



City Commission Special Meeting
Monday, August 10, 2026 - 6:00 p.m.
151 Martin Street, Birmingham
City Commission Room 205
Vimeo Link: <https://vimeo.com/1217094973>

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 Public Private Partnerships.

1. Call To Order

Clinton Baller, Mayor

2. Roll Call

City Clerk Bingham called the roll.

Present: Mayor Clinton Baller, Temporary Mayor Pro Tem Therese Longe, Commissioner Brad Host, Commissioner William Kolb, Commissioner Kevin Kozlowski

Absent: Commissioner Andrew Haig

Staff: City Manager Ecker; City Clerk Bingham, City Attorney Kucharek

3. Presentation and Discussion

CM Ecker and CA Kucharek presented the item.

Commission discussion of the item included the following:

- The present conversation should regard thematic discussion of what benefits the City might be willing to offer a private partner. Details of those possible benefits would be discussed at a later date.
- The goal is to develop a menu of options for private partners that the City would be willing to consider.
- The appropriateness of each option would be considered based on the specifics of a proposed project.
- Increased density will likely be an important benefit for the City to offer a private partner.
- It might be appropriate to add density to the Rail or Triangle Districts.
- While it would be desirable to see more development in the Rail or Triangle Districts, the City does not own underutilized public property in either district. The City would have to buy property in the districts.
- There are underutilized private properties in the Triangle and Rail Districts.
- Lincoln Yard is for sale. When land goes on the market in either district, the City should be evaluating whether it might be an appropriate location for purchase.
- It might be less appropriate to attempt to add density to the central business district.
- Developments that would add more parking to the central business district might be worth considering.
- The previous discussion regarding public private partnerships (P3s) was that proposals would be evaluated by staff and the Commission. If it was determined that it was worthwhile to explore, the project would then be referred to the Plante Moran consultants for further evaluation.
- Public property is not zoned the same as other buildings.
- Additional height in exchange for additional parking would likely be worthwhile.
- It might be reasonable to allow a private partner to replace the Pierce, Park, or N. Old Woodward decks or Lot 6 with a development if there was an offer to increase the public parking, add a private use, and provide parking for that private use onsite.
- Long term ground leases would be appropriate to consider.

- Opposition to the previously proposed N. Old Woodward project was based on there being insufficient public benefit. The ground lease proposal itself was not the cause of the opposition.
- It might be helpful to narrow these projects to a certain area of the City so it is easier to compare the projects.
- Staff could bring a report regarding the pros and cons of developing P3 projects to replace Pierce, Park, N. Old Woodward or Lot 6.
- It would be helpful to see a map of all the publicly-owned properties in the City.
- Ferndale has done a P3 project.
- There was Commission support for prioritizing additional public parking, construction of civic facilities, and infrastructure improvements as public benefits from a P3.
- There was discussion of how parking is determined for different developments in different locations in the City.
- Once the City begins speaking with developers, the Commission must be committed to its decisions regarding what it is willing to offer and what it is interested in receiving.

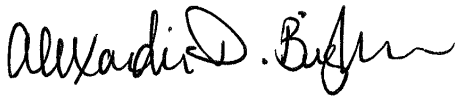
4. Public Comment

Frank Pisano commented regarding the City's working relationship with the Library.

David Bloom supported increased affordable housing in the City, and commented regarding potential P3 opportunities at 400 E. Lincoln and the Community House, a resident's submission to the City regarding parking, and environmental sustainability.

5. Adjourn

The Commission motioned to adjourn at 6:49 p.m.



Alexandria Bingham, City Clerk



Laura Eichenhorn, City Transcriptionist