



City Commission Workshop Minutes
Monday, February 9, 2026 - 5:30 p.m.
151 Martin Street, Birmingham
City Commission Room 205
Vimeo Link: <https://vimeo.com/1163376454>

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

Clinton Baller, Mayor

2. Roll Call

City Clerk Bingham called the roll.

Present: Mayor Clinton Baller
Mayor Pro Tem Anthony Long
Commissioner Andrew Haig
Commissioner Brad Host
Commissioner Kevin Kozlowski
Commissioner William Kolb
Commissioner Therese Longe

Absent: None

Staff: City Manager Ecker; Birmingham Shopping District Director Bassett, City Clerk Bingham, Assistant City Manager Clemence, Planning Director Dupuis, City Attorney Kucharek

3. Presentation and Commission Discussion

A. Presentation

Doug Smith and Kristin Mixon of Plante Moran Realpoint presented the item. Mr. Smith, Ms. Mixon, and staff answered questions.

B. City Commission Discussion and Comment

Commissioners discussed the following regarding the item:

- P3s can result in a lack of land costs for developers, which can create a fair amount of opportunity.
- The City would always expect to derive public benefit from any public-private partnership

(P3) project.

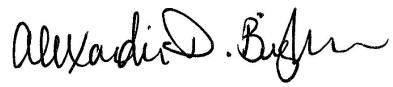
- The Commission is interested in Plante Moran Realpoint being responsive to Commission direction regarding potential P3s.
- There was some preference expressed that the Commission be made aware of any incoming P3 proposals as they are received by the City administration.
- P3 proposals would be made public at the appropriate time.
- P3 proposals broached with individual Commissioners would be referred to the City for further evaluation.
- The approach methodology graphic provided by the Plante Moran Realpoint (PMR) team was helpful and clear.
- Developers interested in working with municipalities generally understand that their P3 proposals might become subject to publication and competition through an RFP process.
- Adding that the project would have to be evaluated for a possible RFP as part of step three would be appropriate.
- The approach methodology graphic could be provided to any potential P3 partner to illustrate the City's P3 evaluation process.
- While not every partner might work with the City long-term, every project should be expected to yield more benefits than drawbacks over the long-term.
- PMR was hired to use its expertise to guide the City through this process. It might be appropriate for the Commissioners to accept the recommended process and criteria to start, with the understanding that changes could be made as appropriate during the course of the collaboration between the City and PMR.
- PMR was hired to protect the City's interests in any potential P3 projects and to help evaluate P3 projects being proposed by developers.
- The North Old Woodward parking deck property might benefit from redevelopment via a P3.
- In addition to working with PMR to respond to proposals initiated by external parties, there may also be Commission interest in working with PMR to broadly solicit proposals and/or to specifically solicit proposals for certain properties.
- It is likely that many of the parties interested in collaborating with the City already have ideas for potential collaboration or have approached the City with proposals. This is a formalization of that process.
- Some of the benefits of broader calls for proposals could include the raising of novel ideas and broader opportunities for partnerships.

4. Public Comment

David Bloom commented regarding a potential P3 project evaluation process, parking demands stemming from P3s, and considering a P3 for the Community House.

5. Adjourn

The Commission motioned to adjourn at 6:53 p.m.

A handwritten signature in cursive script, appearing to read "Alexandria Bingham".

Alexandria Bingham, City Clerk

A handwritten signature in cursive script, appearing to read "Laura Eichenhorn".

Laura Eichenhorn, City Transcriptionist