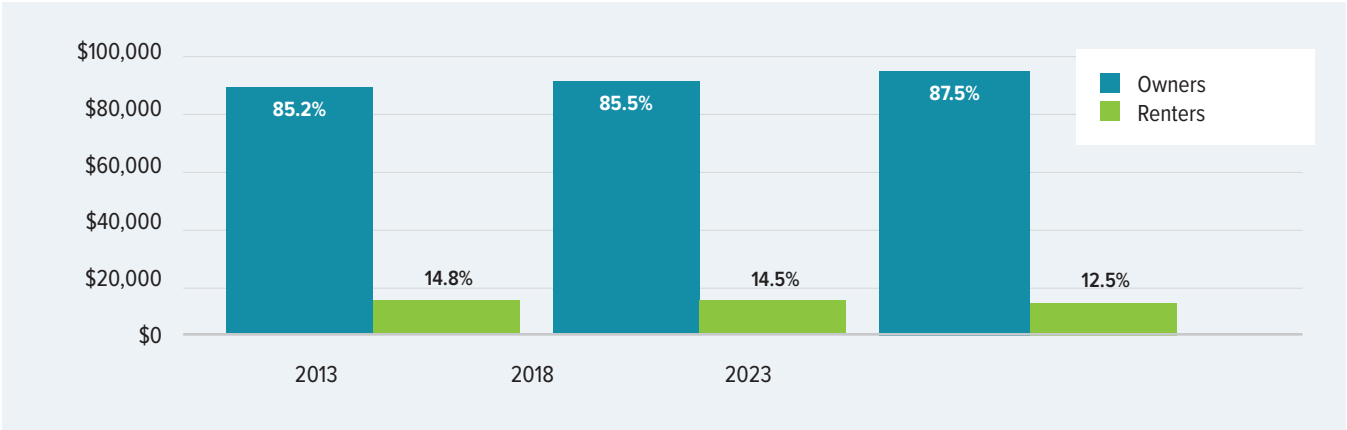
Table 5.8: Average Household Size

	2010	2023	Percent Change
Livonia	2.47	2.4	−2.8%
Plymouth Township	2.45	2.39	−2.4%
Northville Township	2.47	2.47	0.0%
Canton Township	2.75	2.68	−2.5%
Farmington Hills	2.36	2.2	−6.8%
Lyon Township	2.84	2.91	2.5%
Wayne County (excluding Detroit)	2.53	2.49	−1.6%

Source: American Community Survey (ACS), US Census Bureau

Between 2013 and 2023, Livonia maintained a somewhat steady distribution of owners vs. renters, with a high majority of household population owning their homes.

Figure 5.7: Household Occupancy



Source: State of Michigan Housing Data Portal

Area Median Income by Household Size

The AMI is a measure of the median income of a specific geographic area (known as a Fair Market Rent (FMR) Area) calculated by HUD to determine eligibility for housing assistance programs. If a household is earning 100% AMI, this means their income is exactly at the median for their household size.

HUD calculates AMI annually for each metropolitan area and non-metropolitan county in the United States. The calculation is based on the income levels of all households in the area, regardless of their tenure status (i.e.,

whether they own or rent their homes). The AMI for a specific area is then used as a benchmark for determining eligibility for various housing assistance programs. [Table 5.10](#) displays the Livonia 2023 AMI benchmarks, based on the household size.

Table 5.9: AMI—Household Size

AMI—Household Size	1	2	3	4	5
30%	\$19,890	\$22,740	\$25,590	\$28,410	\$30,690
50%	\$33,150	\$37,900	\$42,650	\$47,350	\$51,150
60%	\$39,780	\$45,480	\$51,180	\$56,820	\$61,380
80%	\$53,040	\$60,640	\$68,240	\$75,760	\$81,840
100% (Median)	\$66,300	\$75,800	\$85,300	\$94,700	\$102,300

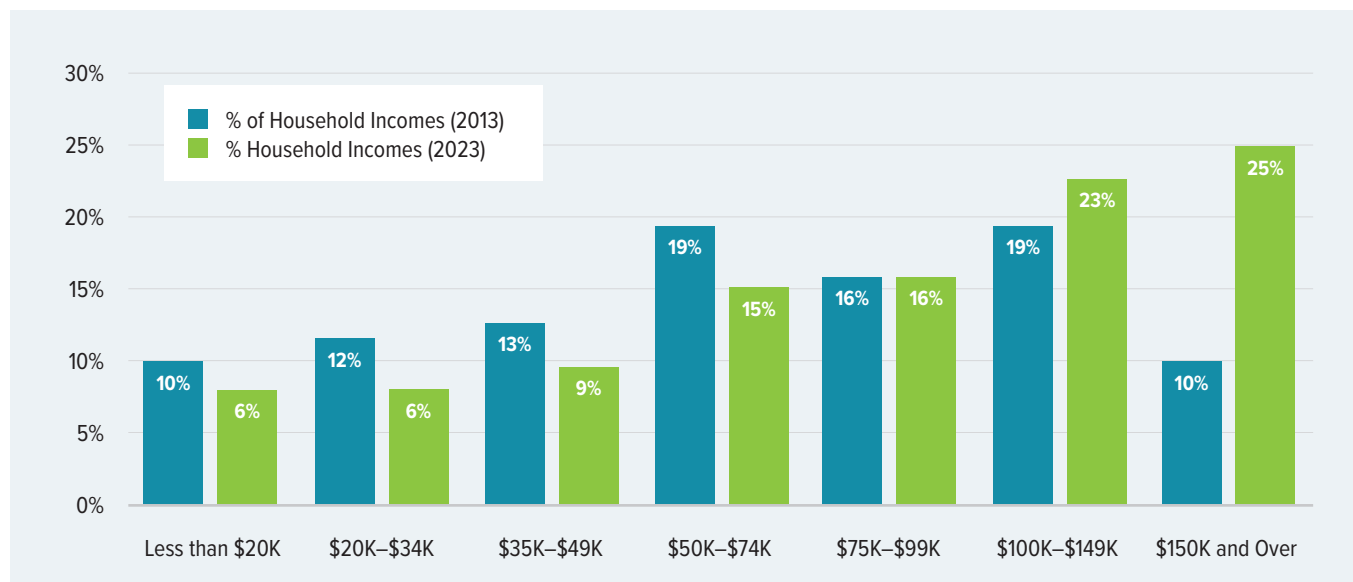
Source: US Department of Housing and Urban Development (HUD)

According to the State of Michigan Housing Data Portal, often, there are not enough deed-restricted homes nor enough housing vouchers for all households who need them to afford housing. To support the most vulnerable households, housing programs often must limit eligibility based on a household's income relative to the Area Median Income, or AMI.

Household Income Distribution

As of 2023, the share of households which earned less than \$20,000 per year was 6%, while 25% earned \$150,000 or more annually. Over the last 10 years, the share of households earning below \$20,000 has fallen 3 percentage points, and the number earning \$150,000 and up has risen 15 percentage points.

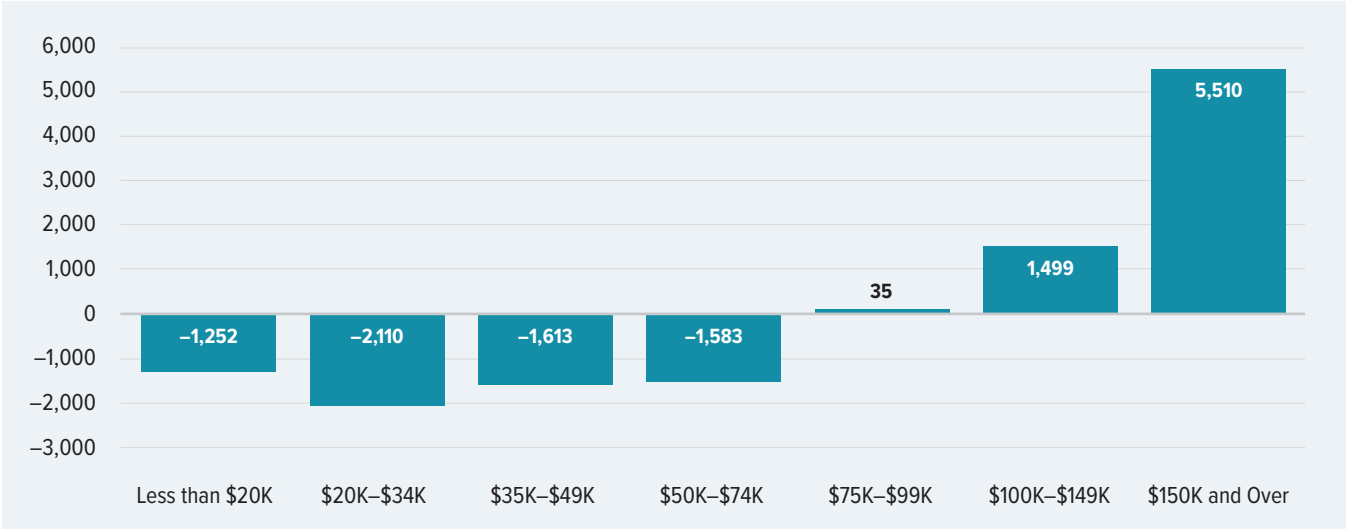
Figure 5.8: Household Income Distribution



Source: State of Michigan Housing Data Portal

As shown in the figure below, the change in households by each income group further displays the impact on cost burdened households. All household income groups below the \$75,000 income mark are experiencing a decrease in households.

Figure 5.9: Change in Households by Income Group



Source: State of Michigan Housing Data Portal

Educational Attainment.

Education is a essential element to community social demographics, indicators of community health, and is a driving factor in attracting businesses, and stabilizing home values. Similar to the State of Michigan’s growing trends for higher degree achievement, over the past decade Livonia also shares an increase in Associate, Bachelors, and Graduate degrees, and notable decreases in non high school graduates. Higher education degrees account for 51.8%, and support workforce housing incomes ranging from \$72,040 to \$89,460 for graduate degree holders. As the degree of educational attainment over time changes, strategies to increase high school graduation, and higher education degrees will support long range community homeownership and renter affordability for workforce housing positioning Livonia for long term stability.

Table 5.10: Education Attainment

Highest Level of Education*	ACS 2010	ACS 2023	Livonia % Change 2010–2023	Southeast Michigan % Change 2010–2023
Did Not Graduate High School	7.60%	4.90%	–2.70%	–3.70%
High School Graduate	26.70%	22.10%	–4.60%	–3.30%
Some College, No Degree	23.60%	21.80%	–1.80%	–1.60%
Associate Degree	9%	10.70%	1.70%	1.40%
Bachelor’s Degree	22%	26.40%	4.40%	3.90%
Graduate / Professional Degree	11.10%	14.10%	3%	3.40%

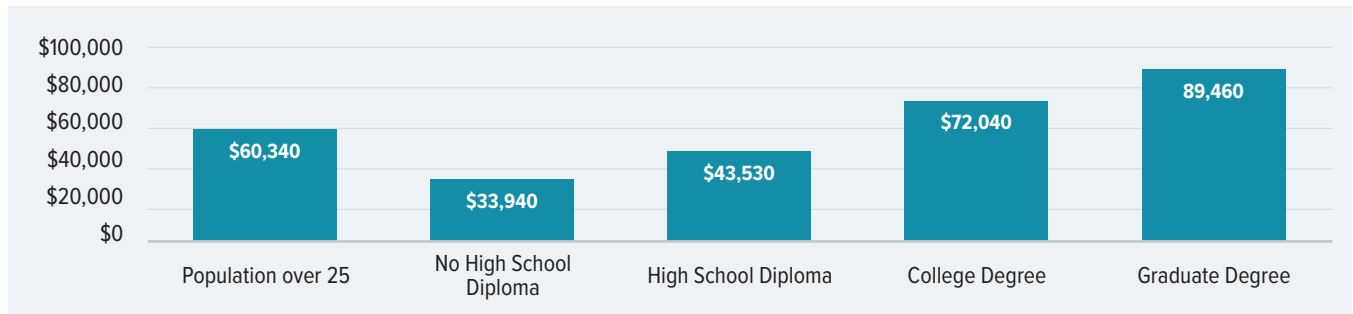
* Population age 25 and over

Source: U.S. Census Bureau, 2006–2010 and 2019–2023 American Community Survey 5-Year Estimates, SEMCOG

Median Earnings by Education

When compared to the region, Livonia shares similar median earnings by education distribution when compared to the Detroit-Warren-Dearborn CBSA region. However, Livonia displays slightly higher median incomes for almost all education categories, besides graduate degrees. Through analyzing the median earnings by education, the City can assess the level and type of employment opportunities Livonia has to offer its residents, as well as potential new residents.

Figure 5.10: Medium Earnings by Education

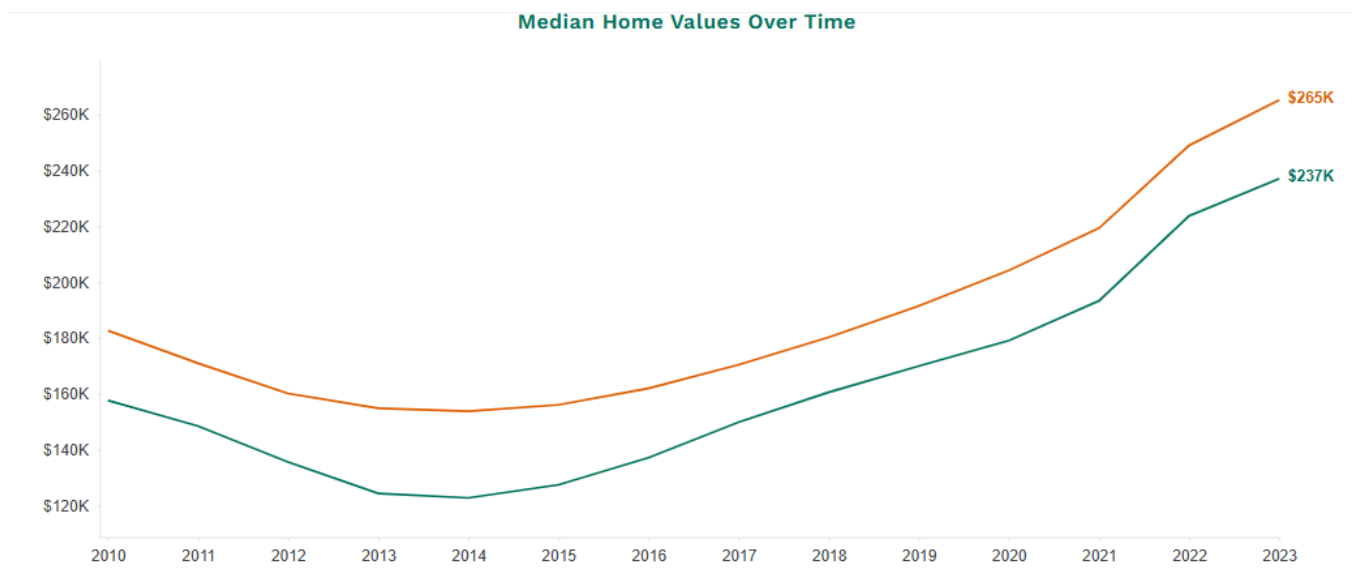


Source: U.S. Census Bureau, 2006–2010 and 2019–2023 American Community Survey 5-Year Estimates

Median Home Values over Time

Over the past decade, Livonia has experienced a general increase in median home values. Starting at \$154,900 in 2013, the median home values have increased to around \$265,000 by 2023. Compared to the Detroit-Warren-Dearborn CBSA region, both areas experienced similar increasing trends. Notably, Livonia has maintained higher median home values than the comparative region each year.

Figure 5.11: Median Home Values Over Time

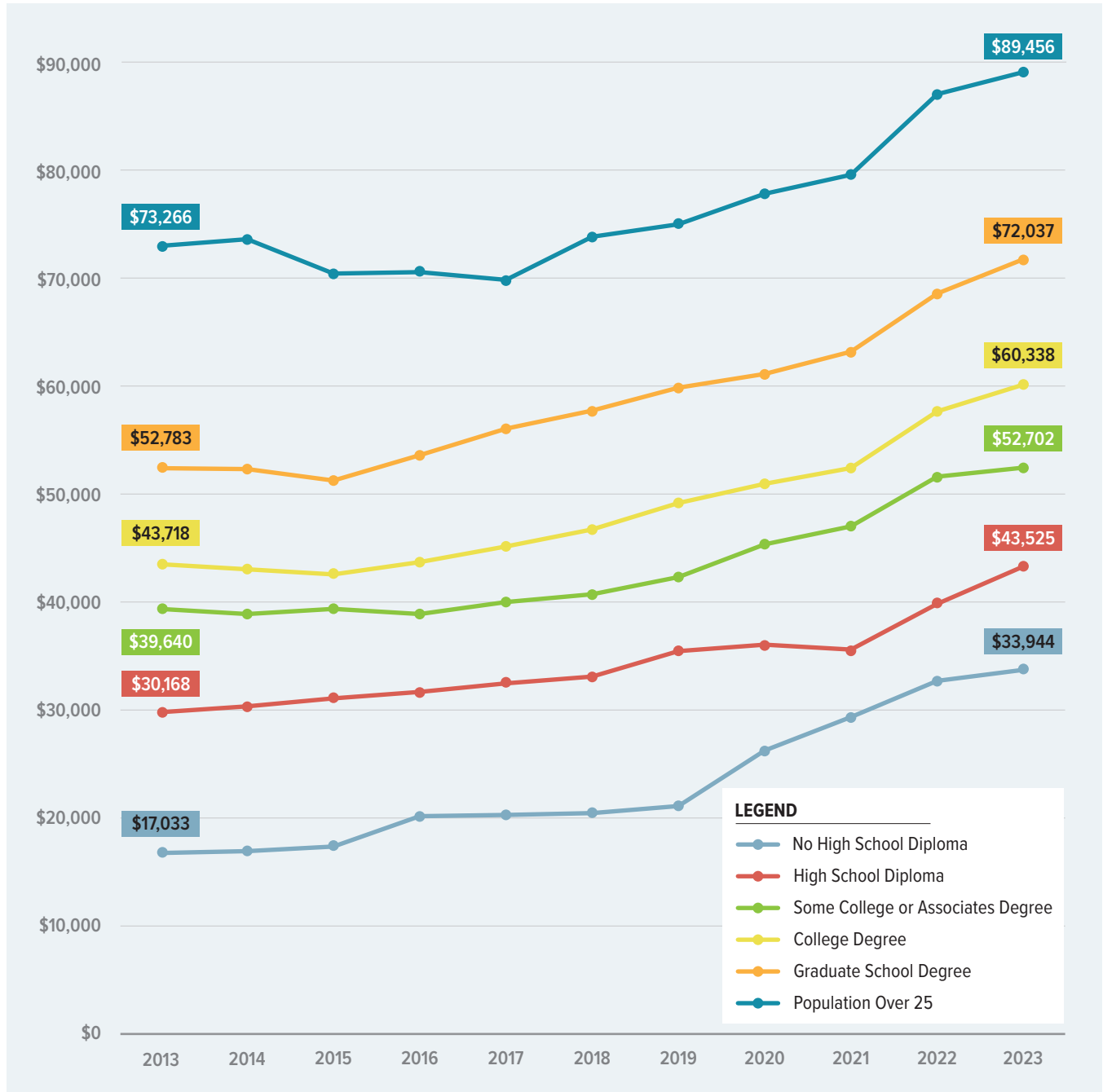


Source: State of Michigan Housing Data Portal

Median Income Over Time by Educational Attainment

As emphasized by the chart below, the population that most likely experiences housing cost burdens are those with some college or associates degrees or lower.

Figure 5.12: Medium Income Over Time by Educational Attainment

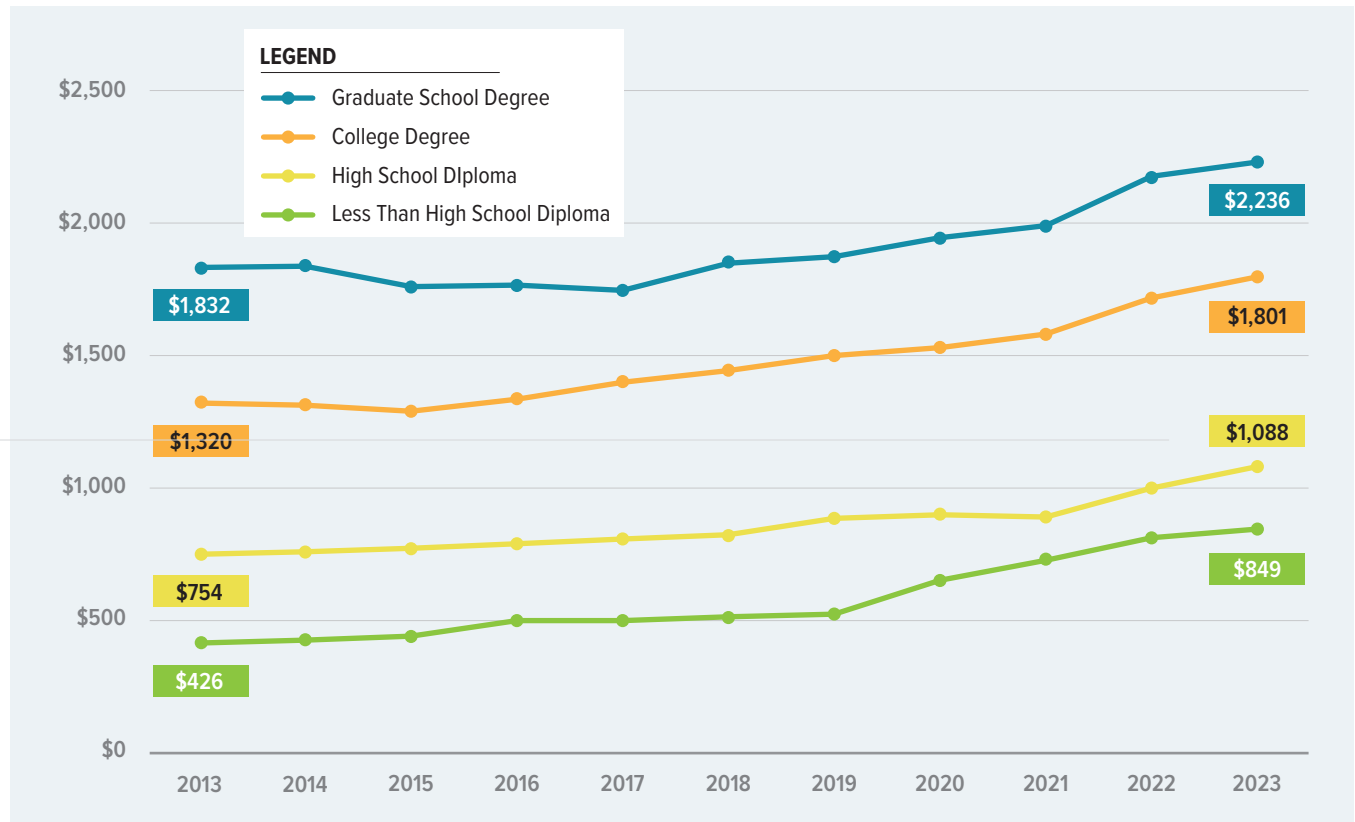


Source: State of Michigan Housing Data Portal

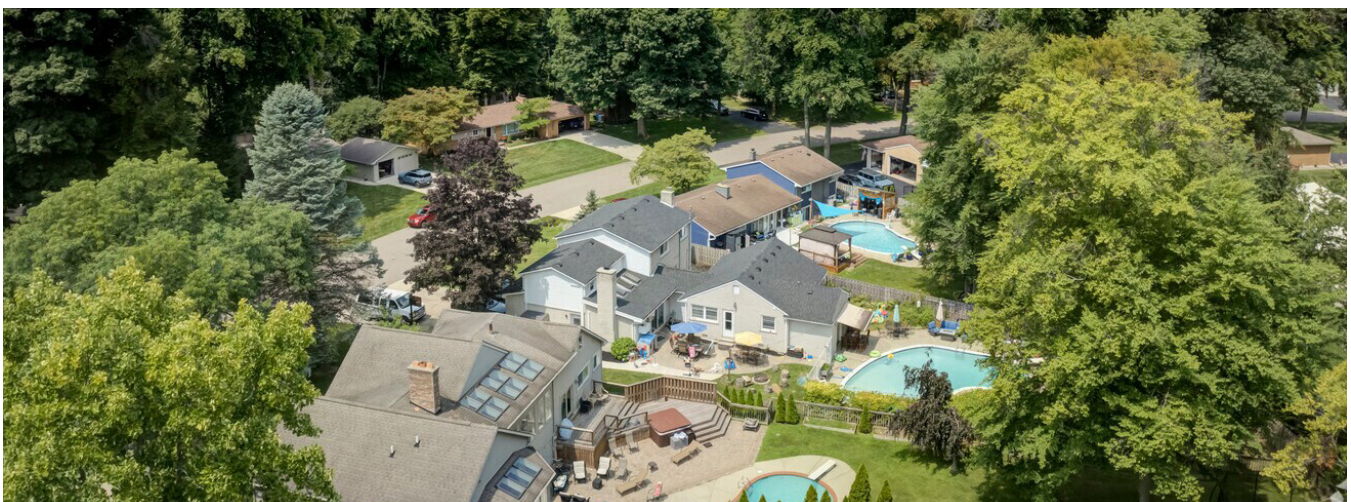
Housing Affordability by Educational Attainment

On average, residents with a college degree could afford monthly rent at \$1,801 in 2023, while residents without a college degree could only afford a monthly rent of \$1,088.

Figure 5.13: Housing Affordability by Education Attainment



Source: State of Michigan Housing Data Portal



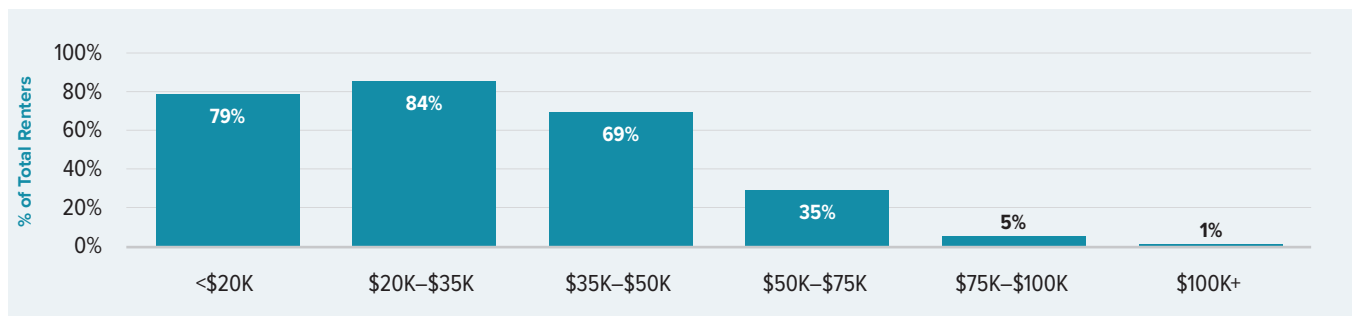
Source: Homes.com

Cost Burdened Households

As populations age, it is informative to assess cost burdened households to better understand the potential needs of the aging population. For context, a household is considered cost burdened when 30% or more of household income is spent on gross housing costs. In Livonia, senior households display a slightly higher household cost burden, compared to all households. As over 50% of senior rental households (55.60%) and just over a quarter of senior household owners (25.30%) spend 30% of more of their household income on gross housing costs, providing services and programs that assist with housing costs could improve the quality of life for seniors in Livonia.

According to the Michigan Housing Data Portal reporting, in 2023, 25% of renters in Livonia spent 30–49% of their income on housing meaning they were cost-burdened, while an additional 19% of renters spent 50% or more of their income on housing meaning they were severely cost-burdened. In total, the overall cost burden rate in Livonia was 44% of all renters.

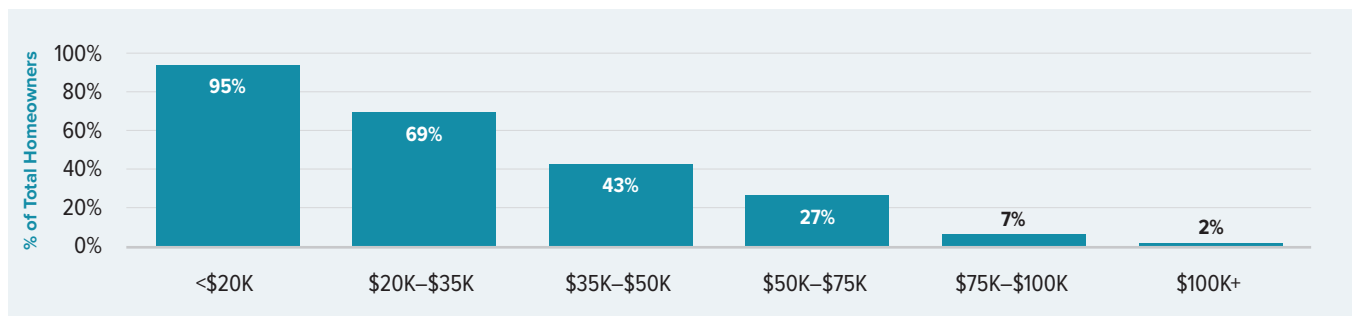
Figure 5.14: Overall Renter Cost Burden Rate by Household Income (2023)



Source: Michigan Housing Data Portal, American Community Survey (ACS)

Comparatively, 10.4% of homeowners in Livonia spent 30–49% of their income on housing meaning they were cost-burdened, while an additional 6.6% of homeowners spent 50% or more of their income on housing meaning they were severely cost-burdened. In total, the overall cost burden rate in Livonia was 17.0% of all homeowners.

Figure 5.15: Overall Owner Cost Burden Rate by Household Income (2023)

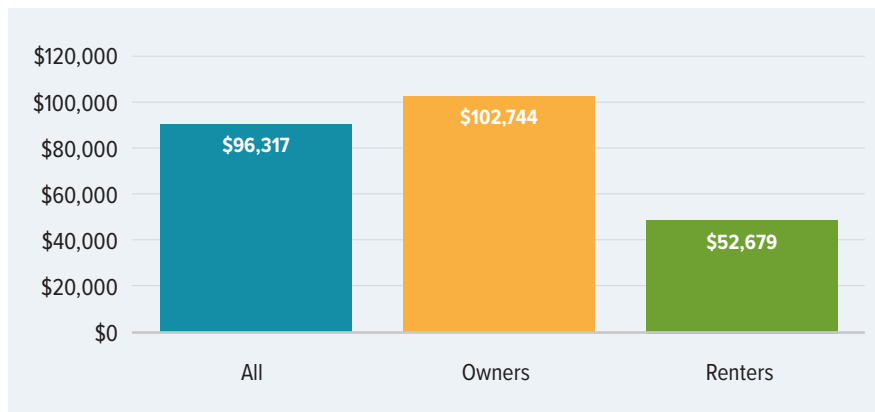


Source: Michigan Housing Data Portal, American Community Survey (ACS)

Median Household Income by Tenure

For median household income in 2023, Livonia homeowners had a median income at around \$102,770. Comparatively, all households have a median household income of around \$96,320. For Livonia renters, the median household income is around \$52,580. The distribution of Livonia's 2023 median household income suggests that household owners maintain the highest median household income. Please note that the figures provided by the Michigan Housing Data Portal are in nominal terms (ex: 96.32K). As a result, the Livonia Median Household Income figures are rounded to the nearest number.

Figure 5.16: Median Household Income by Tenure

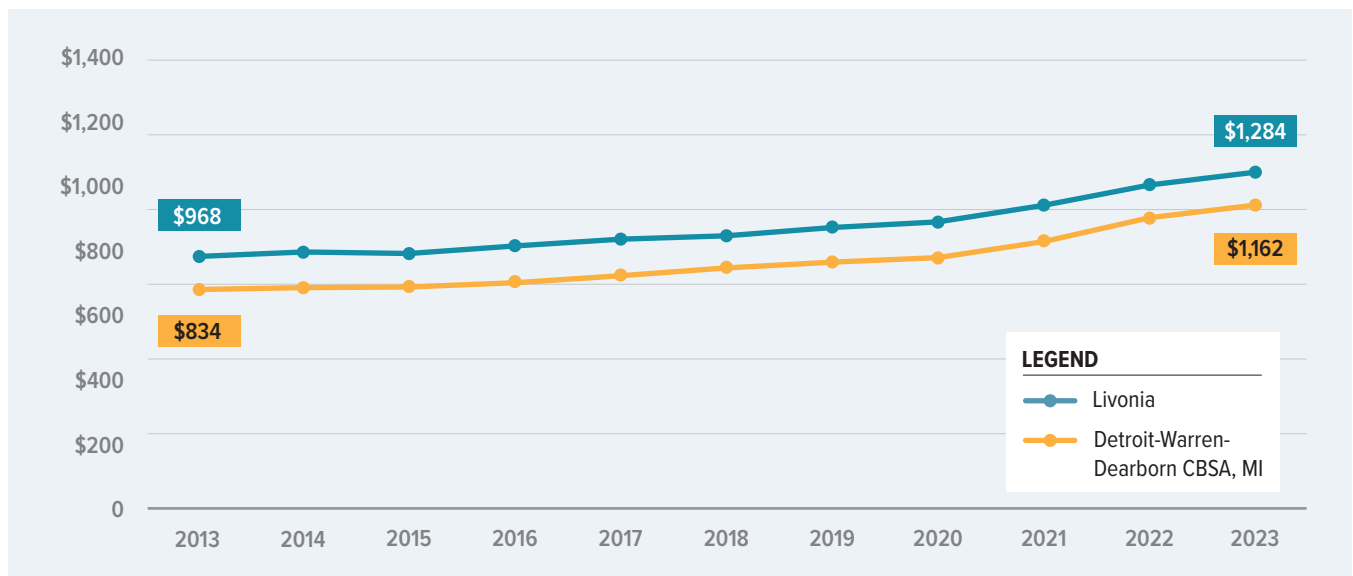


Source: State of Michigan Housing Data Portal

Median Rent Over Time

Similar to median home values, median rent in Livonia has increased gradually between 2013 and 2023. Starting at \$968, the median rent increased to \$1,284 by 2023. As seen in previous comparisons, both Detroit-Warren-Dearborn CBSA region and Livonia experienced similar increasing trends. Notably, Livonia has maintained higher median rent than the comparative region each year.

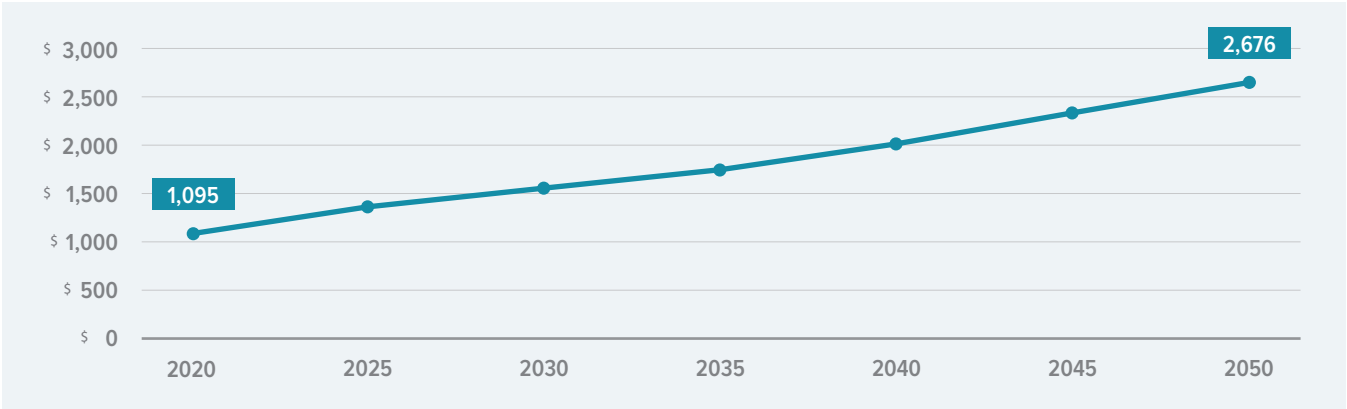
Figure 5.17: Median Rent Over Time



Source: State of Michigan Housing Data Portal

Based on annual growth rate calculations, with 2013 as the base year, the annual growth rate for median rent is 2.87%. By 2050, the annual growth rate suggests that Livonia median rent could increase to \$2,676 by 2050.

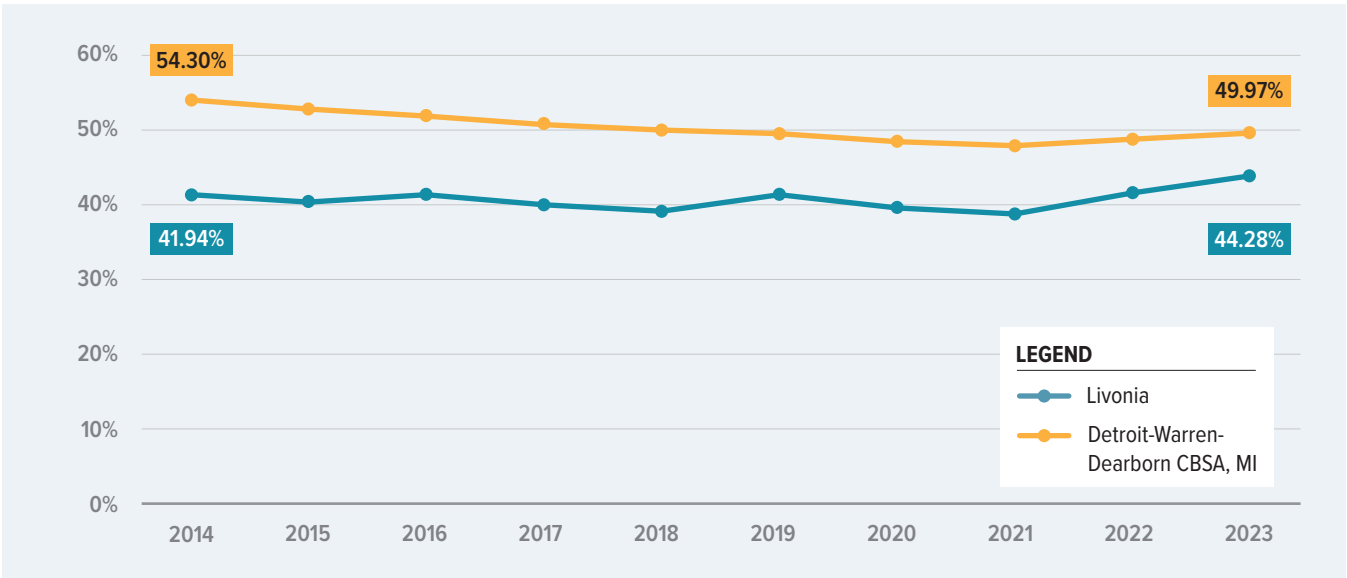
Figure 5.18: Project Rent Price Forecast



Source: McKenna Projections

OVERALL RENTER COST BURDEN RATE BY HOUSEHOLD INCOME

Figure 5.19: Overall Renter Cost Burden Rate by Household Income



Source: State of Michigan Housing Data Portal

HOUSING SUPPLY & DEMAND

Livonia's housing supply, mix, and vacancy rates are indicators of the city's housing market health. The housing unit supply, in combination with vacancy rates and household formation trends, determines how many households can be accommodated, while the mix of housing types ranging from single-family homes to multifamily and other middle housing types indicate whether that supply aligns with the needs of the various residential households. Vacancy rates provide a measurable outcome of this balance, whereas, healthy rates suggest a stable market with both occupancy and mobility, while persistently low or high rates reveal shortages, oversupply, or mismatches in the housing stock. Together, these measures guide long-range planning by highlighting where adjustments in housing policy or development strategy are needed.

Housing Supply

Livonia's housing supply was shaped by early settlements in the 1940s and, over the next twenty years, quickly grew from 3,258 to 21,961 homes by the end of the 1960s. During this period, newly constructed housing was 96.1% single-family homes, marking a significant milestone as the city's largest housing boom of the century. Following the 1960s, demand for housing continued, adding another 12,932 units. As in previous decades, the single-family market dominated new construction, but this era also introduced increased density, urbanization, and rapid housing growth. This second wave of development diversified Livonia's housing stock by adding a mix of "middle housing" options, larger-scale residential developments, and apartment-style residences to the city's housing fabric.

The evolution of housing in Livonia reflects the resilience of the market and its ability to respond to changing demographics, community needs, and housing demand. As of 2024, Livonia has approximately 94,942 housing units and is characterized by its housing typology and small-community feel—an attribute of largely single-family development. Older homes often correlate to increased housing and maintenance cost, and like many southeast Michigan suburbs that experienced the 1940s housing construction boom, today many of these homes are now approaching a century old. Housing constructed prior to 1970 accounts for 25,409 units, or roughly 25% of the city's current single-family stock and overall housing supply. Over the next 25 years, the second wave of Livonia's housing will reach a similar age: an additional 14,808 single-family homes will turn 50 years old, and the vast majority of Livonia's current single-family housing stock will be over 100 years old.

Housing age has long-term impacts on affordability and on a community's ability to attract the new residents and families needed to maintain and occupy aging homes. Older housing often requires increased maintenance costs, may need internal or external improvements, and can attract residents interested in renovation while deterring families seeking low-maintenance starter homes. Future housing strategies in Livonia must continue to adapt to evolving trends and demographics, taking into account land availability, housing age, family size, occupancy, affordability, and household incomes to sustain an attractive and diverse housing community.

Housing units represent the supply of available housing, while households represent demand. A balanced housing market depends on aligning the number, type, and price of housing units with the needs and incomes of households.



Source: Hometownlife.com



Source: Livonia.gov



Source: Livonia.gov

Vacancy Rates

Vacancy rate is a key metric used by the U.S. Census Bureau to measure the proportion of housing units that are unoccupied and available for rent or sale at the time of the survey. A housing unit is considered “vacant” if it is not occupied at the time of the survey.

A healthy community maintains a vacancy rate below 5%, vacancy rates for Livonia are similar to the surrounding communities, such as Plymouth Township, Canton Township, and Lyon Township. Livonia has the lowest total vacancy rate at 3%.

Vacancy Rate

	Vacancy Rate (total)	Homeowner Vacancy Rate	Rental Vacancy Rate
Livonia	3%	1.20%	7.20%
Plymouth Township	4%	0.10%	6.30%
Northville Township	5%	0.10%	1.40%
Canton Township	4%	0.60%	5.70%
Farmington Hills	7%	1.90%	6.80%
Lyon Township	4%	1.20%	7.20%

Source: American Community Survey (ACS), US Census Bureau

Multi-Family Housing Supply

The City of Livonia is host to approximately 3,257 rental multi-family units and are primarily 1-Bedroom and 2 Bedroom units, which make-up 95% of the rental units. The supply of multifamily housing in the City of Livonia is dispersed across 32 properties and supports a blend of affordable, senior, and market rate housing developments. The majority of Livonia’s stock of multiple family housing was constructed between 1970 and 2021, most multi-family units were built prior to 2000, and are between 20–30 years old. The average rent per units across the supply of multifamily units is \$1,369 per units, and range from Studio, -One, -Two, and -Three bedroom units.

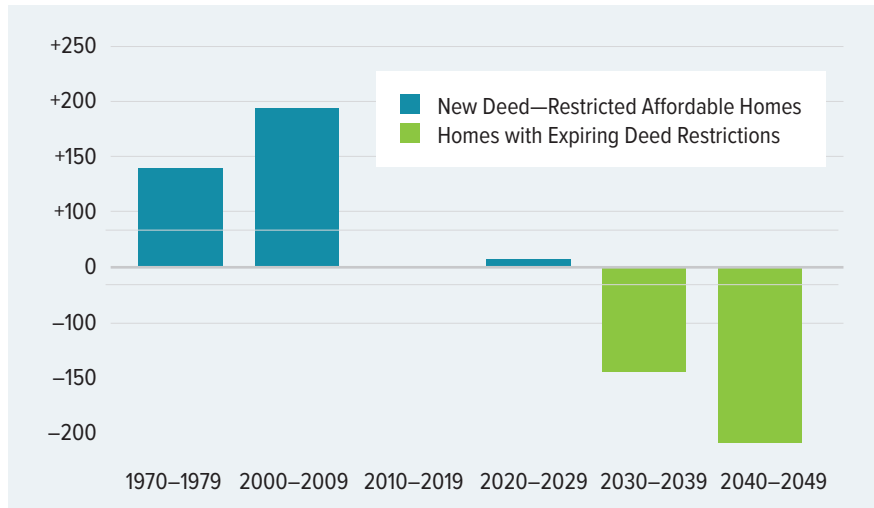
Subsidized Housing Supply

Subsidized housing provides affordable, stable homes for households with low to moderate incomes. Programs can be project-based or tenant-based, such as Housing Choice Vouchers. The U.S. Department of Housing and Urban Development (HUD) funds most federal programs, while in Michigan the Michigan State Housing Development Authority (MSHDA) administers them and supports new affordable housing through tools like the Low-Income Housing Tax Credit (LIHTC).

Livonia hosts eight rent-restricted developments, offering 810 units primarily serving seniors and households earning less than 80% of Area Medium Income (AMI). According to the National Housing Preservation Database (NHPD), **Figure 5.21**, Livonia had 530 deed-restricted subsidized units in 2023, whereas 27% of those units support affordable incomes below 60% AMI.

Subsidized housing units further support cost burden households who spend more than 30% of their household income on housing related expenses. The most effected populations are (46.4%) of single-parent households and (25.3) of senior households.

Figure 5.20: Affordable Housing Deliveries and Potential Expires by Decade



Source: Zieglerplace.com

Source: National Housing Preservation Database (NHPD)

Looking ahead, Livonia faces the challenge of expiring deed restrictions on existing subsidized housing stock through 2049. Many of these units serve seniors and families earning below 80% of AMI, meaning their potential loss could significantly reduce affordable housing options unless preservation strategies are pursued. Figure 5.20 highlights the expiring of existing housing subsidies and deed restricted housing units, where approximately 350 affordable housing units could expire over the next 25 years. While some expiring units may have their affordability preserved, it is important both to continue producing new deed-restricted housing to make up for expirations as well as to identify critical points in time when the pace of expirations may rise and require additional intervention.

Table 5.11: Subsidized Housing Development

Address	Property Name	Units	Type	Year Built	Rent Type
17841 N Laurel Park Dr N	Brashear Tower	196	Mid-Rise	1980	Rent Subsidized
33550–33780 Lyndon St	Silver Village	108	Garden	—	Rent Subsidized
14810–14890 Middlebelt Rd	Trinity Park Apartments	40	Low-Rise	1972	Rent Subsidized
11999 Newburgh Rd	Newburgh Village	120	Garden	1992	Rent Restricted
15095–15289 Newburgh Rd	Sanctuary at Villa Marie	70	Low-Rise	—	Rent Subsidized
19130–19300 Purlingbrook St	McNamara Towers II	81	Mid-Rise	1968	Rent Subsidized
19326–19588 Purlingbrook St	McNamara Towers I	55	Mid-Rise	1968	Rent Subsidized
30001 Saint Martins St	Ziegler Place	140	Mid-Rise	1978	Rent Restricted

HOUSING AFFORDABILITY

Since the start of the Covid-19 pandemic, the housing market has gone through considerable shifts in short periods of time. Immediately upon the start of the pandemic, the associated business closures and quarantine mandates impacted employment and salaries. The pandemic's impact on the housing market, however, is still unraveling today. The Federal Reserve Bank of St. Louis provides an online database consisting of hundreds of thousands of economic data time series from scores of national, international, public, and private sources, called the Federal Reserve Economic Data (FRED).

To better understand the impact of national and international economic trends on housing affordability, the housing price-to-income ratio was analyzed using data from FRED between 1992 to May 2025. The housing price in this ratio is the Case-Shiller housing price index, a composite of single-family home price records, compared to median household income as reported by the U.S. Census. The index seeks to measure changes in the total value of all existing single-family housing stock.

Review of the housing price-to-income ratio for the Detroit-Warren-Dearborn Metropolitan Statistical Area (MSA), which encompasses the City of Livonia, reveals that the ratio remained steady over the period between 1987 and 2000, until the well-documented housing bubble and subsequent crash occurring between 2000 and 2008 resulted in a nearly 60% decrease in the price/income ratio. Since then, housing prices have recovered, but incomes have increased much more slowly. By 2020, the Case/Shiller index was equal to 2006 levels. Since the start of the Covid-19 pandemic, home prices drastically increased beginning in the summer of 2020, which continued into the summer of 2022. There was a leveling off and drop in the home price index between then and February 2023, before it began to rise again.

Although the regional trends show housing prices increasing relative to household income, the trends in Livonia may differ. This analysis compares the distribution of housing units by price to the distribution of households by income to identify mismatches between supply and demand. As such, this chapter explores the nuance in housing affordability in the City and determines the affordable rent or monthly mortgage payments for different levels of household income and compares them to the monthly cost of housing units in Livonia.

AFFORDABLE PRICE POINTS

The following tables calculate the maximum affordable housing price points at different household income levels, for both monthly mortgage payments and rent. A household paying above these rates would be considered burdened by their housing costs.

The maximum affordable rent is calculated as 30% of gross income, which is a national rule of thumb used by, among others, the United States Department of Housing and Urban Development (HUD). The maximum affordable mortgage payment is calculated as 25% of gross income, because of the other costs associated with homeownership, such as taxes, insurance, and maintenance.

The maximum affordable home price calculation uses interest rates approximating what a mortgage applicant might be offered in 2025, including an assumption that lower income households are likely to face higher interest rates. It also assumes a 30-year fixed rate mortgage and incorporates down payments that are realistic for households in given income ranges.

Table 5.12: Maximum Affordable Monthly Housing Payment

Annual Household Income	Maximum Affordable Monthly Housing Payment	
	Rent	Mortgage Payment
\$25,000	\$625	\$521
\$50,000	\$1,250	\$1,042
\$75,000	\$1,875	\$1,563
\$100,000	\$2,500	\$2,083

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

Table 5.13: Maximum Affordable Home Price

Annual Household Income	Maximum Affordable Mortgage Payment	Anticipated Down Payment	Anticipated Interest Rate	Maximum Affordable Home Price	Down Payment at Affordable Price
\$25,000	\$521	5%	7.5%	\$51,000	\$2,550
\$50,000	\$1,042	10%	7.0%	\$125,000	\$12,500
\$75,000	\$1,563	10%	7.0%	\$200,000	\$20,000
\$100,000	\$2,083	15%	6.5%	\$300,000	\$45,000

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates



Source: Homes.com

AFFORDABILITY GAP ANALYSIS

To determine whether the number of housing units at a given price point is sufficient for the households seeking housing at that price point, this analysis determines the number of households in a given income range, and then the number of housing units affordable within that income range. Mismatches between housing prices and income can cause distortions in the housing market and can increase the number of households burdened by housing costs.

Table 5.14: Number of Households by Affordability Category (City of Livonia)

Annual Household Income	Number Of Households	Maximum Affordable Rent	Maximum Affordable Home Price
\$0–\$25,000	3,206	\$625	\$51,000
\$25,000–\$50,000	5,016	\$1,250	\$125,000
\$50,000–\$75,000	5,544	\$1,875	\$200,000
\$75,000–\$100,000	5,959	\$2,500	\$300,000
>\$100,000	17,991	\$2,500+	\$300,000+

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates, Zillow Mortgage Calculator

The homeownership rate for Livonia is 87.5% (U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates). Because higher income households are more likely to own their homes, the table below includes estimated homeownership rates for each income category, and from there determines the number of homeowner and renter households in each category.

Table 5.15: Tenure Choice (City of Livonia)

Annual Household Income	Estimated Homeownership	Homeowner Households	Renter Households
\$0–\$25,000	30%	962	2,244
\$25,000–\$50,000	50%	2,508	2,508
\$50,000–\$75,000	70%	3,881	1,663
\$75,000–\$100,000	80%	4,767	1,192
>\$100,000	90%	16,191	1,799

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates, Zillow Mortgage Calculator

RENTAL UNIT GAP

The table below shows the affordability gap for rentals in the City of Livonia. The supply estimates are as of the 2023 5-year American Community Survey, which is the most recent, comprehensive data source available. Due to limited data availability estimating current rental units is challenging, as rent prices tend to fluctuate more frequently than data can be compiled on a comprehensive scale. This differs from home sale prices, as they change ownership less often and are recorded in more detail. Rental housing units cluster in the \$1,000–\$1,499 price range with an estimated 1,839 supply, though units above \$1,500 are not far behind with 1,382 units.

While a modest undersupply of 28 units exists for households making under \$25,000 per year. This indicates that approximately 30 of the 4,700 renter households are burdened by housing costs live in the City. For households making between \$25,001 and \$75,000 per year, there is a total of 1,298 units available at affordable prices. While this is a positive, there is also a considerable undersupply in units costing higher than \$1,500 per month, which is generally affordable to households making more than \$75,000 per year.

While high-income households aren't burdened by housing costs, an oversupply at the top end of the market puts downward pressure on lower-priced units. Income requirements in tenant screening give higher earners a better chance of securing housing, pushing lower-income renters into more affordable options. This often leads to high-income households spending less on housing than what's considered affordable for their income, placing additional pressure on the limited number of low-cost options. While some may choose to live below their means, this could also reflect a lack of higher-end rental options in Livonia. Expanding housing options at both the lowest and highest price points would provide more choice and flexibility for renters, easing market pressure.

Table 5.16: Affordability Gap—Rentals (City of Livonia)

Annual Household Income	Number of Households	Affordable Monthly Rent (Approx.)	Number of Housing Units	Affordability Gap	
\$0–\$25,000	401	\$0–\$499	373	–28	undersupply
\$25,001–\$50,000	627	\$500–\$999	779	152	oversupply
\$50,001–\$75,000	693	\$1,000–\$1,499	1,839	1146	oversupply
\$75,001+	2,995	\$1,500+	1,382	–1613	undersupply

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates, Zillow Mortgage Calculator

For-Sale Unit Gap

The vast majority of For Sale housing units in the City of Livonia are valued between \$150,001–\$250,000, which is the only range where an oversupply (9,842 units) of for-sale housing exists when compared to household incomes. While some households making under \$75,000 per year may be able to afford some of those homes, the impediments to homeownership, and the added costs even if a household is able to achieve homeownership, mean the opportunity is much more limited than the data indicates. Further, the problem of competition from higher income households is even more acute for homeownership, because mortgage companies are more likely to approve loans to households with higher incomes.

Table 5.17: Affordability Gap—Homes for Sale (City of Livonia)

Annual Household Income	Affordable Home Price (Approx.)	Number of Housing Units	Number of Households	Affordability Gap	
\$0–\$25,000	\$0–\$45,000	449	2,805	–2,356 units	undersupply
\$25,001–\$50,000	\$45,001–\$100,000	2,067	4,389	–2,322 units	undersupply
\$50,001–\$75,000	\$100,001–\$150,000	3,824	4,851	–1,027 units	undersupply
\$75,001–\$100,000	\$150,001–\$250,000	15,056	5,214	9,842 units	oversupply
>\$100,000	\$250,000+	11,603	15,741	–4,138 units	undersupply

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates, Zillow Mortgage Calculator

Addressing housing cost burdens in Livonia remains a critical priority, as many households particularly those earning below \$50,000 annually spend a disproportionate share of their income on housing. Ensuring the availability of attainable housing is essential to supporting these residents and maintaining a balanced, inclusive community. By aligning housing supply with the current and projected demand, Livonia can provide a range of housing options that meet the needs of all income levels, reduce cost burdens, and foster a resilient, economically diverse community for years to come.

SUMMARY OF COMMUNITY & HOUSING PROFILE

Livonia demonstrates many of the qualities of a stable and desirable community, with strong homeownership, high household incomes, and a resilient employment base. These strengths have positioned the city as one of the region's most attractive places for families and long-term residents. The following key findings highlight Livonia's major strengths, while also identifying areas for improvement that will help guide policies and investments to ensure Livonia remains an inclusive, vibrant, and prosperous community for the future.

- Livonia maintains one of the highest homeownership rates in the region at 87.5%, reinforcing its reputation as a stable, family-oriented community.
- Vacancy rates are low (3% total, 1.2% homeowner vacancy), well within the healthy range, showing housing demand and neighborhood stability.
- Median household income rose from \$68,970 in 2013 to \$96,320 in 2023, consistently \$10,000 higher than the regional average.
- Livonia residents have higher educational attainment, with 40.5% holding a bachelor's degree or higher, exceeding regional growth rates in advanced degrees.
- Median home values increased from \$154,900 (2013) to \$265,000 (2023), outperforming regional trends, signaling Livonia's long-term housing strength.
- Median rents remain competitive (\$1,284 in 2023) with steady demand and a healthy absorption of 1- and 2-bedroom units.
- Over 47,000 residents are employed, with strong representation in health care/education (23.5%), manufacturing (17.6%), and professional services (11.5%).
- Employment sectors align with regional strengths, providing residents diverse career opportunities close to home.
- A gradual increase in households over time suggests Livonia is positioned for continued growth, projected to reach 40,000 households by 2050.
- The opportunity exist to expand on the strong supply of senior housing and rent-restricted units, addressing the needs of aging residents.



Source: Realtor.com



Source: Livonia.gov



Source: Homes.com

Strategies for Housing

Michigan Statewide Housing Plan

The Michigan Statewide Housing Plan (2022–2027) serves as the State’s first comprehensive framework for addressing housing needs across all communities. It establishes a shared vision and coordinated set of strategies to increase housing supply, improve housing quality, advance equity in housing access, and strengthen collaboration across local, regional, and state partners. The Plan includes 5 statewide housing targets, 8 priority areas, 37 goals, and 134 strategies to support the development of a measurable roadmap for addressing housing challenges across the full housing continuum.

The Livonia Vision 21 Plan Amendment aligns with 19 of the 37 statewide goals, demonstrating substantial consistency with Michigan’s broader housing framework and local housing initiatives. The amendment prioritizes the following statewide priority areas:

- Priority 2 – Housing Ecosystem
- Priority 3 – Preventing and Ending Homelessness
- Priority 4 – Housing Stock
- Priority 5 – Older Adult Housing**
- Priority 6 – Rental Housing
- Priority 7 – Homeownership
- Priority 8 – Communication and Education

Through this alignment, the Vision 21 amendment supports expanded housing supply, preservation of existing housing stock, housing stability initiatives, senior housing development, rental quality improvements, and expanded pathways to homeownership. Aligning local housing strategies with the Statewide Housing Plan strengthens Livonia’s ability to compete for state and federal housing resources, supports coordination with regional housing markets, and ensures that local policy decisions contribute to measurable statewide housing targets. This coordinated approach enhances resilience, promotes equitable access to housing opportunities, and positions Livonia to proactively address evolving housing needs while contributing to Michigan’s shared housing vision.

(See Detailed Housing Strategies on page 48)



Redevelopment Ready Communities

The Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities (RRC) Program is a statewide initiative that helps communities streamline development processes, establish clear planning standards, and create a business-friendly environment for redevelopment. By achieving RRC certification, municipalities demonstrate a commitment to proactive, predictable, and transparent development practices, which can attract private investment and support the revitalization of priority sites.

Integrating the RRC Program into the amended Vision 21 Strategic Action Plan allows Livonia to align housing objectives with broader redevelopment priorities. Ensuring that housing strategies are not only policy-driven but also actionable, attracting developers and public-private partnerships to advance the City's long-term vision for sustainable, diverse, and resilient neighborhoods.

Brownfield Housing/TIF

Innovative development tools are important for the City of Livonia to advance its Strategic Action Plan and priority redevelopment areas. One such tool is the Michigan Brownfield Housing Tax Increment Financing (TIF) program. Established under the Brownfield Redevelopment Financing Act (Public Act 381 of 1996, as amended), the statute was expanded in 2022 to encourage new housing development by allowing communities to capture and reinvest a portion of the increased property tax revenue generated from qualifying residential projects.

The Housing TIF can be used to offset eligible costs such as demolition, site preparation, infrastructure improvements, and environmental remediation expenses which often create barriers to housing development and redevelopment. By reducing these upfront costs, the program makes it more feasible for developers to pursue residential projects on underutilized, obsolete, or contaminated sites.

Middle Housing Strategies

Livonia's middle housing strategies promote small-scale, multi-unit housing such as duplexes, triplexes, fourplexes, and low-rise apartment buildings, expanding housing diversity and affordability while maintaining neighborhood character. The City is supporting these options through updates to the Zoning Ordinance, adjustments to the Zoning Map to identify appropriate areas for gentle density increases, and integration into the Future Land Use Plan to align growth with infrastructure capacity and neighborhood revitalization. These strategies ensure Livonia can provide a broader range of housing choices, supporting sustainable, inclusive, and resilient community growth.



PRIORITY HOUSING REDEVELOPMENT SITES

One strategy is to demonstrate the potential for redeveloping priority sites in Livonia through a thoughtful mix of middle housing types, integrated community spaces, and walkable neighborhood design. These plans illustrate how small-scale multi-unit housing such as duplexes, triplexes, and fourplexes can be combined with parks, plazas, and pedestrian-friendly streets to create vibrant, inclusive communities. By presenting these conceptual designs, the City aims to cast a long-term vision for the development of diverse housing options, showcasing how strategic planning can support neighborhood revitalization, housing affordability, and sustainable community growth. These efforts reinforce Livonia's commitment to providing housing choices that meet the needs of residents across all income levels and life stages.

Priority Housing Redevelopment Conceptual Plans



SEARS SITE

The conceptual plan for the former Sears retail site in Livonia demonstrates how middle housing can be integrated into a large-scale retail and regional commercial setting to create a more walkable, community-oriented neighborhood. The vision combines small-scale residential options such as townhomes, low-rise multi-dwelling buildings, and mixed-use retail developments with shared amenities, green spaces, and pedestrian connections that link housing to nearby shopping, services, and employment.

Residential Uses

- Townhomes
- Low-Rise Apartments
- Residential above Retail Uses



LAUREL PARK SITE

The conceptual plan for the Laurel Park Mall site envisions a mixed-use neighborhood that integrates new townhomes and low-rise apartment buildings with the existing retail center and surrounding park spaces. By introducing middle housing types alongside the mall, the plan creates a walkable, community-focused environment where residents can easily access shopping, dining, and services while enjoying nearby green spaces and recreational amenities. Pedestrian connections and thoughtfully designed public areas link housing with existing community assets, transforming the mall property into a vibrant hub that balances residential living, commerce, and leisure.

Residential Uses

- Townhomes
- Low-Rise Apartments
- Residential above Retail Uses



The conceptual plan for the Plymouth Road site illustrates how low-density multi-family development can be introduced along a primary corridor in a way that complements surrounding residential neighborhoods. The vision proposes small-scale apartment buildings or clustered townhome-style units that maintain a residential character while providing additional housing options along this key corridor. Designed with landscaped buffers, pedestrian connections, and contextual building forms, the development serves as a transition between adjacent single-family areas and higher-intensity commercial uses. This approach demonstrates how Livonia can thoughtfully utilize its primary corridors for compatible low-density residential development, expanding housing choice while preserving neighborhood character and enhancing corridor vitality.

NEWBURG HOUSING SITE

The Newburg Housing conceptual plan demonstrates utilizing vacant publicly owned land for the purpose of developing medium-density senior townhomes designed to meet the needs of older residents seeking accessible, affordable housing in a community setting. The plan envisions a thoughtfully scaled neighborhood of single-story barrier-free townhomes clustered around shared green spaces, walking paths, and community gathering areas that encourage social interaction and healthy aging. Similar development would expand housing options for Livonia's growing senior population while efficiently reusing public land for a purpose that supports both community well-being and long-term housing sustainability.

Residential Uses

- Senior Housing
- Townhomes

PLYMOUTH ROAD SITE

Residential Uses

- Townhomes
- Low-Rise Apartments
- Residential-Commercial Mixed-Use Housing



Middle Housing Conceptual Plans Stakeholder & Community Engagement

Community Engagement

Steering Committee

Throughout the project, the steering committee met to provide contextual information to best guide the planning process. These meetings also served as oversight and grounding for the project team to best serve the Livonia community. Additionally, the steering committee members aided in the updates for the Master Plan goals and objectives, and provided direction for the overall planning process efforts.

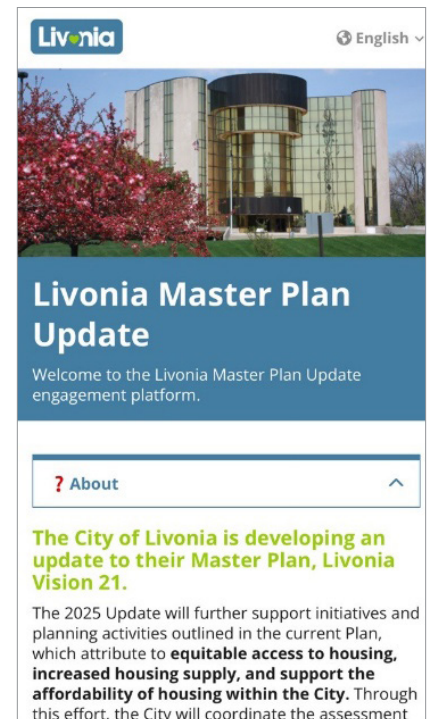
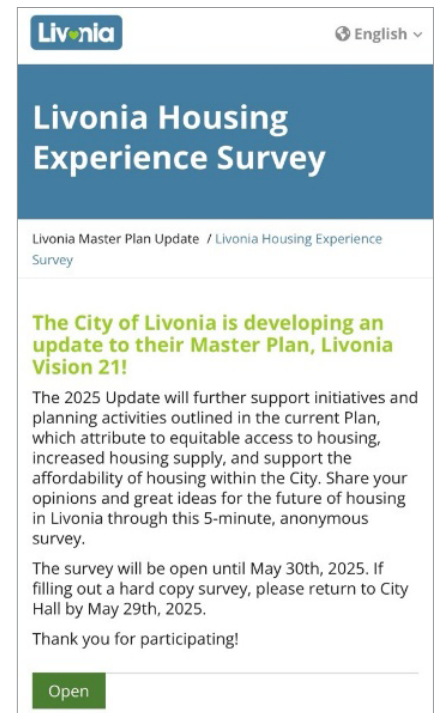
Website

Launched on February 28, 2024, the Livonia Master Plan Update website provided community members the opportunity to learn more about the Livonia planning efforts. Visitors to the page were able to read more about the importance of Master Plan updates and how the updates will further support initiatives and planning activities that attribute to equitable access to housing, increased housing supply, and support the affordability of housing within Livonia. Additionally, the website provided information about upcoming community engagement opportunities such as the online Housing Experience Survey and the Community Open House.

Housing Experience Survey

Launched on March 12, 2025, the Livonia Housing Experience Survey provided the Livonia community with the opportunity to provide their feedback, ideas, and comments on housing and access to amenities in Livonia. In total, the City received 557 survey responses. Below is a summary of key findings from the Livonia Master Plan Community Survey.

- Most of the respondents were generally confident in the long-term stability of their housing situation.
- As a whole, the general distribution of responses indicates that a majority of the respondents live in housing that either meets or exceeds their expectations.
- Many of the respondents indicated that it is important to have walkable access to places such as parks, public transit, and schools. When referring to parks specifically, most of the respondents indicated that they have safe and convenient access to parks as well as believe that the City's current parks system meets their needs.
- When listing any features or design elements they believe could further enhance the quality of housing in their community, the respondents primarily commented on internal housing design options, bikeable and walkable features, additional green spaces, sustainable building and housing practices, and housing designs that fit the community character.



Community Open House

On April 23, 2025, the Livonia Public Library hosted an open-house style public engagement visioning session. During this event, attendees were encouraged to view poster boards throughout the room at their leisure. As attendees reviewed the boards, they provided their feedback on sticky notes and discussed their thoughts. Additionally, community members had the opportunity to fill out the community survey at a dedicated area to review and complete the online survey connected to the Master Plan update efforts. Due to this community engagement event, the survey received at least 30 more responses and was able to further connect to the Master Plan update. Overall, the April 23, 2025 Public Engagement Visioning Session garnered essential community feedback that informed the 2025 Master Plan update efforts. The session conversations and comments reflected attendees' sentiments of encouraging mixed use development, connectivity through public transit, cohesive sense of community, access to community centers and services, and strategic community development. Below are a few key Open House Engagement findings.

- When providing feedback on the assets and opportunities in Livonia, the attendees identified the sense of community, sense of safety, access to community parks, and access to schools and neighborhoods as Livonia's strengths. In turn, comments relating to opportunities for improvement focused on the car-centric design and road maintenance, connectivity, housing inventory, the separation of the community via North and South, senior housing and affordability, and lack of community gathering spaces. Comments related to threats to Livonia included the lack of school options, aging population, commercial market, housing developments standards, and community investment. Lastly, attendees see opportunities for developing affordable housing, diversifying modes of mobility (walkability, bike ability, public transit, etc), connectivity, repurposing land and utilizing existing assets, and community cohesion.
- For the visioning exercises for Laurel Park, the Sears Site, and the Plymouth Site concept plans, the attendees discussed concerns, comments, and potential land uses. For Laurel Park, the comments focused on concerns around isolation and road safety, as well as recommendations for including parks and connections to reliable public transit. For the Sears Site, comments related to recommendations for open spaces, parks, business development, connectivity, accessibility, and a potential development example. For the Plymouth Site, comments related to recommendations for mixed use development, traffic slowing, and encouraging bikeable infrastructure.
- Many of the comments left on the big idea board reflected sentiments already discussed at other poster board exercises. Additional themes include recommendations for two Livonia libraries, improving mobility infrastructure, developing and reusing land, improving services, and additional miscellaneous recommendations.

Community Survey

Between January 7, 2025 and March 30, 2025 the Livonia Master Plan Community Survey was available for people to provide their feedback, ideas, and comments on housing and access to amenities in Livonia. In total, the City received 557 survey responses. Below is a summary of key findings from the Livonia Master Plan Community Survey. These findings follow a similar structure and outline to the sections and information displayed in the survey.

Livonia's survey responses suggest that feedback is shaped largely by long-term adult residents, most of whom feel confident in the stability of their housing and believe their current homes meet or exceed expectations. Respondents emphasized the importance of walkable access to amenities—especially parks, transit, and schools—and generally agreed that the city's park system is safe, convenient, and aligned with their needs. When asked about improvements, residents highlighted a desire for enhanced internal housing design features, more bikeable and walkable environments, additional green space, sustainable building practices, and housing designs that better fit the character of the community.

Goals for Community Housing

The Community Housing Goals in this plan build upon the foundation established through community engagement efforts initiated in the original Livonia Vision 21 Community Plan. These goals and objectives have undergone a comprehensive and modern update, developed by participating steering committee members, City staff, and the Planning Commission, to reflect current conditions and refine the steps needed to achieve the City’s long-range housing vision.

Each goal is supported by targeted objectives that address both opportunities and challenges within Livonia’s housing ecosystem. These objectives align with the Michigan Statewide Housing Plan, promoting equity and inclusivity while strengthening housing quality and expanding options for residents of all ages and life stages. Together, they provide clear guidance for decision-makers, stakeholders, and residents, advancing a shared vision for Livonia’s housing future.

GOALS FOR THE FUTURE OF HOUSING IN LIVONIA:

GOAL 1 Housing & Neighborhoods

GOAL 2 Urban Design

GOAL 3 Housing Sustainability

GOAL 1 Urban Design - Maintain Livonia’s place in Southeast Michigan as a City that provides safe, attractive, and vibrant neighborhoods that can accommodate and welcome residents at all stages of life

1.1	Support a system of organized land use to provide greater housing choices, where new and redeveloped areas respect existing neighborhoods.
1.2	Encourage residential developments which are needed by senior populations.
1.3	Seamlessly incorporate compatible multiple family “missing middle” housing with detailed development and strong ur-ban design.
1.4	Promote the development of multiple small-scale and walkable commercial and service districts that serve the immediately adjacent neighborhoods.
1.5	Support Programs that assist with homeownership, home buyer programs, incentivize housing rehabilitation, and encourage first time home buyer loans.
1.6	Recognize and support place making efforts to create neighborhoods having unique identities.

GOAL 2 Urban Design - Achieve a positive and lasting community image by encouraging high quality and durable materials, energy efficient buildings, and current best practices for human scale and aesthetic character. Strive to incorporate design elements that contribute to a sense of place within the community

2.1	Incorporate unique and functional community design components with all new developments, public spaces, and streetscapes.
2.2	Identify Gateway locations to target urban design to announce arrival into Livonia
2.3	Enhance Landscaping and site design through corridor planning and redevelopment to enhance the sense of place along major strip corridors.
2.4	Require that new construction and rehabilitation developments utilize high quality building and construction materials.
2.5	Redevelop underutilized strategic and functionality obsolete properties with mixed residential and commercial use developments.

GOAL 3 Housing Sustainability - Maintain the character and pride of Livonia through preservation of existing homeowners and affordable housing units, while upholding strong housing economics and home values

3.1	Preserve and protect existing in income-based and deed restricted housing units from market-rate conversion.
3.2	Promote population growth by attracting 1,400 new housing units by 2050, while retaining existing housing units..
3.3	Enhance housing choice through market-rate development.
3.4	Enhance the community's appeal to family households and a highly educated workforce to reinforce market-rate housing demand.



(Image: Rotary Park Tennis Court)

Housing Implementation Plan

The Housing Implementation Plan is the implementation framework for the Livonia Vision 21 Plan Amendment—Book 5 (Housing Sustainability). Translating the City’s housing goals into clear, actionable steps designed to guide policy, investment, and decision-making over the next several years.

Building on the foundation of the original Vision 21 Plan and informed by significant public input, the Strategic Action Plan outlines targeted strategies to address Livonia’s housing challenges and opportunities. These strategies emphasize expanding housing choice, improving the quality of existing housing stock, promoting affordability, and ensuring that housing development supports community sustainability and long-term vitality.

The Housing Implementation Plan is designed to align with the Michigan Statewide Housing Plan (2022–2027) and regional housing priorities, ensuring Livonia’s local actions contribute to broader state and regional objectives. Through this alignment, Livonia strengthens its role as a community that not only meets local housing needs but also advances Michigan’s vision for equitable, diverse, and resilient housing systems.

Action Plan Key

ENTITY ABBREVIATIONS

BO	Business Owners
CC	City Council
CS	City Staff
CM	Community Members
GC	Greenleaf Commission
HO	Home Owners
MDOT	Michigan Department of Transportation
PC	Planning Commission
PRDA	Plymouth Road Development Authority
SG	Southeast Michigan Council of Government
SM	State of Michigan
WC	Wayne County
HC	Livonia Housing Commission

PRIORITY

A	Low
B	Medium
C	High

TIMEFRAME

1	Short
2	Medium
3	Long



STRATEGIC ACTION PLAN FOR HOUSING GOALS

Goals 1: Urban Design

#	Goals	Statewide Housing Plan Priority Area(s)	Responsibility	Priority	Timeframe
1.1	Support a system of organized land use to provide greater housing choices, where new and redeveloped areas respect existing neighborhoods.	Priority 4 – Housing Stock	PC, CC, CS	High	Medium
1.2	Encourage residential developments which are needed by senior populations.	Priority 5 – Older Adult Housing	HC, CS, PC	High	Medium
1.3	Seamlessly incorporate compatible multiple family “missing middle” housing with detailed development and strong urban design.	Priority 4 – Housing Stock	PC, CC, CS	High	Short
1.4	Promote the development of multiple small-scale and walkable commercial and service districts that serve the immediately adjacent neighborhoods.	Priority 2 – Housing Ecosystem Priority 4 – Housing Stock;	PC, PRDA, BO	Medium	Long
1.5	Support Programs that assist with homeownership, home buyer programs, incentivize housing rehabilitation, and encourage first time home buyer loans.	Priority 4 – Housing Stock Priority 7 – Homeownership;	HC, CS, SM	High	Short
1.6	Recognize and support place making efforts to create neighborhoods having unique identities.	Priority 2 – Housing Ecosystem; Priority 4 – Housing Stock; Priority 8 – Communication	CS, CM, GC	Medium	Medium

Goals 2: Housing in Neighborhoods

#	Goals	Strategies	Responsibility	Priority	Timeframe
2.1	Incorporate unique and functional community design components with all new developments, public spaces, and streetscapes.	Priority 2 – Housing Ecosystem; Priority 4 – Housing Stock	PC, CC	High	Medium
2.2	Identify Gateway locations to target urban design to announce arrival into Livonia	Priority 2 – Housing Ecosystem; Priority 4 – Housing Stock	PC, PRDA, MDOT	Medium	Long
2.3	Enhance Landscaping and site design through corridor planning and redevelopment to enhance the sense of place along major strip corridors.	Priority 4 – Housing Stock	PRDA, CS, BO	Medium	Medium
2.4	Require that new construction and rehabilitation developments utilize high quality building and construction materials.	Priority 4 – Housing Stock; Priority 6 – Rental Housing	PC, CS	High	Short
2.5	Redevelop underutilized strategic and functionality obsolete properties with mixed residential and commercial use developments.	Priority 4 – Housing Stock	PC, CC, PRDA	High	Long

Goals 3: Housing Sustainability

#	Goals	Strategies	Responsibility	Priority	Timeframe
3.1	Preserve and protect existing in income-based and deed restricted housing units from market-rate conversion.	Priority 3 – Homelessness; Priority 4 – Housing Stock; Priority 6 – Rental Housing	HC, SM, CS	High	Short
3.2	Promote population growth by attracting 1,400 new housing units by 2050, while retaining existing housing units..	Priority 4 – Housing Stock; Priority 7 – Homeownership	CC, CS	High	Medium
3.3	Enhance housing choice through market-rate development.	Priority 4 – Housing Stock;	CC, CS	Medium	Medium
3.4	Enhance the community's appeal to family households and a highly educated workforce to reinforce market-rate housing demand.	Priority 4 – Housing Stock; Priority 7 – Homeownership; Priority 8 – Communication	CC, CS, SG	Medium	Long

Michigan Statewide Housing Plan Strategies

The goals outlined in the Livonia Housing Implementation Plan are aligned with the objective strategies within the Michigan Statewide Housing Plan. This alignment ensures consistency with broader statewide housing priorities and reinforces the City's commitment to addressing housing needs in a comprehensive manner. The following table identifies the specific housing strategies that may be utilized to support and advance Livonia's housing goals.

#	Strategy	Priority Area
2.1	Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among state agencies, philanthropy, local governments, Tribal Nations, education and private-sector organizations	Priority 2 – Housing Ecosystem
3.2	Increase access to stable and affordable quality housing options for households with extremely low incomes	Priority 3 – Preventing and Ending Homelessness
4.1	Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents	Priority 4 – Housing Stock
4.2	Reduce and offset the cost of construction to increase supply while maintaining high standards of quality	Priority 4 – Housing Stock
4.3	Ensure that new housing development meets state climate and healthy housing goals and is affordable for the lifetime use of the building without increasing costs to residents	Priority 4 – Housing Stock
4.4	Increase the rehabilitation and/or preservation of housing stock	Priority 4 – Housing Stock
4.6	Increase missing middle and workforce housing stock to facilitate greater housing choice	Priority 4 – Housing Stock
4.7	Expand the use of equitable and holistic local planning and zoning practices to increase housing supply	Priority 4 – Housing Stock
4.8	Prevent the negative side effects of gentrification (e.g., displacement, loss of mixed-income housing) by promoting community-oriented revitalization	Priority 4 – Housing Stock
5.1	Equitably expand the supply of affordable and accessible rental units statewide for older adults	Priority 5 – Older Adult Housing
5.2	Promote the ability of older adults to age in a place of their choice	Priority 5 – Older Adult Housing
5.3	Increase the number of affordable facilities that offer a continuum of care within one building or complex (independent living, assisted living, and long-term care)	Priority 5 – Older Adult Housing
6.2	Reduce the number of underserved and vulnerable populations experiencing rent burden by removing barriers and increasing resources	Priority 6 – Rental Housing
6.3	Increase the quality of rental housing	Priority 6 – Rental Housing
7.1	Create homeownership equity among different races and ethnic groups	Priority 7 – Homeownership
7.2	Increase homeownership among households with low to moderate income	Priority 7 – Homeownership
7.3	Increase access to education, products, and services that help more Michiganders achieve homeownership	Priority 7 – Homeownership
7.4	Stabilize and sustain homeownership	Priority 7 – Homeownership
8.1	Increase awareness of and support for the importance and benefits of accessible, affordable, and attainable housing throughout Michigan	Priority 8 – Communication and Education



LIVONIA VISION 21
CITY OF LIVONIA, MI



MCKENNA



LETTER TO THE LIVONIA CITY COUNCIL

4.

Parks and Recreation March 18, 2026

MEETING DATE

S042026/R050426

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: for the addition of an accessible entrance to the Newburg Schoolhouse at Greenmead Historical Park, from budgeted funds.

BACKGROUND DETAILS

On behalf of Greenmead Historical Park, we respectfully request the acceptance of a proposal from KAB Enterprises for the addition of an accessible entrance to the Newburg Schoolhouse in the amount of \$55,075.00.

Bids were solicited through MITN, with one company submitting a proposal.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

It is respectfully recommended that the Council take the following actions:

-Authorize payment in the amount not to exceed \$55,075 to KAB Enterprises, 3318 Fort Street, Lincoln Park, MI 48146

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

n/a

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$55,075.00

DETAILED WORK BEING PERFORMED

To add an accessible entrance to the Newburg Schoolhouse at Greenmead Historical Park.

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

-Authorize an expenditure in the amount of \$55,075 from budget funds in the Historical Fund 270-000-931-000.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

This was the only bid received.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

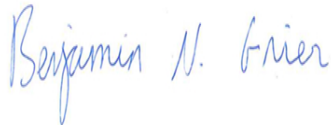
1. 2026 Newburgh School ADA project KAB Submission (2)

APPROVED BY



Date: March 18, 2026

Ted Davis, CPRP, Superintendent of Parks and Recreation



Date: March 18, 2026

Benjamin N. Grier, JD, CPA, Finance Director



Date: March 18, 2026

Carter Fisher, City Attorney



Date: March 27, 2026

Maureen Miller Brosnan, Mayor

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we

KAB Enterprises, Inc.
3318 Fort Street, Lincoln Park, MI 48146

as Principal, hereinafter called Principal, and

Old Republic Insurance Company
631 Excel Drive, Suite 200, Mt. Pleasant, PA 15666

a corporation duly organized under the laws of the State of **Pennsylvania**
as Surety, hereinafter called Surety, are held and firmly bound unto

City of Livonia
33000 Civic Center Drive, Livonia, MI 48154

as Obligee, hereinafter called Obligee, in the sum of **Five Percent of Accompanying Bid**

Dollars **(5% of Bid)**

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for _____ (Here insert full name, address and description of project)

Greenmead Park Newburg School ADA Approach

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 27th day of January, 2026.

KAB Enterprises, Inc.

Jonathan Balogh

(Principal)

(Seal)

(Witness)

Project Manager

(Title)

Old Republic Insurance Company

(Surety)

(Seal)

(Witness)

(Title)

Nicholas Ashburn, Attorney in Fact



OLD REPUBLIC INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC INSURANCE COMPANY, a Pennsylvania stock insurance corporation, does make, constitute and appoint:

Michael D. Lechner, Robert D. Heuer, Mark T. Madden, Holly Nichols, Nicholas Ashburn, Jason Rogers

of Rochester, MI

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the Company as surety, to execute and deliver and affix the seal of the Company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds), as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC INSURANCE COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a meeting held on December 10, 2019. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC INSURANCE COMPANY on December 10, 2019.

RESOLVED FURTHER, that the chairman, president or any vice president of the Company's surety division, in conjunction with the secretary or any assistant secretary of the Company, be and hereby are authorized and directed to execute and deliver, to such persons as such officers of the Company may deem appropriate, Powers of Attorney in the form presented to and attached to the minutes of this meeting, authorizing such persons to execute and deliver and affix the seal of the Company to bonds, undertakings, recognizances, and suretyship obligations of all kinds, other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and not guaranty bonds. The said officers may revoke any Power of Attorney previously granted to any such person.

RESOLVED FURTHER that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by chairmen, president or any vice president of the Company's surety division and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by a duly authorized Attorney-in-Fact and sealed with the seal of the Company (if a seal be required).

RESOLVED FURTHER, that the signature of any officer designated above, and the seal of the Company, may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC INSURANCE COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 20th day of June, 2024.

Karen J. Haffner
Assistant Secretary



OLD REPUBLIC INSURANCE COMPANY

Alan Pavlic
Vice President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 20th day of June, 2024, personally came before me, Alan Pavlic and Karen J. Haffner, to me known to be the individuals and officers of the OLD REPUBLIC INSURANCE COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said organization.



Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2026

CERTIFICATE

(Expiration of notary's commission does not invalidate this instrument)

I, the undersigned, assistant secretary of the OLD REPUBLIC INSURANCE COMPANY, a Pennsylvania corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.



46-5332

Signed and sealed at the City of Brookfield, WI this 27th day of January, 2026.

Karen J. Haffner
Assistant Secretary

ORSC 11008 (6-93)

Guy Hurley Insurance & Surety Services

FORM OF PROPOSAL
for
Newburg School at Greenmead Historical
Porch ADA Project

Bid of KAB Enterprises, Inc. hereinafter called Bidder,
organized and existing under the laws of or a resident of the State of Michigan, doing
business as a corporation *.

* Insert as applicable: "a corporation", "a partnership" or "an individual"

TO THE CITY OF LIVONIA, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined the Notice to Bidders, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Proposal, Bond, and understands all of the same; that the Bidder or its representative has made personal investigation at the site and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and construction equipment necessary for the construction of the Project and performing related work in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.

Addendum Date

The Contract will be awarded to the lowest responsive, responsible Bidder based on the unit prices for all Work specified.

The Bidder agrees to complete the Project for the following unit prices:

Item No.	Item Description	Total Price (\$)
1	Material Cost	\$ 30,075
2	Labor Cost	\$ 24,000
3	Disposal Cost	\$ 1,000
4	Estimate Time to Complete Project	30 days

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence immediately after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received. **The undersigned shall complete the Work to Substantial Completion within 30 days of notice to proceed, and to Final Completion within 45 days of notice to proceed.** Substantial completion shall be met when all the pathways are open for use by the public. Final completion shall be met when all restoration items and punch-list work items have been completed.

The undersigned attaches hereto its Bid security, as required by the Notice to Bidders and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of Substantial Completion of the Work, within the time specified in this Bid, the OWNER will suffer a damage of **Two Hundred and Fifty dollars (\$250.00)** per day and said OWNER shall be compensated therefore at the rate as liquidate damages in accordance with the Agreement in submitting this Bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all Bids, and to waive irregularities in bidding in the interest of the OWNER.

In submitting this Bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all Bids, and to waive irregularities in bidding in the interest of the OWNER.

SUBMITTED on 1/26/2026
Date*

BY: KAB Enterprises, Inc.
Name of Bidder*

3318 Fort Street
Street*

Jonathan Balogh
Signature

Lincoln Park, MI 48146
City, State, ZIP*

Jonathan Balogh - Project Manager
Name and Title of Signatory*

734-719-2642
Telephone Number*

Facsimile Number*

*Typed or printed in ink.

Form of Proposal and all other bid documents to be submitted electronically following the instructions provided in the "Notice to Bidders" and "Instruction to Bidders" sections.

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Licensing Section
P.O. Box 30254
Lansing, MI 48909

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License
Q.O. - Jonathan Balogh

KAB ENTERPRISES, INC.
3318 FORT STREET
LINCOLN PARK, MI 48146

License No:
262200162

Expiration Date:
05/31/2028

KAB ENTERPRISES, INC.
3318 FORT STREET
LINCOLN PARK, MI 48146

GRETCHEN WHITMER
Governor

**Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License**

KAB ENTERPRISES, INC.
3318 FORT STREET
LINCOLN PARK, MI 48146

**Qualifying Officer:
Jonathan Balogh
Qualifying Officer #
242200845**

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

**License No.
262200162**

**Expiration Date:
05/31/2028**

**This document is duly
issued under the laws of the
State of Michigan**

KAB

Qualifications

Ongoing Projects

Project Name	Owner's Contact Person	Design Engineer		Type of Work	Status	Cost of Work
Taylor - Dog Park	Name: Guido Ulin Agency: City of Taylor Phone: 734-374-3908	Name: Ray Parker Firm: Hennessey Engineers Phone: 734-341-3129		Fencing, Pavilions, Flatwork, Restoration, Dog Park Equipment	90%	\$ 577,475.67
Taylor - Pickleball	Name: Guido Ulin Agency: City of Taylor Phone: 734-374-3908	Name: KAB Design Build Firm: Phone:		Concrete, Fencing, Pickleball Surfacing, Shade Structures	5%	\$ 354,301.00
Westland - Hix Park	Name: Kyle Mulligan Agency: City of Westland Phone:	Name: Charles Smith Firm: Hennessey Engineers Phone: 734-365-3553		Concrete, Stone Parking, Pavilion, Drainage	40%	\$ 134,933.46
River Rouge - Memorial Park	Name: Karl Laub Agency: City of River Rouge Phone:	Name: Russell Hughes Firm: WSP Phone: 313-500-1180		Pavilion, Pickleball, Lighting, Fencing, Concrete	0%	\$ 750,000.00
	Name: Agency: Phone:	Name: Firm: Phone:				
	Name: Agency: Phone:	Name: Firm: Phone:				
	Name: Agency: Phone:	Name: Firm: Phone:				
	Name: Phone:	Name: Phone:				
	Name: Agency: Phone:	Name: Firm: Phone:				

KAB

Qualifications

Completed Projects

Project Name	Owner's Contact Person	Design Engineer	Year	Type of Work	Status	Cost of Work
Metro Park - Boardwalk Phase 3	Name: Joe Rickle Agency: Metro Parks Phone: 248-497-4656	Name: Randy Walter Firm: Metro Parks Phone: 810-494-6025	2025	Carpentry, Boardwalk	100%	\$ 254,265.28
Oakwood Metro Park - Nature Trail	Name: Kirk Walker Agency: Metro Park Phone: 586-206-5352	Name: Andrew Caulk Firm: Metro Park Phone: 810-494-6054	2024	Stone Path, Concrete, Asphalt, Carpentry, Site Furnishings, Helical Piers	100%	\$ 385,281.89
Ypsilanti - West Willow Park	Name: John Hines Agency: Ypsilanti Twp Phone: 734-351-8947	Name: Elsie Jorgensen Firm: Spicer Group Phone: 734-823-3308	2024	Playground, Asphalt, Stone Path	100%	\$ 554,810.50
Taylor - Bridge	Name: Guido Ulin Agency: City of Taylor Phone: 734-374-3908	Name: Ray Parker Firm: Hennessey Engineers Phone: 734-341-3129	2025	Helical Piers, Foundations, Prefab Metal Bridge	100%	\$ 161,549.00
DeLuca Field Improvements Melvindale, MI	Name: Stephanie Cayce Agency: Wayne County Phone:	Name: Ray Parker Firm: Hennessey Engineers Phone: 734-341-3129	2022	Asphalt, Concrete, Bleachers, Dugouts	100%	\$369,693.05
Ecorse Pickleball	Name: Agency: City of Ecorse Phone:	Name: Brent Kraft Firm: Giffels Webster Phone: 586-292-7148	2024	Asphalt, Sidewalk, Pickleball, Court Surfacing, Fencing	100%	\$ 111,748.01
Ypsilanti - Appleridge Park	Name: John Hines Agency: Ypsilanti Twp Phone: 734-351-8947	Name: David Locher Firm: Spicer Group Phone: 517-243-9306	2025	Asphalt, Playground, Concrete	100%	\$ 380,559.71
Taylor - Restroom Shelter	Name: Guido Ulin Agency: City of Taylor Phone: 734-374-3908	Name: Ray Parker Firm: Hennessey Engineers Phone: 734-341-3129	2024	Pavilion, Footings, Concrete Flatwork	100%	\$ 102,092.00
Ypsilanti - Library Plaza	Name: Lisa Hoenig Agency: Ypsilanti Library Phone: 734-879-1300	Name: Brian Barrick Firm: Beckett & Raeder Phone: 734-239-6606	2024	Edgedrain, Concrete Flatwork	100%	\$ 262,826.09

Wayne County Human Relations Certifications



This certifies that
kab enterprises inc

3318 Fort Street
Lincoln Park, Michigan 48146

Has complied with all the requirements of the Wayne County Business Certification Program. This firm is hereby eligible to participate in Wayne County's procurement process utilizing the Equalization Credits for the following programs and/or has established compliance with Wayne County's Fair Employment Practices Resolution.

(Listed under the Certification Medallion is the date through which your Certification/Registration is valid.)



8/26/2028



8/26/2028



8/26/2028



8/26/2028

M/WBE Registered through: 8/26/2028

Danielle Morris

Danielle Morris, Director

Warren C. Evans

Warren C. Evans, County Executive

BID OPENING
NEWBURG SCHOOL ADA PORCH PROJECT- BID DUE DATE 1/27/2026

VENDOR NAME	KAB ENTERPRISES INC	
CITY/STATE	3318 FORT STREET, LINCOLN PARK, MI 48146	
MATERIAL COST	\$30,075	
LABOR COST	\$24,000	
DISPOSAL COST	\$1,000	
ESTIMATE TIME TO COMPLETE PROJECT	30 days	

VENDOR NAME		
CITY/STATE		
MATERIAL COST		
LABOR COST		
DISPOSAL COST		
ESTIMATE TIME TO COMPLETE PROJECT		

CITY REPRESENTATIVES: AARON LINDENMUTH, OFFICE OF THE CITY CLERK, GUS KANDAH, PURCHASING MANAGER



LETTER TO THE LIVONIA CITY COUNCIL

5.

Parks and Recreation March 18, 2026

MEETING DATE

W042026/R050426

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: for the replacement of the A.J. Geer Store roof at Greenmead Historical Park, from budgeted funds.

BACKGROUND DETAILS

On behalf of Greenmead Historical Park, we respectfully request the acceptance of a proposal from Cedar Preservation Systems (CPS) for the replacement of the cedar shake roof on the A.J. Geer Store in the amount of \$23,680.00

Bids were solicited through MITN, with four companies submitting proposals:

Cedar Preservation Systems: \$23,680

Weatherseal Home Improvements: \$32,000

Sterling Construction and Roofing: \$34,900

Mihm Enterprises, Inc.: \$69,175

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Authorize payment in the amount not to exceed \$23,680 to Cedar Preservation Systems, 28317 Beck Rd. E-19, Wixom, MI 48383

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$23,680.00

DETAILED WORK BEING PERFORMED

Replacement of roof at A.J. Geer Store at Greenmead Historical Park

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Authorize an expenditure in the amount of \$23,680 from budget funds in the Greenmead Maintenance Account 101-821-931-220.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

This was the lowest bid received.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

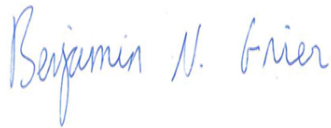
1. 2026 Geer Store Roof

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: March 18, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: March 18, 2026



Carter Fisher, City Attorney

Date: March 18, 2026



Maureen Miller Brosnan, Mayor

Date: March 27, 2026



Greenmead Historical Park
20501 Newburgh Rd
Livonia, MI 48152

2/18/2026

We are pleased to submit our proposal for a new Hand Split Cedar Shake roof on the Geer Store at the above address. The following is a description of what we are proposing to do along with the costs.

Project management:

- Mike Dwyer – Production manager. Mike will be overseeing the daily operation of the project. He will be your main contact during the process of installing your new roof. 248-882-9490
- John Fitzgerald – Owner. John will be handling the scheduling of the project. He also does all the material purchasing, all invoicing and final letter of completion. 248-694-1522
- Paul Allen – Area manager. Paul will be overseeing the project along with John and Mike. He is another contact person for you during the installation process. 248-408-8289

References:

- Chris Charlton 344 Provencal Rd. Grosse Pointe Farms, MI 48236 cell – 586-291-2118
Text message only please
- Brian Boyse 3424 Franklin Rd. Bloomfield Hills, MI 48302 cell – 517-270-1676
Text message only please.
New Construction project. PRM Custom Builders. 3823 Miller Way S. Bloomfield Hills, MI 48301
Contact person: Evan Carpenter 248-990-5273. Text message only please.

I've already gotten approval for you to contact them to get their opinion of our company and the quality of service we offered to them. Text message only please.

Licenses, certifications and Insurance (see three attachments):

- Builders Licenses no: 2102197044
- Cedar Shake & Shingle certified.
- Liability Insurance: Auto Owners Insurance Company. #18988. We have never filed a claim in 18 years of business.

Timeline:

- Estimated start date – Spring 2026
- Estimated time to complete the work described below is 1 week

Special Equipment:

- Equipter RB4000 Roofing Trailer. This equipment is a large buggy that has a box the size of a pickup truck bed that can lift up to the height of the roof making the tear off process much more efficient and cleaner. It rides on large balloon tires so there is little to no damage to lawn and landscape. Keep in mind though, this is a large project and workers will be working all around the perimeter of the house and there will be some minor damage to delicate landscaping like ground cover and so on. We also set up scaffolding to help protect landscape and the sides of your home. We use a power lift ladder to make it safer and more efficient loading materials on your roof.

NOTE: Reroofing your home is a big undertaking and a major construction project. We do our best to work around your landscape without damage. We cannot be held responsible for damage to landscape.

NOTE: Allowance has been made for all scrap metal to be cleared from site at our expense and as our property.

Page 1

BUILDERS LICENSE NO. 2102197044 INSURED



Greenmead Historical Park
20501 Newburgh Rd
Livonia, MI 48152

2/18/2026

CEDAR ROOF REPLACEMENT GEER STORE

- A/ Tear off existing roofing materials and clear from site.
- B/ Replace all rotted lumber as required, see rates below.
- C/ Install 6ft of high performance Grace Ice & Water shield to all eave locations.
- D/ Install a full width of high performance Grace Ice & Water shield to all valleys.
- E/ Install high performance GAF breathable Deck Armor underlayment.
- F/ Install #30 weight split roll roofing felt underlayment, interlace method.
- G/ Install Kynar coated Aluminum drip Edge at all eave and rake locations.
- H/ Install new Kynar coated Aluminum W crimp valley sections.
- I/ Re-use counter flashings if possible. (if not reusable, replace with Kynar coated Aluminum)
- J/ Install new concealed ridge vent system as required for proper attic ventilation.
- K/ Install # 1 Grade Blue Label Western Red Cedar Hand Split Medium Shakes
- L/ Install # 1 Grade Blue label Western Red Cedar preformed hip and ridge caps.

NOTE: Cedar shakes will be approved by the Cedar Shake & Shingle Bureau.

NOTE: All cedar shakes and hip and ridge to be secured with Stainless Steel fasteners.

NOTE: Permit cost is included in this proposal.

NOTE: Plywood replacement would be at \$64.00 /sheet , 1 x 6 roof boards at \$7.50/ft
Fascia boards would be at \$9.00/ ft. Any structural work would be time & materials.

****NOTE:** There is a possibility the roof deck will need to be re-sheeted with new plywood. If that is needed, there will be an additional charge of \$2,560.00. We will know better after we tear off the existing shakes.

The cost to carry out all work as specified above is: \$23,680.00

Payment terms: 40% when cedar is purchased, 30% at midpoint and balance on completion.

WARRANTY: Project will carry a 10 year contractor guarantee for labor and materials.

Authorized by: Paul Allen Date: 2/18/2026

Accepted by: _____ Date: _____

Note: This proposal is valid for 10 days from date of issuance.

Page 2

BUILDERS LICENSE NO. 2102197044 INSURED

Cedar Shake Roof Replacement of the A.J. GEER STORE

Project Location

Greenmead Historical Park
20501 NEWBURGH Road
Livonia, MI 48154

Notice to Bidders

The City of Livonia will officially distribute bid documents through the Michigan Intergovernmental Trade Network (MITN). Copies of bid documents obtained from any other source are not considered official copies. The City of Livonia cannot guarantee the accuracy of any information not obtained from the MITN website and is not responsible for any errors contained by any information received from alternate sources. Only those vendors who obtain bid documents from the MITN system are guaranteed access to receive addendum information if such information is issued. If you obtained this document from a source other than the source indicated, it is recommended that you register on the MITN site, www.mitn.info to obtain an official copy. This bid is issued by the City of Livonia Department of Parks and Recreation.

Important Dates

Project shall be completed by September 30, 2026.

Mandatory Pre-Bid Meeting/Site Visit: By appointment, week of MARCH 9, 2026

Questions contact Emily Tchorz-Fielder (248) 477-7375 or etchorz@livonia.gov

Bid Submittals

Bids must be submitted on the MITN website to be considered. Physical bid submissions will not be accepted. All bids must be submitted in Adobe Acrobat PDF format via the MITN website. All bids must be submitted on the forms provided in the bid document.

Responsive Bids

All pages and the information requested herein shall be furnished completely in compliance with instructions. The manner and format of submission is essential to

permit prompt evaluation of all bids on a fair and uniform basis. Accordingly, the City reserves the right to declare as non-responsive and reject an incomplete bid if material information requested is not furnished, or where indirect or incomplete answers or information is not provided. Any exceptions to the specification must be noted on the bid form.

Instructions to Bidders

Please provide at least three (3) references, with contact name and phone number, of similar projects that you have done in the last five years.

Project Scope

1. Bid submission must include total work time needed to complete project, including any prep time.
2. All required permits, licenses, inspections, approvals and fees for installation and demolition work shall be secured, submitted, and paid for by the contractor, to any and all agencies. All work shall conform to all applicable codes, rules, and regulations.
3. Each contractor is responsible for taking their own measurements.
4. Contractor must provide all equipment and personnel necessary to perform the required services.
5. Contractor must have experience with historical structures.

Installation of Cedar Shake Roof shall include, but not limited to:

1. Tear off existing roofing materials and provide dumpster to clear from site.
2. Replace all rotted lumber.
3. Ensure sheathing is in good condition and appropriate for region/climate and shakes being installed.
4. Install 6 feet of high performance ice and water shield to all eave locations.
5. Install full width of high performance ice and water shield to all valleys.
6. Install high performance GAF breathable deck armor underlayment.
7. Install #30 weight split roll roofing felt underlayment, interlace method.
8. Install new Kynar coated aluminum drip edge at all eave and rake locations.
9. Install new Kynar coated aluminum w crimp valley sections.
10. Reuse counter flashings around base of chimneys if possible. If not reusable, replace with Kynar coated aluminum.
11. Step flashing shall have a 4" horizontal width and 3" vertical width and be properly caulked.
12. Inspect chimneys and make any repairs necessary to prevent water infiltration.
13. Install new concealed ridge vent system as needed.

14. Install #1 grade blue label western red cedar hand split medium shakes using stainless steel fasteners.
15. Install #1 grade blue label western red cedar preformed hip and ridge caps.
16. Any additional repairs to prevent water infiltration into building.
17. Area surrounding building shall be cleaned of any debris at completion of project.

Building Codes:

Building codes vary widely in the USA. It is the contractor's responsibility to check with code officials to see that the structure conforms.

BID OPENING

CEDAR SHAKE ROOF REPLACEMENT AT THE AJ GEER STORE - BID DUE DATE 3/17/2026

VENDOR NAME	CEDAR	MIHM ENTERPRISES, INC.
CITY/STATE	28317 BECK RD., E-19, Wixom, MI 48393	4065 38 TH STREET, HAMILTON, MI 49419
Complete Sum	\$23,680 (HAND DELIVERED PROPOSAL)	\$69,175
Optional Cost for New Sheathing of Roof	\$2,500	\$4,145
Cost per sheet of Plywood including labor	\$64.00	\$110

VENDOR NAME	STERLING CONSTRUCTION & ROOFING	WEATHERSEAL HOME IMPROVEMENTS CO INC.
CITY/STATE	1331 STARK RD., LIVONIA, MI 48150	51662 ORO DR., SHELBY TWP., MI 48315
Complete Sum	\$34,900	\$32,000
Optional Cost for New Sheathing of Roof	\$2,550	\$2,200
Cost per sheet of Plywood including labor	\$75	\$55

VENDOR NAME		
CITY/STATE		
Complete Sum		
Optional Cost for New Sheathing of Roof		
Cost per sheet of Plywood including labor		



LETTER TO THE LIVONIA CITY COUNCIL

6.

Parks and Recreation March 18, 2026

MEETING DATE

S042026/R050426

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: for HVAC preventative maintenance and service at the Jack E. Kirksey Recreation Center, Livonia Senior Wellness Center and associated facilities for the term of June 1, 2026 through May 31, 2029, from budgeted funds.

BACKGROUND DETAILS

The Department of Parks and Recreation recommends awarding the HVAC Preventative Maintenance and Service Contract to W.J. O'Neil for the Jack E. Kirksey Recreation Center, Livonia Senior Wellness Center, and associated facilities.

The City received three bids in response to a Request for Bid posted on MITN. As part of the evaluation process, all three companies were invited to participate in interviews. Representatives from Parks and Recreation, Purchasing, and Building Maintenance participated in conducting these interviews to ensure a thorough and collaborative review.

After evaluating the written proposals and interview responses, only one bidder—W. J. O'Neil Company—was determined to be qualified and fully responsive to the specifications outlined in the bid documents.

The remaining bidders were disqualified for the following reasons:

- Lyon Mechanical submitted an incomplete bid that did not meet the required specifications.
- CONTI LLC was determined to be non-qualified due to a lack of municipal experience and experience with facilities of similar size and complexity, insufficient staffing to meet contract requirements, and the inability to guarantee the required four-hour emergency response time.

W. J. O'Neil Company demonstrated the necessary qualifications, experience, staffing capacity, and ability to meet all operational and emergency response requirements outlined in the contract. Their proposal aligns with the City's expectations for maintaining critical HVAC systems that support daily operations across multiple facilities.

This contract is essential to ensure the continued reliability, efficiency, and safety of HVAC systems, and to minimize the risk of system failures that could disrupt programming, damage equipment, or

impact building operations.

Given the critical nature of these systems and the importance of consistent, qualified service, it is recommended that City Council award the contract to W. J. O'Neil Company.

Proceeding with this award will ensure continuity of service and protect the City's investment in its facilities.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Recommend that the Mayor and City Clerk execute a contract with W. J. O'Neil Company for the term of June 1, 2026 through May 31, 2029 for a total cost of \$1,042,664.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

For the term of June 1, 2026 through May 31, 2029 for a total cost of \$1,042,664.

DETAILED WORK BEING PERFORMED

HVAC preventative maintenance and service for the Jack E. Kirksey Recreation Center, Livonia Senior Wellness Center and associated facilities.

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$1,042,664.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

This was the most qualified bid received.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

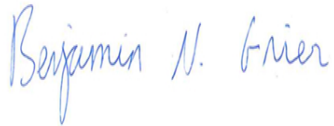
1. 2026-2029 WJ ONeill HVAC Bid

APPROVED BY



Date: April 08, 2026

Ted Davis, CPRP, Superintendent of Parks and Recreation



Date: April 08, 2026

Benjamin N. Grier, JD, CPA, Finance Director



Date: April 08, 2026

Eric Goldstein, Interim City Attorney



Date: April 10, 2026

Maureen Miller Brosnan, Mayor

Appendix C – Proposal Certification & Signature Form

The undersigned certifies that they are authorized to submit this proposal on behalf of the firm listed below. By signing, the proposer certifies that all information submitted is true and accurate to the best of their knowledge and that the proposer has reviewed and agrees to the requirements contained in this Request for Proposals (RFP), including all addenda.

Legal Name of Proposer (Firm): W.J.O'Neil Company

DBA (if applicable): 10-155-6579

Primary Business Address: 35457 Industrial Rd

City, State, Zip: Livonia, MI, 48150

Primary Contact Name / Title: Nick Dahlstrom - Account Executive

Phone: Office- 734-266-3338 Mobile - 313-530-6523

Email: Ndahlstrom@wjo.com

Federal Tax ID (FEIN) or EIN: 38-2489126

Authorized Signatory Certification (initial each):

☒ I certify I am authorized to bind the proposer and submit this proposal.

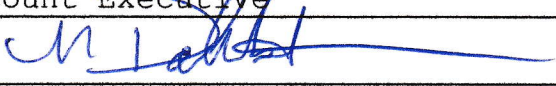
☒ I certify the proposal is valid for not less than one hundred twenty (120) calendar days from the due date, unless otherwise stated by the City.

☒ I certify that the proposer and subcontractors will comply with all applicable federal, state, and local laws and regulations.

☒ I certify that the proposer has reviewed the RFP and will perform the services in accordance with its requirements.

Printed Name of Authorized Signatory: Nick Dahlstrom

Title: Account Executive

Signature: 

Date: 2/24/2026

Appendix D – Pricing Proposal Form

This Pricing Proposal Form is provided to standardize pricing submissions and facilitate evaluation. All costs associated with providing the services described in this Request for Proposals (RFP) shall be included as indicated below. Pricing shall be firm for the contract year.

Legal Name of Proposer (Firm): W.J. O'Neil Company

DBA (if applicable): 10-155-6579

A. Base Annual HVAC Maintenance Fee

Enter the total annual lump-sum price to provide all HVAC maintenance services included under this contract, as described in Section 4A – Services Included. The base fee shall include preventative maintenance, routine service and repairs, emergency response, filters, refrigerants, consumables, labor, supervision, transportation, administrative costs, and documentation.

Description	Annual Price (\$)
Base Annual HVAC Maintenance Fee	\$ <u>241,908</u> June 1, 2026 – May 31, 2027
	\$ <u>254,004</u> June 1, 2027 – May 31, 2028
	\$ <u>266,708</u> June 1, 2028 – May 31, 2029
	\$ <u>280,044</u> June 1, 2029 – May 31, 2030

The above price represents the total annual cost for all services included in the base contract and no additional charges shall be permitted for services included.

B. Hourly Labor Rates (Excluded Services Only)

Provide hourly labor rates applicable only to services excluded from the base contract and performed with prior written authorization from the City, in accordance with Section 4B.

Labor Classification	Standard Hourly Rate (\$/hr)	After-Hours / Overtime Rate (\$/hr)
HVAC Technician	<u>\$125</u>	<u>\$165</u>
Senior / Lead Technician	<u>\$125</u>	<u>\$165</u>
Controls Technician	<u>\$160</u>	<u>\$189</u>
Other (specify)	<u></u>	<u></u>
		Percentage increase per year <u>3</u> %

C. Alternate Price – VFD Maintenance Package (Optional)

Provide pricing for the optional VFD Maintenance Package described in Section 13B.

Description	Annual Price (\$)
Lump-sum annual amount for optional VFD Maintenance Package	\$ <u>NA</u> June 1, 2026 – May 31, 2027
	\$ _____ June 1, 2027 – May 31, 2028
	\$ _____ June 1, 2028 – May 31, 2029
	\$ _____ June 1, 2029 – May 31, 2030

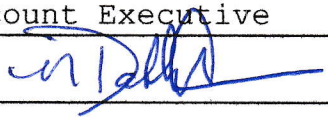
D. Additional Pricing Acknowledgements

By submitting pricing on this form, the proposer acknowledges and agrees that:

- Emergency response services included in the base contract shall not be billed at hourly rates.
- Travel time, mobilization, and administrative costs are included in the base annual maintenance fee.
- Hourly rates shall remain fixed for the contract year.
- No additional charges shall be incurred without prior written authorization from the City.

Authorized Signatory (Printed Name): Nick Dahlstrom

Title: Account Executive

Signature: 

Date: 2/24/2026

** Need additional information to provide accurate bid.*

Appendix E – Exceptions to RFP (If Any)

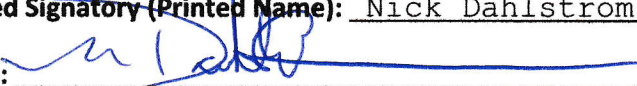
The proposer shall list any requested exceptions, clarifications, or deviations to the RFP requirements below. If the proposer has no exceptions, the proposer shall write "NO EXCEPTIONS" in the table and sign at the bottom. The City reserves the right to deem proposals non-responsive based on material exceptions.

RFP Section / Page	Requirement (brief)	Proposed Exception / Deviation	Justification	City Use (Accept/Reject)
-----------------------	------------------------	--------------------------------------	---------------	-----------------------------

No Exceptions

Legal Name of Proposer (Firm): W.J. O'Neil Company

Authorized Signatory (Printed Name): Nick Dahlstrom

Signature: 

Date: 2/24/2026

Appendix F – References

The proposer shall provide references for a minimum of three (3) clients for whom comparable HVAC maintenance services have been performed within the past five (5) years. References should be for facilities of similar size, complexity, and operational demands, such as municipal, institutional, recreational, or other high-occupancy public facilities.

The City reserves the right to contact references provided. Submission of this form constitutes authorization for the City to verify reference information.

Reference 1

Organization / Facility Name: City of Farmington Hills

Facility Type (Recreation Center, School, etc.) All Municipality Buildings

Address: 11 Mile Rd, Farmington Hills

Primary Contact Name & Title: Brian Moran - Deputy Director

Phone Number: _____

Email Address: BMoran@FHgov.com

Description of services provided: HVAC Maintenance, service, & controls.

Contract Term / Dates of Service: 15+ years.

Reference 2

Organization / Facility Name: Plymouth Township

Facility Type (Recreation Center, School, etc.) Municipality Buildings

Address: Haggerty Rd, Plymouth MI 48170

Primary Contact Name & Title: Ken MacDonald - Building Official

Phone Number: _____

Email Address: kmacdonald@plymouthtp.org

Description of services provided: HVAC Maintenance, service, and controls.

Contract Term / Dates of Service: Service partner for 20+ years.

Reference 3

Organization / Facility Name: Charter Township of Ypsilanti

Facility Type (Recreation Center, School, etc.) Municipality, Community Center, Ect

Address: Ypsilanti Twp, MI

Primary Contact Name & Title: John Hines- Municipal Services Director

Phone Number: _____

Email Address: jhines@ypsitownship.org

Description of services provided: HVAC Maintenance, service, and controls.

Retrofit projects, capital improvemend budgets.

Contract Term / Dates of Service: 10+ years.

Additional References may be provided on separate sheets if desired.

SECTION**TOPIC**

1. Contract Documents
2. Definitions
3. Intent of the Contract Documents
4. Contract Drawings and Specifications
5. Shop Drawings
6. Soil Conditions
7. "Or Equal" Clause
8. Patents and Infringements
9. Superintendence
10. Workers
11. Subcontracting
12. Director's Status
13. Inspector's Status
14. Inspection
15. Protection of Work
16. Accident Protection
17. Working Space
18. Use of the Site
19. Order of Completion – Use of Completed Portion
20. Permits, Surveys and Compliance With Laws
21. Laying Out Work
22. Survey Monuments
23. Sanitary Regulations
24. Report of Errors and Discrepancies
25. Estimated Quantities
26. Contractor's and Subcontractor's Insurance
27. Proof of Carriage of Insurance
28. Performance Bond **Not Applicable**
29. Labor and Materials Bond **Not Applicable**
30. Maintenance and Guarantee Bond **Not Applicable**
31. Forfeiture of Contract
32. Definition of Notice
33. Additional or Omitted Work – Payment
34. Deduction for Uncorrected Work
35. Time Limit of Contract
36. Extension of Time
37. Estimates and Payments
38. Fair Employment Practices Act

1. Contract Documents

The contract documents shall consist of the Notice to Bidder, Proposal, General Conditions, Specifications, Bonds, Plans, Drawings, Contract, and any additional documents which may be made a part of the contract.

2. Definitions

Certain terms, when used in the contract documents, shall be respectively defined as follows:

"City or Owner"	The City of Livonia.
"Contractor"	The person, firm or corporation to whom the within contract is awarded by the Owner and who is subject to the terms hereof.
"Subcontractor"	A person, firm or corporation, other than a Contractor, supplying labor and/or materials which contribute in any manner to performance of the within contract.
"Surety"	Any person, firm or corporation that has executed, as Surety, the Contractor's bonds securing the performance of the within contract.
"Director"	The Director of Public Works of the City of Livonia or any of his designated representatives.

3. Intent of the Contract Documents

The respective contract documents are complementary, so that requirements of any particular document shall be applicable to all. The contract price, as such term is used in the contract documents, shall include the cost of all superintendence, labor and materials, and all other expense necessary for the proper execution of the work.

The specifications, schedules, plans and drawings herein referred to shall be taken together to explain each other and to make the whole consistent. Work shown on a plan and not mentioned

GENERAL TERMS AND CONDITIONS

in the specifications, or vice versa, shall be performed as if shown by both; and, in case of conflict, the Director will determine which will govern. In case of ambiguity in the plans or specifications, the Director will decide as to the correct interpretation thereof. Where errors or omissions are encountered in the contract documents, the applicable sections of the current edition of the Wayne County's Road Commissioners General Specifications for Roads, Bridges, and Miscellaneous Construction shall prevail.

When not otherwise specifically defined in the contract documents, words therein which describe materials or work having a well-known technical or trade meaning, recognized by architects, engineers and the trade, shall be construed in accordance with such mea

4. Contract Drawings and Specifications

The contractor shall be held to have compared the premises with the contract drawings and specifications, prior to submitting a proposal, and to have fully informed himself as to the condition of the premises, existing structures, and any other condition affecting the carrying out of the work. No additional consideration or compensation will be allowed by reasons of obvious errors or omissions in the contract drawings or specifications.

Unless otherwise provided in the contract documents, the City will furnish the contractor, free of charge, copies of all contract drawings and specifications reasonably necessary to carry out the work.

All work shall strictly conform with the contract drawings and specifications, and the contractor shall not proceed without reference thereto.

Approved or conformed copies of the contract drawings and specifications shall be maintained at the work site by the contractor and be made available to the City at all times.

5. Shop Drawings

The contractor shall submit to the Director all shop or setting drawings and schedules required for the work, make any corrections therein required by the Director, and resubmit same without delay.

Approved or conformed copies of all shop or setting drawings shall be maintained at the work site by the contractor and be made available to the City at all times.

6. Soil Conditions

The contractor shall be held to have made his own determination of soil conditions on the premises, prior to submitting a proposal, and shall complete the work in whatever soil materials and under whatever conditions he may encounter or create, without additional cost to the owner. This shall apply whether or not borings are shown on the drawings.

7. "Or Equal" Clause

Whenever an article, material, or item of equipment is specified in any of the contract documents by describing a proprietary product, or by using the name of a manufacturer or vendor, the term "or equal," if not inserted, shall be implied.

The specified article, material, or equipment shall be understood as indicating the type, function, minimum standard of design, efficiency and quality desired and shall not be construed in such a manner as to exclude manufacturers' products of comparable quality, design and efficiency. The contractor shall comply with requirements in the contract documents relative to the City's approval of materials and equipment before they are incorporated in the work.

8. Patents and Infringements

The contractor agrees to indemnify and save the City, its servants and agents, harmless against any and all claims for royalties or infringements of patent rights in respect to tools,

appliances, equipment, processes, or systems of construction and materials made, furnished or used under this contract, and to defend at his own expense any and all suits at law or in equity which may be brought against the City, its servants or agents, for such claims; provided, however, that the City, its servants or agents, gives the contractor immediate notice in writing of the institution of such suit and authorizes him to defend the same, furnishing him with such reasonable assistance and available information as will enable him to so defend. The provisions of this paragraph shall be binding upon the parties hereto, notwithstanding anything to the contrary implied or expressed elsewhere in any of the contract documents.

9. Superintendence

The contractor shall give his personal superintendence to the work or have at the site of the work at all times a competent foreman, superintendent, or other representative who is satisfactory to the City and who has authority to act for the contractor.

10. Workers

The contractor shall employ only competent, efficient workers who are skilled in the work assigned to them and shall at all times enforce strict discipline and good order among his employees. Whenever the City shall notify the contractor, in writing, that in its opinion any worker so employed is careless, incompetent, disorderly, or otherwise unsatisfactory, such worker shall be relieved from the job and shall not again be employed thereon except with the written consent of the City.

11. Subcontracting

The contractor shall not subcontract any work to be performed or any materials to be furnished in the performance of this contract without the written consent of the City. If the contractor sublets any part of this contract, he shall be as fully responsible to the City for the acts and omissions of his subcontractors, and of the persons they directly or indirectly employed, as he is for the acts and omissions of his own employees.

12. Director's Status

The Director shall have general supervision and direction of the work, and authority to stop such work whenever necessary to insure proper performance of this contract. He shall also have authority to reject all work and materials which do not conform with the contract, to direct the application of forces to any portion of the work, as in his judgment is required, and to decide questions which arise in the course of suchwork.

13. Inspector's Status

The City may appoint on-the-job inspectors who shall be under the direction of the Director. Such inspectors will inform the Director as to the work progress, the manner in which it is being done, and the quality of materials being used. They will call the

contractor's attention to any observed failure to follow the plans and specifications. They shall have the authority to reject materials or workmanship which are defective and to suspend the work until any questions concerning compliance with the contract can be referred to and decided by the Director; but they shall have no authority to direct the contractor's work or workers, to supervise the contractor's operations or to change the contract plans or specifications.

In no instance shall any action or omission on the part of an inspector release the contractor from his responsibility to complete the work in accordance with the plans and specifications.

14. Inspection

The City and its representatives shall at all times have access to the work wherever it is in preparation or progress, and the contractor shall provide proper facilities for such access and for inspection.

The City shall have the right to reject materials and workmanship which are defective or to require their correction. Rejected workmanship shall be satisfactorily corrected, and rejected materials shall be promptly removed from the premises without charge to the City. If the contractor does not correct such condemned work and remove rejected materials within a reasonable time, fixed by written notice, the City may remove them and charge the expense to the contractor.

Should it be considered necessary or advisable by the City at any time before final acceptance of the entire work to make an examination of work already completed, by removing or tearing out same, the contractor shall, on request, promptly furnish any necessary facilities, labor and materials. If such work is found to be defective in any material respect, due to the fault of the contractor, or his subcontractors, he shall defray all the expenses of such examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the actual cost of labor and material necessarily involved in the examination and replacement, plus 15%, shall be allowed the contractor.

15. Protection of Work

The contractor shall continuously maintain adequate protection of all his work from damage and shall protect the City's and adjacent property from injury arising in connection with this contract.

The work under this contract shall be at the risk of the contractor in every respect until finished and accepted by the City.

The contractor shall furnish and maintain necessary passageways, guard fences, lights and such other facilities and means of protection as may be needed.

16. Accident Prevention

Precaution shall be observed at all times for the protection of persons including employees and property. The safety provisions of applicable laws, as well as building and construction codes, shall be observed. Machinery and equipment shall be guarded, and all hazards guarded or eliminated, in accordance with the safety provisions of the Manual

of Accident Prevention in Construction, published by the Associated General Contractors of America, to the extent that such provisions are not in contravention of applicable laws.

Substantial barricades shall be erected as deemed necessary to prevent accidents to vehicular or pedestrian traffic, and red flags by day and red lights by night shall be diligently posted by the contractor at all points of possible danger. In case detours or other traffic instructions are necessary, suitable warning or direction devices shall be installed and maintained by the contractor.

Should the contractor fail to comply with any provisions of this contract, affecting the public welfare or safety, the City may, with or without notice, cause the necessary precaution to be taken and will deduct the cost of such work from any money due or to become due the contractor under this contract; but the performance of such work by the City, or at its direction, shall not release the contractor from his general or particular liability for the safety of persons or property.

17. Working Space

The contractor shall confine his equipment, apparatus, materials storage and operations to limits indicated by applicable laws, permits or directions of the City and shall not unnecessarily encumber the premises with his materials.

Should the contractor require space on privately owned property, he shall obtain such space at his own expense by agreement with the owner thereof.

18. Use of Site

In his operations, the contractor shall interfere as little as possible with traffic and shall in no case unduly obstruct traveled ways.

The contractor shall at no time interfere with surface or underground drainage. Free access shall be provided at all times to hydrants and water and gas valves.

The contractor shall enforce the City's instructions regarding signs, advertisements, fires and smoke.

19. Order of Completion – Use of Completion Portion

The contractor shall cooperate with the City, when reasonably possible, to complete any portion or portions of the work in such order of time as will be beneficial to the City without prejudice to the contractor's interests.

Use of a completion portion of the work by the City shall not be deemed as acceptance of the work so used or any part thereof.

20. Permits, Surveys and Compliance With Laws

The contractor shall secure and pay for all permits, fees and licenses (including such fees that may be assigned to the City of Livonia as permit holder) necessary for the performance of the work unless otherwise specifically provided in the contract documents.

The City shall furnish all surveys unless otherwise provided in like manner.

The contractor shall give all notices, pay all fees, and comply with all applicable laws, as well as rules and regulations bearing on the conduct of the work.

21. Laying Out Work

Principal reference lines or points and bench marks shall be given by the Director when he deems necessary; or he shall be given twenty-four (24) hours advance notice if the contractor requires such information.

The Director will set suitable stakes and marks showing the locations and elevations of the various parts of the work and will furnish the contractor with cut sheets referred to the reference points. No work shall be undertaken until such stakes and marks shall have been set. The contractor shall assure that the work at all times proceeds in accordance with the stakes and marks and shall provide all labor and materials to set required batter boards and locate the work accurately with respect to the reference points.

The contractor shall carefully preserve reference points and stakes; and, in case of willful or careless destruction thereof, he will be charged with the resulting expense and shall be responsible for any errors that may be caused by their loss or disturbance.

22. Survey Monuments

The contractor shall protect and preserve all land survey monuments or property corners along the line of his work. Where monuments or irons are unavoidably disturbed or removed due to operations under this contract, the contractor, at his own expense, shall employ the services of a registered land surveyor to establish, reset or replace such monuments or irons.

23. Sanitary Regulations

Necessary sanitary conveniences for the use of laborers on the work, properly secluded from public observation, shall be constructed and maintained in sanitary condition by the contractor; and their use shall be strictly regulated.

24. Report of Errors and Discrepancies

If, in the course of the work, the contractor finds any discrepancies between the plans and physical conditions encountered, or any errors or omissions in the plans or layout, it shall be his duty to immediately inform the Director in writing. Any work done after such discovery, until authorized by the Director, will be at the contractor's risk.

25. Estimated Quantities

The quantities of the various classes of work to be done and materials to be furnished under this contract, which have been estimated as stated elsewhere herein, are approximate and only for the purpose of comparing on a uniform basis the bids offered for the work under this contract; and neither the City nor its agents are to be held responsible should any of the estimated quantities be found incorrect during the performance of the work; and the contractor shall make no claim for anticipated profit, nor for the loss of profit, because of a difference between the quantities of the various classes of work actually done or materials actually delivered, and the estimated quantities as herein stated.

26. Contractor's and Subcontractor's Insurance

The contractor shall not commence work under this contract until he has obtained the insurance required under this paragraph, nor shall the contractor permit any subcontractor to commence work on his subcontract until he has obtained the insurance herein required.

- a. Worker's Compensation Insurance. The contractor shall procure and maintain during the life of this contract, Worker's Compensation Insurance for all of his employees who engage in the work to be performed; and, in any case any such work is sublet, the contractor shall require the subcontractor to provide similar insurance for all of the latter's employees who engage in the work.
- b. Contractor's Public Liability and Property Damage Insurance. The contractor shall procure and maintain during the life of this contract, Contractor's Public Liability and Property Damage Insurance in an amount not less than \$1,000,000 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than \$1,000,000 on account for each accident; and in an amount not less than \$1,000,000 on account for each accident for damage to property.
- c. Owner's and Contractor's Protective Public Liability and Property Damage Insurance. The contractor shall procure and maintain during the life of this contract, Owner's and Contractor's Protective Public Liability and Property Damage Insurance, in the name of the City, in an amount not less than \$1,000,000 for injuries, including accidental death, to each person; and, subject to the same limits for each person, in an amount not less than \$1,000,000 for damage to property. Such insurance shall include motor vehicle exposure and specific coverage, by endorsement, which shall be described in the following manner:

"It is understood and agreed that such insurance as if afforded shall include specific coverage for the so-called Explosion, Collapse and Underground Hazards, which covers damage to property arising directly or indirectly from explosion, damage or structural injury to buildings or adjacent structures arising from operations under this contract, including excavation or tunneling and damage sustained by wires, conduits, mains, sewers and the like, occasioned by the contractor's subsurface operations."
- d. Subcontractor's Public Liability and Property Damage Insurance. The contractor shall require each of his subcontractors to procure and maintain during the life of their subcontract, Subcontractor's Public Liability and Property Damage Insurance in an amount not less than \$1,000,000 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than \$1,000,000 on account for each accident; and in an amount not less than \$1,000,000 on account for each accident for damage to property.

e. Contractor's Motor Vehicle Bodily Injury and Property Damage Insurance.

- (1) The contractor shall procure and maintain during the life of this contract, Motor Vehicle Bodily Injury Insurance (Comprehensive Form) in an amount not less than \$1,000,000 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than \$1,000,000 on account for each accident; and in an amount not less than \$1,000,000 on account for each accident for damage to property.
- (2) The contractor shall procure and maintain during the life of this contract, Hired and Non-Ownership Motor Vehicle Bodily Injury and Property Damage Insurance in an amount not less than \$1,000,000 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than \$1,000,000 for each accident; and in an amount not less than \$1,000,000 on account for each accident for damage to property.

27. Proof of Carriage of Insurance

The contractor shall provide the City, at the time this contract is returned by him for execution, the certificates listed below. A guarantee that thirty (30) days' notice will be given to the City prior to cancellation of, or change in, any insurance coverage shall be endorsed on each certificate:

- a. Four (4) copies of Certificate of Coverage of Contractor's Worker's Compensation Insurance.
- b. Four (4) copies of Certificate of Coverage of Contractor's Public Liability and Property Damage Insurance.
- c. Four (4) copies of Certificate of Coverage of Contractor's Motor Vehicle Bodily Injury and Property Damage Insurance covering owned, hired, and non-owned vehicles.
- d. Four (4) copies of Certificate of Coverage of Contractor's Protective Public Liability and Property Damage Insurance

Items 28, 29 from the Table of Contents have been deleted. They are not applicable to this solicitation.

30. Section Deleted

31. Forfeiture of Contract

If the work to be done under the contract shall be abandoned by the contractor, or, if at any time in the judgment of the City, the contractor shall fail to perform the work at a reasonable rate of progress, or to comply with all or any of the terms and requirements herein set forth, then the City shall have the right to take possession of the work, including contractor's plant, supplies, and materials, at any time after having notified the contractor in writing to discontinue the work under this contract for said cause or causes, and such action shall not affect the right of the City to recover damages resulting from such abandonment or failure to perform. Upon receiving such notice, the contractor shall, upon demand, immediately give the City safe and peaceable possession of the work, including the plant, and shall then cease to have control over any portion thereof or the workers employed thereon.

The City may then proceed to complete the work herein specified, by contract or otherwise, and the entire cost incurred shall be charged to the contractor and deducted from any sum or sums due or to become due under the contract; the excess cost, if any, shall be paid to the City by the contractor or his sureties.

32. Definition of Notice

Where the contract documents provide for the giving of any notice, it shall be deemed to have been given:

- a. As to the City, when written notice shall have been delivered to the Director or the City Clerk, or shall have been placed in the U. S. mail, addressed to the City Clerk at the place where the bids or proposals for the contract were opened;
- b. As to the contractor, when written notice shall have been delivered to his chief representative then present at the site of the work, or shall have been placed in the U. S. mail, addressed to the contractor at his permanent place of business, as stated in the papers prepared by him to accompany his proposal; and
- c. As to the surety on a Performance Bond or Labor and Materials Bond, when a written notice shall have been placed in the U. S. mail, addressed to the surety at his home office or to the agents who executed such Performance Bond or Labor and Materials Bond on

the surety's behalf.

d. Additional or Omitted Work – Payment

The City may authorize changes in, additions to, or deductions from the work to be performed or the materials to be furnished pursuant to the provisions of this contract.

Adjustments, if any, in the amounts to be paid to the contractor by reason of any such change, addition or deduction, shall be determined by one or more of the following methods:

- a. By unit prices contained in the contractor's original bid and incorporated in the contract.
- b. By a supplemental schedule of prices contained in the contractor's original bid and incorporated in the contract.
- c. By an acceptable lump sum proposal from the contractor.

34. Deduction for Uncorrected Work

If the City deems it expedient to accept work which has been damaged or not done in accordance with the contract, an equitable adjustment will be made so as to deduct from the contract price the cost of repairing or properly performing such work.

35. Time Limit of Contract

The parties hereto distinctly understand and agree that the time specified for completion of the work is the essence of this contract, and that the contractor shall not be entitled to claim performance of this agreement unless the work is satisfactorily completed, in every respect, within the time herein specified.

36. Extension of Time

An extension of time may be granted by the City in the event of the work being delayed, beyond the prescribed time for completion, by carriers, the elements, general strikes, accidents or other causes not under the

contractor's reasonable control. Such an extension of time shall be deemed to be in full compensation for any loss or injury sustained by the contractor by reasons of delays caused as aforesaid, and the contract shall not thereby be invalidated in any respect.

37. Estimates and Payments

The City shall pay to the contractor amounts bid in the proposal, or as modified by subsequent agreement, less deduction for any unsatisfactory or incomplete work, based upon measurements by the Director or as otherwise herein stipulated, and such measurements shall be final and conclusive.

The contractor shall submit to the City an application for each payment and shall submit a Contractor's Declaration stating that he has not performed any work, furnished any material, sustained any loss, damage or delay, for any reasons, including soil conditions encountered or created, or otherwise done anything for which he will ask, demand, sue for, or claim compensation from the City and, if required, shall submit receipts or other vouchers showing his payments for materials and labor, including payments to subcontractors.

Payments, based on progress estimates, will be made bi-weekly for ninety-five percent (5%) of the work completed, less any deductions or reservations which may be made in accordance with the terms of this contract, provided that the work is progressing

satisfactorily, all orders of the Director have been complied with, and the time of completion shall not have expired. No allowance will be made for materials furnished which have not been incorporated in the completed work, unless otherwise stated in the contract documents.

The City may withhold payment of any progress estimate, or portion thereof, until the contractor shall have furnished satisfactory evidence that he has paid all claims of every nature.

No payment shall be considered as acceptance of work completed, or any portion thereof, prior to completion of all work required by this contract and payment of the final estimate.

Within thirty (30) days after completion of all work required by this contract to the satisfaction of the City and the Director, in accordance with all and singular terms and stipulations herein contained, the City shall make final payment based upon a final estimate made by the Director. Before such payment is made, the contractor shall, as directed by the City, execute a Contractor's Affidavit that he has paid all claims of every nature, or secured a release from the surety or sureties approving payment. The final payment shall be considered as full approval and acceptance of the completed work herein specified.

Acceptance by the contractor of the final payment aforesaid shall operate as, and shall be, a release of the City and its agents, from all claims by and liability to the contractor for anything done, furnished for, or relating to the work, as well as any act or neglect of the City or of any person relating to or affecting the work.

38. Fair Employment Practices Act

- a. The contractor agrees that neither he nor his subcontractors will discriminate against any employee or applicant for employment, to be employed in the performance of this contract, with respect to his hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of his race, color, religion, national origin or ancestry.
- b. The contractor agrees that neither he nor his subcontractors will discriminate against any employee or applicant for employment to be employed in the performance of this contract, with respect to his hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of his age or sex, except where based on a bona fide occupational qualification.
- c. Breach of the covenants contained in either of the foregoing paragraphs may be regarded as material breach of this contract and may result in its cancellation, termination or suspension in whole or in part and in the contractor being declared ineligible to contract in the future with the City of Livonia.

BID OPENING

JACKE E. KIRKSEY RECREATION CENTER HVAC MAINTENANCE SERVICES - BID DUE DATE 2/24/2026

VENDOR NAME	Conti LLC	LYON MECHANICAL	W.J. O'Neil	
CITY/STATE	6417 Center, Sterling Heights, MI 48312	30100 SOUTH HILL ROAD, NEW HUDSON, MI 48165	35457 Industrial Rd., Livonia, MI 48150	
A. BASE ANNUAL HVAC MAINTENANCE FEE				
JUNE 1, 2026 - MAY 31, 2027	123,600	43,564	241,908	
JUNE 1, 2027 - MAY 31, 2028	125,600	43,564	254,004	
JUNE 1, 2028 - MAY 31, 2029	127,600	43,564	266,708	
JUNE 1, 2029 - MAY 31, 2030	129,600	43,564	280,044	
B. HOURLY LABOR RATES				
HVAC TECHNICIAN STANDARD HOURLY RATE	120	124	125	
HVAC TECHNICIAN AFTER HOURS/OVERTIME	170	186	165	
SENIOR/LEAD TECHNICIAN STANDARD HOURLY RATE	120	124	125	
SENIOR/LEAD TECHNICIAN AFTER-HOURS/OVERTIME RATE	170	186	165	
CONTROLS TECHNICIAN STANDARD HOURLY RATE	130	155	160	
CONTROLS TECHNICIAN OVERTIME RATE	180	233	186	
C. ALTERNATIVE PRICE - VFD MAINTENANCE PKG (OPTIONAL)				
JUNE 1, 2026 - MAY 31, 2027	n/a		n/a	
JUNE 1, 2027 - MAY 31, 2028		7,500		
JUNE 1, 2028 - MAY 31, 2029		7,500		
JUNE 1, 2029 - MAY 31, 2030		7,500		

CITY REPRESENTATIVES: AARON LINDENMUTH, OFFICE OF THE CITY CLERK, GUS KANDAH, PURCHASING MANAGER



LETTER TO THE LIVONIA CITY COUNCIL

7.

Parks and Recreation April 8, 2026

MEETING DATE

April 20, 2026 Study

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: re: for the purchase of site furnishings for the Shelden Park redevelopment project, from budgeted funds.

BACKGROUND DETAILS

The Department of Parks and Recreation requests your approval to purchase site furnishings for the Shelden Park redevelopment project. During the project development phase, equipment purchases were removed from the General Contractor's scope of services to maximize our budget.

The Parks and Recreation Department has collaborated with DLZ on product manufacturers, specifications, and quantities. Working with DLZ and our Purchasing Division specifications were prepared for eighteen (18) steel-frame, polyethylene ADA picnic tables, five (5) polyethylene-backed benches, and seven (7) steel trash receptacles. We provided suppliers an opportunity to offer alternative products that met our specifications.

An advertisement for bids was posted on the Michigan Intergovernmental Trade Network (MITN), and bids were publicly opened on March 4, 2026.

A total of nine (9) bids were received from eight (8) companies and reviewed for responsiveness and responsibility. Following a thorough review of the bid tabulation and submitted materials, we recommend City Council award the bid to the low bidder – Kerr Albert Office Supply.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

We request that the City Council authorize the Mayor and City Clerk to execute a purchase order for a not-to-exceed price of \$49,674.20 with Kerr Albert Office Supply, 1121 Military St., Port Huron, MI 48060.

Funds from the sale of approved bonding for this project are available in account 418-000-683-000.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$49,674.20

DETAILED WORK BEING PERFORMED

N/A

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Funds from the sale of approved bonding for this project are available in account 418-000-683-000.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

This is the lowest bid received

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

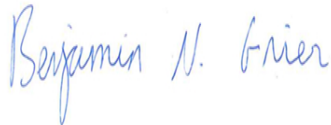
1. 2026 Shelden Park furnishings KERR ALBERT Livonia Bid (8)

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: April 08, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: April 08, 2026



Maureen Miller Brosnan, Mayor

Date: April 10, 2026

BID OPENING
SHELDON PARK SITE FURNITURE - BID DUE DATE 3/24/2026

VENDOR NAME	AVENUES INTERNATIONAL INC	C&S CONSTRUCTION GENERAL CONTRACTORS
CITY/STATE	4 RESTRICK CT., PRINCETON JUNCTION, NEW JERSEY, 08550	1306 EMMONS, LINCOLN PARK, MI 48146
TABLE A – TOTAL COST	\$23,326.38	\$
TABLE B – TOTAL COST	\$63,635	\$
BENCH A – TOTAL COST	\$7,707	\$
TRASH RECEPTACLE TOTAL COST	\$14,043	TOTAL \$134,525 no breakdown

VENDOR NAME	DECIMA LLC	INTERIOR ENVIRONMENTS
CITY/STATE	16870 SCHAEFER HWY., DETROIT, MI 48235	48700 GRAND RIVER AVE., CANTON, MI 48187
TABLE A – TOTAL COST	\$28,334.50	ANOVA Option 1 \$8575 – Option 2 \$19,200
TABLE B – TOTAL COST	\$70,497.70	Option 1 \$20,930 – Option 2 \$44,980
BENCH A – TOTAL COST	\$9,003.60	Option 1 \$9,940 – Option 2 \$9,940
TRASH RECEPTACLE TOTAL COST	\$14,389.90	Option 1 \$13,825 + \$4041.24 freight – \$13,825 + \$5,481.85 freight

VENDOR NAME	KERR ALBERT OFFICE SUPPLY	MAGLIN CORPORATION
CITY/STATE	1121 MILITARY ST., PORT HURON, MI 48060	999 18 TH STREET, SUITE 3000, DENVER, CO 80202
TABLE A – TOTAL COST	\$10,079.14 Leisure Craft	\$53,644.50
TABLE B – TOTAL COST	\$27,085.69	\$8,032.50
BENCH A – TOTAL COST	\$4,269.97	\$15,786.00
TRASH RECEPTACLE TOTAL COST	\$8,240.40	\$10,237.50 + \$1,700 Freight

VENDOR NAME	MAHAD TECH LLC	Martin Public Seating
CITY/STATE	43964 BIDWELL COURT, ASHBURN, VA 20147	5085 Park Ave W., Suite 150, Seville, Ohio, 44273
TABLE A – TOTAL COST	\$12,638.92	Landscape Forms \$36,362.15
TABLE B – TOTAL COST	\$7,933.32	\$94,541.59
BENCH A – TOTAL COST	\$63,338.86	\$13,718.96
TRASH RECEPTACLE TOTAL COST	\$25,472 +\$1,888,89 LINE ITEMS OUT OF ORDER FOR THIS BIDDER	\$13,650.14

CITY REPRESENTATIVES: AARON LINDENMUTH, OFFICE OF THE CITY CLERK, GUS KANDAH, PURCHASING MANAGER



REQUEST FOR QUOTE
SHELDON PARK SITE FURNITURE REQUIREMENTS

Item #	Description	Manufacturer	QTY	Total Cost	Lead Time	Alternative Brand	Manufacturer, Model #	Total Cost	Lead Time	Comments
1	TABLE A-2800 Series - FAVA Cluster Seating with Double Seats manufactured by Maglin. Product #: MTB-2800-00008. (Orange Peel - Blue). Steel Frame. Orange Peel Texture High Density Polyethylene Table Top and Attached Backless Double Seats (2). Blue Color Polyethylene. Powdercoat color: Gloss Gunmetal. Surface mounted. www.maglin.com.	Maglin	5			Leisure Craft	T46ROP- PERF		4-6 WKS	If quoting alternative, must submit specification sheets with quote. Pricing should also include shipping costs.
2	TABLE B-2800 Series - FAVA Cluster Seating with Quad Seat manufactured by Maglin. Product #: MTB-2800-00020. (Orange Peel - Blue). Steel Frame. Orange Peel Texture High Density Polyethylene Table Top and Attached Backless Quad Seat (4). Blue Color Polyethylene. Powdercoat color: Gloss Gunmetal. Surface mounted. Wheelchair Accessible. www.maglin.com.	Maglin	13			Leisure Craft	T46ROSM- PERF		4-6 WKS	If quoting alternative, must submit specification sheets with quote. Pricing should also include shipping costs.
3	BENCH A-900 Series - 970 Backed Bench manufactured by Maglin. Product #: MBE-0970-00065 (Orange Peel - Blue). 63.63in L. Cast Aluminum Ends. Orange Peel Texture High Density Polyethylene Seat and Back. Two End Arms. Blue Color Polyethylene. Powdercoat color: Gloss Gunmetal. Surface mounted. www.maglin.com.	Maglin	4			Leisure Craft	B6WP/P1SM/ IG-PERF		4-6 WKS	If quoting alternative, must submit specification sheets with quote. Pricing should also include shipping costs.
4	TRASH RECEPTACLE - 200 Trash Container By Maglin. Model: MTR-0200-00020. Size: 29.3" x 38.3". Weight: 198.3 LBS. Powdercoat color: Silver 14 gloss. Metal Lid. Side Opening. Surface mounting. 32 Gallon Polyethylene Liner. www.maglin.com	Maglin	7			Leisure Craft	32EXPLNSML		4-6 WKS	If quoting alternative, must submit specification sheets with quote. Pricing should also include shipping costs.

COMPANY NAME
Kerr Albert Office Supply

SIGNATURE
[Signature]

ADDRESS
1121 Military St.

CITY/STATE/ZIP
Port Huron, MI 48060

Shipping Included
Color: Blue, Surface Mounted

\$49,674.20

\$10,079.14

\$27,085.69

\$4269.97

\$8240.40

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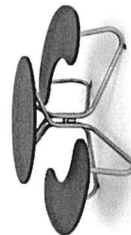


Image of Table B Style:

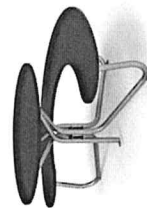
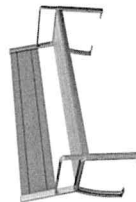


Image of Bench A Style:



Bench A High-Density Polyethylene Color:



Trash Receptacle Powdercoat Color:

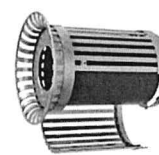


Table A and B High Density Polyethylene Color:

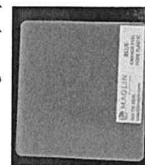
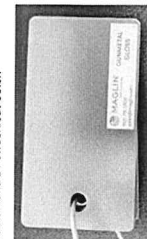


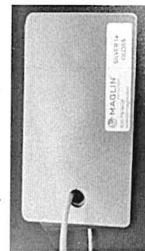
Table A and B Powdercoat Color:



Bench A Powdercoat Color:



Trash Receptacle Powdercoat Color:



Home > 46" Round Perforated ADA Table



46" ROUND PERFORATED ADA TABLE

This round, perforated table has three attached bench seats with one side left open. The legs have a clearance of 30" wide x 19" deep for ADA compliance. The seats have a complimentary 3" radial edge to enhance the pattern of 1/2" holes.

11 Gauge perforated metal seats and top
Black powder coated galvanized steel 2" tubular under structure
Thermoplastic finish
1 3/4" Umbrella hole

Additional Information

Weight : 230 lbs, 235 lbs, 240 lbs

Model : In-Ground, Portable, Surface Mount

SKU: T46ROSM-ADA-PERF

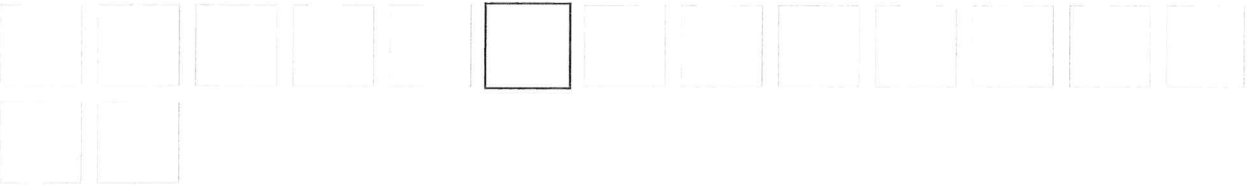
Model

SURFACE MOUNT

PORTABLE

IN-GROUND

Color: Blue



1

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Home > 46" Round Perforated Table



46" ROUND PERFORATED TABLE

This attractive round table has mounting options for pavement (surface mount) or lawn (in-ground mount) surfaces. Place one anywhere you need seating for up to eight adults. The seat and table surfaces are protected and beautified with any of our 16 colors of thermoplastic.

11 Gauge perforated metal seats and top
Black powder coated galvanized steel 2" tubular under structure
Thermoplastic finish
1 3/4" Umbrella hole

Additional Information

Weight : 300 lbs, 305 lbs, 310 lbs

Model : In-Ground, Portable, Surface Mount

SKU: T46ROSM-PERF

Model

SURFACE MOUNT

PORTABLE

IN-GROUND

Color: Blue

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Home > 32 Gal. Expanded Receptacle



1 / 1



32 GAL. EXPANDED RECEPTACLE

Here's a 32 gallon receptacle to compliment our expanded metal tables and benches. Surface mounting tabs are built into the base for easy installation. Options available include plastic liner, various lids and special mounts.

- 9 Gauge expanded metal
- Thermoplastic finish [17 colors]
- Pre-drilled mounting holes
- Lids/liners (as shown) sold separately

Additional Information

Weight : 70 lbs

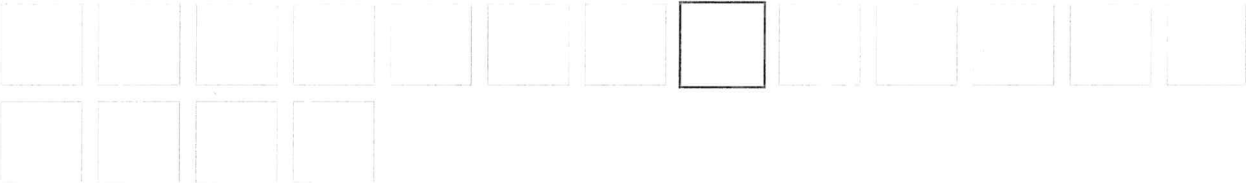
Model : 32 Gallon Expanded Metal

SKU: 32EXP

Model

32 GALLON

Color: Blue



1

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[Home](#) > [Standard Perforated Bench With Back](#)



1 / 2



STANDARD PERFORATED BENCH WITH BACK

Our basic perforated bench has a pattern of 1/2" holes. It's the next step up in sophistication from our standard expanded bench.

11 Gauge perforated steel seat and back are 11 1/2" wide
Black powder coated galvanized steel 2 3/8" tubular legs
Thermoplastic finish

Additional Information

Weight : 155 lbs, 160 lbs, 190 lbs, 238 lbs, 338 lbs

Model : 10', 15', 4', 6', 8'

SKU: B6WBP/SM/IG*-PERF

Model

6'

4'

8'

10'

15'

Color: Blue

1

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