



Agenda
City Commission Special Meeting Workshop
Monday, February 9, 2026 5:30 PM
151 Martin Street, Birmingham, MI
City Commission Room 205

This will be considered a workshop session of the City Commission. No formal actions will be taken. The purpose of this workshop is to discuss P3 Projects.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Clinton Baller, Mayor

2. ROLL CALL

Alexandria Bingham, City Clerk

3. PRESENTATION & DISCUSSION

a. Public Private Partnerships

4. PUBLIC COMMENT

The City of Birmingham welcomes public comment limited at the Mayor's discretion on items that do not appear in the printed agenda in order to allow for an efficient meeting. The Commission will not participate in a question and answer session and will take no action on any item not appearing on the posted agenda. The public can also speak to agenda items as they occur when the presiding officer opens the floor to the public. When recognized by the presiding officer, please state your name for the record, and direct all comments or questions to the presiding officer.

5. ADJOURN

City boards and committees meet in person, and most have a virtual option available to the public. Members of the public may attend the City Commission meeting in person at Birmingham City Hall or attend virtually.

Link to Access Virtual Meeting: <https://zoom.us/j/655079760>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: **655 079 760**

City Hall is open to the public during regular business hours, Monday through Friday from 8 a.m. – 5 p.m. The Police Department lobby entrance on the east side of City Hall on Pierce Street operates as the after-hours public entrance.

Individuals requiring assistance to enter the building should request aid via the intercom system at the parking

lot entrance gate on Henrietta Street.

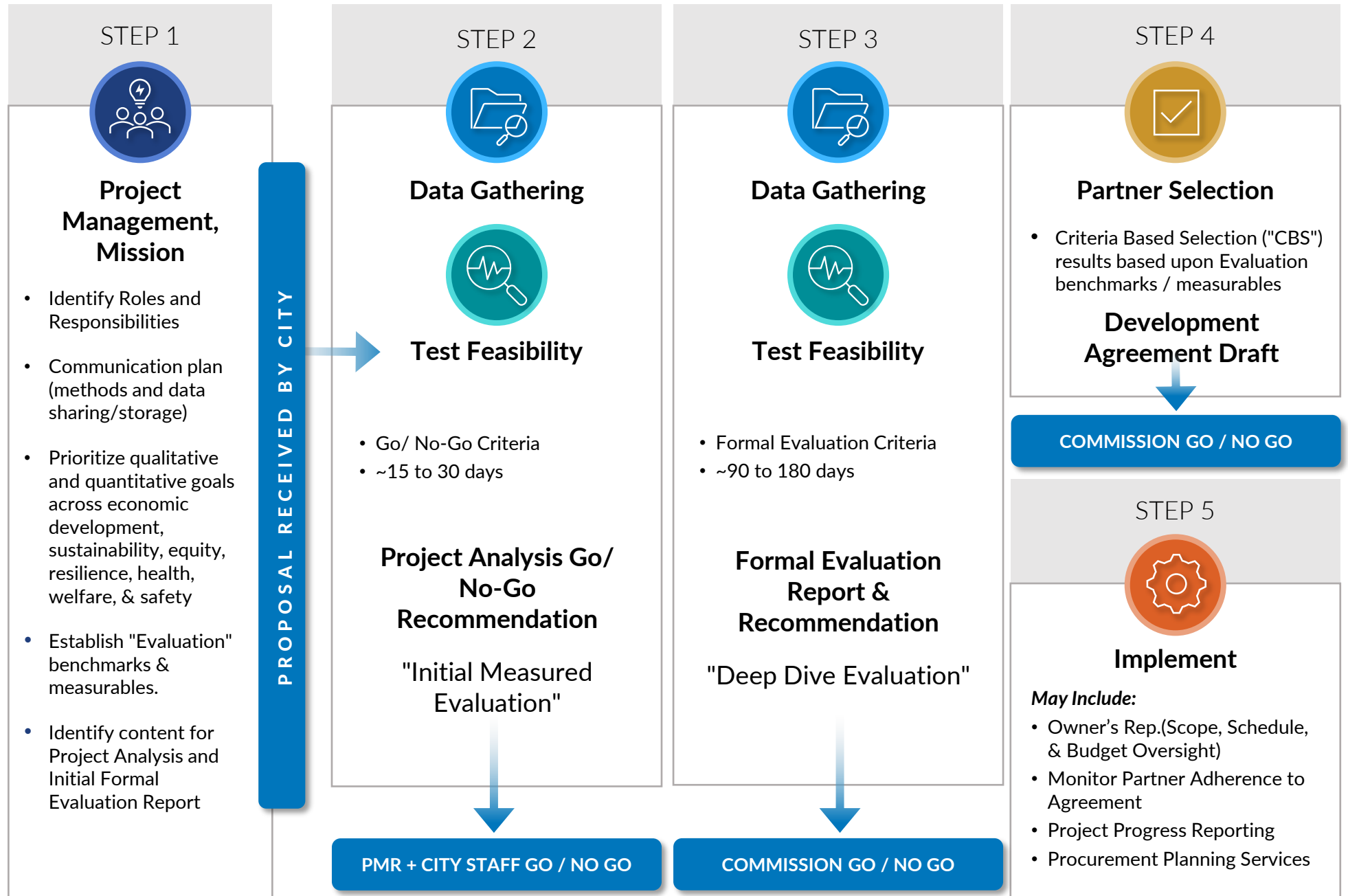
Persons who require mobility, visual, hearing, or other assistance for effective participation in this public meeting should contact the City Clerk's Office at (248) 530-1880, or (248) 644-3405 (TDD) at least one day before the meeting to request help.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-3405 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964)

FEBRUARY 2026

Step 1 - Project Management, Mission Plan

City of Birmingham



Alignment with City Goals, Objectives & Legal Regulations

Step 2: Go/ No-Go Criteria

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	Criteria	Go/ No-Go	Rationale of Rating	Evaluation Team Key Staff
NON- NEGOTIABLES	The proposed development and or operation would support the Health, Safety & Welfare of the citizens of Birmingham.		Supports or augments existing City government requirements or commitments	
	The initial proposal is consistent with qualitative tenets of City Master Plans, Goals, and Strategic Plans. <i>Independent of specific quantitative items (Bulk Regulations, Parking Requirements, etc.).</i>		Directionally supported by Master Plans or similar adopted City documents	
	Credibility of potential partner/tenant/operator (reputation, history, legal issues, financial etc.)		High level underwriting appears favorable	
1	Proposed development/asset class or operation may not be economical without City participation.		Meets high level "but for" threshold	
2	Preliminary physical, financial and marketability metrics are viable.		Concept plan is plausible based upon sources/uses and desktop resource analysis	
3	Initial proposal suggests potential for relevant economic impacts.		Create jobs, generates taxes, increases foot traffic, etc.	
4	Initial proposal suggests potential for relevant social impacts.		Diversifies housing stock, promotes sustainability, etc.	
5	City owns and controls the asset and has identified any restrictions and encumbrances.		Title, survey, easements, leases, licenses, wetlands	
6	Utilities available to support the development in the area.		Availability and capacity reviewed	
7	Road, transportation, or parking infrastructure is improved or available to support the development in the area.		Availability and capacity reviewed	
8	Long-term partner		Vested long term interest represented	

The criteria and rationale are examples of critical items to evaluate. Criteria and rationale are subject to each individual opportunity and its characteristics. The above is not intended to be exhaustive and represents typical standards used in a high-level preliminary evaluation of a real estate PPP.

Step 3: Formal Evaluation Criteria

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	City Criteria (taken from RFP)	Feasibility Considerations (taken from RFP)	PMR Suggested Adaptation & Criteria Metrics	Evaluation Team Key Staff
PUBLIC BENEFIT	Strategic Alignment with City Goals, Objectives, and Master Plans	Determine whether the project genuinely provides public benefit and is appropriate for private involvement while advancing the City's long-term goals.	Alignment with City goals/objectives – which may include health, safety, welfare	
ECONOMICS	Value	Assess whether the partnership provides better financial and operational value than traditional procurement through cost savings, innovation, and long-term revenue potential.	- Net tax & fee revenue (consider expenses, lost revenue, tax abatement) - Total cost of ownership modeling or (VfM) - Traditional economic impact (jobs, wages, etc.)	
	Financial and Economic Viability	Determine whether the partnership is financially sustainable, affordable for the City, and able to deliver positive economic impacts without jeopardizing credit strength.	- Economic feasibility underwriting - Development strategy - City credit rating impact	
RISK	Risk Allocation	Evaluate whether financial, operational, and political risks are appropriately shifted to the private partner while maintaining flexibility for future changes.	- Political, financial, market, construction, operating risk - Benchmarks analysis - Development strategy approach risk analysis	
	Governance and Accountability	Ensure strong transparency, oversight, and public engagement mechanisms so that the partnership remains accountable and responsive to community needs.	- Community engagement plan - Developer/partners/operators underwriting analysis - Contractual performance requirements	
DUE DILIGENCE	Legal and Regulatory Compliance	Confirm that the City has the authority, legal safeguards, and enforceable contractual framework to protect public interest and ensure compliance.	- Legal compliance is nonnegotiable throughout all steps - Zoning/ City Ordinances - Wetland regulations - LOI, Development Agreement, Operating Agreement - Entitlements / Permitting process - Physical Due Diligence tests – utility capacity, road/traffic, environmental, etc.	

The criteria, considerations and metrics are examples of critical items to evaluate. Criteria, considerations and metrics are subject to each individual opportunity and its characteristics. The above is not intended to be exhaustive and represents typical standards used to help evaluate a real estate PPP.